

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 27 OCTOBER 2003

**REPORT ON: BUILDING (SCOTLAND) ACT 1959
SECTION 13 - DANGEROUS BUILDINGS**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 627-2003

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the months of August 2003.

2 RECOMMENDATIONS

2.1 It is recommended that Committee note the contents of this report.

3 FINANCIAL IMPLICATIONS

3.1 All costs incurred in taking direct action, including staff time and administration charges, will be recovered from individual owners.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 Ensuring that buildings are maintained in a safe condition will contribute towards Key Theme 8 by creating a safe and pleasant environment.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 There are no equal opportunities implications of relevance to this report.

6 BACKGROUND

6.1 **Dangerous Building Notices**

The City Engineer investigated 7 incidents relating to public safety of dangerous buildings during the month of August 2003. One formal Notice and Order were issued under Section 13(1c) of the Building (Scotland) Act 1959.

6.1.1 Mr Falconer - Section 13 Notice of Intention to make
29 Benvie Road Order requiring Operation on a Dangerous
Dundee Building Order issued 15 August 2003. No
appeal has been received.

6.2 **Direct Action Taken**

Direct action has been taken in one instance to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1 45, 47, 49 Commercial Street - Fallen lead flashing from roof level. DCS
1-5 Seagate inspected and secured remainder of
flashing.

47 – 49 Commercial Street	- City Centre Restaurants UK Ltd 56-62 Wilton Road London SW1V 1DE
1-5 Seagate	- The Underground Bar Ltd
45 Commercial Street 1/R	- M M Henderson Ltd 124 Craighall Road Glasgow G4 9TR
45 Commercial Street 1/L	- Barn Properties Ltd Moathill Farm Tealing
45 Commercial Street 2/L	- Paul David Letley & Julie A Letley
45 Commercial Street 2/R	- Dorothy V Cosgrove
45 Commercial Street 3/L	- John Rae & Catherine Rae
45 Commercial Street 3/R	- Garfunkles Restaurant Plc 56-62 Wilton Road, London
45 Commercial Street 4/L	- Rozco Investments Ltd Brunel Road, West Gourdie Industrial Estate Dundee, DD2 4TG
45 Commercial Street 4/R	- Paul Sale
45 Commercial Street 5/L	- Paul Sale
45 Commercial Street 5/R	- Cardoss Estates Ltd 8 Craigcrook Road, Edinburgh, EH4 3NQ
3 Seagate 1 st Floor	- Barn Properties Ltd Moathill Farm Tealing
3 Seagate 2 nd Floor	- Ascia Latif Karim
3 Seagate 3 rd Floor	- John & Pauline Baruffati
3 Seagate 4 th Floor	- Abdu Aziz Daud
3 Seagate 5 th Floor	- Rozco Investments Ltd Brunel Road, West Gourdie Industrial Estate Dundee, DD2 4TG

6.3 Advisory Letters Issued

Letters were issued to two owners advising them to have their properties inspected and to undertake the necessary repairs to the following properties.

- 6.3.1 38 Reform Street - Excessive vegetation growth on building.
- 6.3.2 2, 2A, 2B Dalhousie Road - Bulging/leaning wall

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 There are no background papers of relevance to this report.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH

16 October 2003

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