

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 1 DECEMBER 2003**

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

**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**

**REPORT NO: 724-2003**

## **1 PURPOSE OF REPORT**

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the months of September 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**

- 6.2 The City Engineer investigated 16 incidents relating to public safety of dangerous buildings during the month of September 2003. No formal Notices or Orders were issued under Section 13(1c) of the Building (Scotland) Act 1959.

- |       |  |   |
|-------|--|---|
| 6.2.1 | <u>164 Alexander Street, Flat 2/L</u>  | - Unsecured empty flat. Dundee Contract Services secured the entrance door. |
| 6.2.2 | <u>107-109 Strathmartine Road</u>  | - Hanging TV aerial. Dundee Contract Services removed aerial from the roof. |
|       | Mary S Walsh, 107 Strathmartine Road<br>Dundee   | Ground Left, 107 Strathmartine Road   |
|       | Gowrie Housing Trust Ltd, 21 South Tay<br>Street, Dundee                                     | Ground Right, 107 Strathmartine Road  |
|       | Robert Skene, 1 <sup>st</sup> Floor, 107 Strathmartine<br>Road, Dundee                       | First Floor, 107 Strathmartine Road   |
|       | Hendry Dickson & Margaret D Lindsay,<br>Second Floor Right, 107 Strathmartine Road<br>Dundee | Second Floor Right, 107 Strathmartine Road                                  |

	Jacqueline Carroll, Second Floor Left, 107 Strathmartine Road, Dundee	Second Floor Left, 107 Strathmartine Road
	Gurnam Kaun Singh, Third Floor, 107 Strathmartine Road, Dundee	Third Floor Left, 107 Strathmartine Road
	Melville Strachan Matthew, Quarry Cottage Main Street, Inchtute, Perthshire	Ground Right, 109 Strathmartine Road
	Melville Strachan Matthew, Quarry Cottage Main Street, Inchtute, Perthshire	Ground Left, 109 Strathmartine Road
	Melville Strachan Matthew, Quarry Cottage Main Street, Inchtute, Perthshire	First Floor Left, 109 Strathmartine Road
	Melville Strachan Matthew, Quarry Cottage Main Street, Inchtute, Perthshire	First Floor Right, 109 Strathmartine Road
	Melville Strachan Matthew, Quarry Cottage Main Street, Inchtute, Perthshire	Second Floor Left, 109 Strathmartine Road
	Martin Samuel Cooper, Second Floor Right 109 Strathmartine Road, Dundee	Second Floor Right, 109 Strathmartine Road
	David Callaghan & Carrie Ross, Third Floor Right, 109 Strathmartine Road, Dundee	Third Floor Right, 109 Strathmartine Road
	Allan Simpson Rennie, Third Floor Left, 109 Strathmartine Road, Dundee	Third Floor Left, 109 Strathmartine Road
6.2.3	<u>21, 22, 23 Panmure Street</u>	- Delaminating – falling masonry – Dundee Contract Services removed further loose material and made safe.
	Redwood Leisure, 9 Cox Street, Dundee	
	David Anderson, Pygmalion Properties Ltd, Blackadders, 30-34 Reform Street, Dundee	
6.2.4	<u>Queen Victoria Works, Brook Street, Dundee</u>	- Fire Damaged Building – Dundee Contract Services erected safety barriers, removed loose slates, debris etc from the roof and façade of the building.
	McGregor Balfor, Spalding House, Queen Street, Broughty Ferry	
6.2.5	<u>4 Duncan Street</u>	- Unsecured building – Dundee Contract Services secured the front entrance.
	Keith Richard Smith, 70 Camphill Road Broughty Ferry	
	<u>2 Eliza Street and 166-170 Albert Street</u>	- Collapsed chimney head. Dundee Contract Services secured the street and rear garden area. Dundee Plant removed the remainder and rebuilt the chimney.
	Kathryn Stott, Ground Left, 2 Eliza Street, Dundee	Ground Left, 2 Eliza Street
	Marcus Joseph Kelly, Ground Right, 2 Eliza Street, Dundee	Ground Right, 2 Eliza Street

David William Murray, 28 Old Craigie Road Dundee	First Floor Right, 2 Eliza Street
Barbara C Frances, c/o Kinnimonth, Craigard House, Mill Road, Bogwell Lanarkshire G71 8DQ	First Floor Left, 2 Eliza Street & Second Floor Left, 2 Eliza Street
Grant Barclay, Second Floor Right 2 Eliza Street, Dundee	Second Floor Right, 2 Eliza Street
Claire Marie Nairn, Third Floor Left, 2 Eliza Street, Dundee	Third Floor Left, 2 Eliza Street
William McCulloch Shaw, Third Floor Right 2 Eliza Street, Dundee	Third Floor Right, 2 Eliza Street
Nestram Limited, Per R Maccolm, 18 Castle Street, Dundee DD1 3DF	166 Albert Street
Mrs Brunton, 168 Albert Street, Dundee	First Floor Right, 168 Albert Street
Hillcrest Housing, 4-6 Ward Road South, Dundee	First Floor Left, 168 Albert Street
Reilly Hallett, 168 Albert Street, Dundee	Second Floor Right, 168 Albert Street
Gary Stephens, 168 Albert Street, Dundee	Second Floor Left, 168 Albert Street
Hillcrest Housing, 4-6 Ward Road South, Dundee	Third Floor Right, 168 Albert Street
Hillcrest Housing, 4-6 Ward Road South, Dundee	Third Floor left, 168 Albert Street
Nestan Ltd, Per R Malcolm, 18 Castle Street, Dundee	166 Albert Street - Salon
Hillcrest Housing, 4-6 Ward Road South Dundee	170 Albert Street - Shop
6.27 <u>319 Hilltown</u>	-      Broken windows – Dundee Contract Services removed

### 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 | <u>9 Kingsway West</u> | -      Hanging TV Aerial.     |
| 6.3.2 | <u>63-65 Seagate</u>   | -      Defective Chimney head |

## 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/EH

18 November 2003

Dundee City Council  
Tayside House  
Dundee