

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 31 OCTOBER 2005

**REPORT ON: BUILDING (SCOTLAND) ACT 2003
SECTIONS 29 & 30 - DANGEROUS BUILDINGS**

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 636-2005

1 PURPOSE OF REPORT

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the month of August 2005.

2 RECOMMENDATION

- 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 17 incidents relating to public safety of dangerous buildings during the month of August 2005. No formal notices under the Building (Scotland) Act 2003 were issued during this period.

6.2 Direct Action Taken

Direct action has been taken in one instance to ensure public safety is maintained under Section 29(2) of the Building (Scotland) Act 2003.

6.2.1 39 Baldovan Terrace, Dundee

Mr Maurice Hughes, 39 Baldovan Terrace, - Remove hanging TV aerial from the front of the
Dundee G/L property

A & A Grassie, 39 Baldovan Terrace, Dundee
G/R

Florence McLean, 39 Baldovan Terrace, Dundee
1st Floor

Paul & Julie Letley, 39 Baldovan Terrace,
Dundee 2/N

Graeme Campbell, 39 Baldovan Terrace,
Dundee 2/S

Bruce McLean, 39 Baldovan Terrace, Dundee
3rd Floor

6.3 **Advisory Letters Issued**

Three letters were issued to the owners advising them to have their property inspected and repaired as necessary.

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|-------|--|--|
| 6.3.1 | 228-230 Perth Road, Dundee | - Inspect and re-point chimney |
| 6.3.2 | 48-60 Murraygate, Dundee (Tesco Store) | - Remove vegetation growth from the building façade. |
| 6.3.3 | 14-22 Trades Lane, Dundee (Arnold Clark) | - Remove vegetation growth from the building façade. |

7 **CONSULTATIONS**

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

8 **BACKGROUND PAPERS**

- 8.1 None.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EC

24 October 2005

Dundee City Council
Tayside House
Dundee