

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 2 DECEMBER 2002**

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

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

**REPORT NO: 795-2002**

## **1 PURPOSE OF REPORT**

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

### **6.1 Dangerous Building Notices**

The City Engineer investigated 28 incidents relating to public safety of dangerous buildings during the month of September 2002. During this period no formal Notices were issued under Section 13(1c) of the Building (Scotland) Act 1959.

### **6.2 Direct Action Taken**

Direct action has been taken in 3 instances to ensure Public Safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1 Wellbank Lane - Partially collapsed boundary wall has been rebuilt.  
Dundee City Council.

6.2.2 12 Brown Constable Street - Partially boarded over broken stairwell windows.

Flat G/1 - Scottish Paralegal Services, 211A Albert Street, Dundee, DD4 6QA  
Flat G/2 - Tayside Properties Ltd, 10 Tay Square, Dundee  
Flat 1/1 - Ms L Hunter, Flat 2, Grange House, Grange Road, Monifieth, DD5 3QW  
Flat 1/2 - Stobsmuir Enterprises, 3 Rennel Road, Dundee, DD4 7DU  
Flat 2/1 - P S Properties, 50 Dudhope Crescent Road, Dundee, DD1 5RR  
Flat 2/2 - Mr S Mir - Resident Owner

Flat 3/1 - Dudhope Properties, 63 Dock Street, Dundee, DD1 3DU  
Flat 3/2 - Mr J L Johnston - Resident Owner

- 6.2.3 45 Commercial Street, Dundee - Board over 1st floor broken window.

Mr D Barn  
c/o D & A Motor Factors  
West Hendersons Wynd  
Dundee

### 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 38/40 Seagate - Vegetation growing at roof level.  
6.3.2 35 St Andrews Street - Spalling masonry  
6.3.3 37 St Andrews Street - Spalling masonry, open window  
6.3.4 39 St Andrews Street - Spalling masonry  
6.3.5 110-116 Seagate - Spalling masonry, loose chimney pots  
6.3.6 17 Crichton Street - Cracked Chimney Head  
6.3.7 Burns Club - Bulging/leaning retaining wall.

Old Muirton Road  
Lochee  
Dundee

## 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

KL/EH

1 November 2002

Dundee City Council

Tayside House  
Dundee