

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 30 SEPTEMBER 2002

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 671-2002

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of July 2002.

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

Dangerous Building Notices

The City Engineer investigated 19 incidents relating to public safety of dangerous buildings during the month of July 2002. As a consequence of these investigations, one notice has been issued under Section 13 of the Building (Scotland) Act 1959 declaring the building dangerous and requiring the owner to take direct action.

6.1.1 Victoria Street/Brown Constable Street - Loose balustrading in the belltower. Road closed and barriers erected. Section 13 notice issued requiring permanent repairs.

Dr El Bakari, 69 Victoria Street, Dundee

Direct Action Taken

Direct action has been taken in 7 instances to ensure Public Safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1 Bonnybank Apartments - Forebank Road - Spalling masonry. Removal of further loose material.

Mr Handy, Flat 18, Bonnybank Apartments, Forebank Road, Dundee

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- 6.2.2 (Former Barnardo's Home) - 34 Forres Crescent, Dundee - Barricade doors and windows. Switch off electric and water. House is severely vandalised.
Economic Development Department
- 6.2.3 7-21 Castle Street, Dundee - Loose Greek Urn on the rooftop. Footway barricaded off for 48 hours until the removal of the Urn.
Economic Development Department.
- 6.2.4 12-16 Union Street - Spalling masonry reported to Police. Area barricaded off. Masons removed further loose material.
J Gow, 12 Union Street, Dundee
Robert Hopkins Bros Ltd, 14 Union Street, Dundee
Marcal Holding Ltd, PO Box 37, Dundee
Emma Coutts, T/A The Workshop, 16 Union Street, Dundee
- 6.2.5 40 Main Street, Dundee - Broken glass windows in the stair landing. Boarded over by DCS.
Awaiting owners details.
- 6.2.6 7 Paradise Road - Broken glass windows, ground floor. Boarded over by DCS.
Awaiting owners details.
- 6.2.7 130 Alexander Street - Broken window. Window made safe.
Flat G/0 - Mr Naeem Ahmed, 36 Ross Avenue, Dalgety Bay, Fife
- 6.3 **Advisory Letters Issued**
- Letters were issued to owners advising them to have their properties inspected and to undertake the necessary repairs to the following properties.
- 6.3.1 Vacant Factory Edward Street - Broken glass in the windows. Owner instructed his workforce to remove this immediately.
- 6.3.2 13 Albert Street - Dislodged concrete roof slab over the outbuilding at the rear of the property.
- 6.3.3 37 City Road - Defective chimney and loose slate in gutter. Chimney to be repaired and slate removed.
- 6.3.4 189-201 Strathmartine Road - Loose roof flashing.
- 6.3.5 15 Bank Street - Spalling masonry. No further action.
- 6.3.6 40 Court Street - Timber drying green pole rotten. Contacted owners who removed pole. No further action.
- 6.3.7 94 Victoria Road - Loose television aerial. Slate in gutter.

- Vegetation on the wallheads.
- 6.3.8 179A-163 Brackens Road - Defective brick wall at rear in need of attention. Wall has been replaced with a timber fence by owners.
No further action.
- 6.3.9 97A Fort Street - Bulging wall on Fort Street.
To be monitored.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate 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

19 September 2002

KL/KW

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Dundee