

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 23 FEBRUARY 2004
REPORT ON: BUILDING (SCOTLAND) ACT 1959
SECTION 13- DANGEROUS BUILDINGS
REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION
REPORT NO: 90-2004

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the months of November and December 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 18 incidents relating to public safety of dangerous buildings during the months of November and December 2003. No formal Notices and Orders were issued under Section 13(1c) of the Building (Scotland) Act 1959.

6.2 Direct Action Taken

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

6.2.1	<u>61, 63 Dens Road & 2 Sibbald Street</u>	-	Loose cast iron downpipe. DCS refixed pipe to the building.
	Mrs N Ali, 61 Dens Road, Dundee (shop)		Shop – 61 Dens Road
	Mr & Mrs McGhee, 63 Dens Road		Flat G/1, 63 Dens Road
	Mr B McKenzie, 63 Dens Road		Flat G/2, 63 Dens Road
	Ms Janet Bowman, 63 Dens Road		Flat 1/1, 63 Dens Road
	Ms Valerie Day, 63 Dens Road		Flat 1/2, 63 Dens Road
	Mr & Mrs Taylor, 63 Dens Road		Flat 2/1, 63 Dens Road
	Mr D Scott, 63 Dens Road		Flat 3/1, 63 Dens Road
	J & E Shepherd, 13 Albert Square		Flat 3/2, 63 Dens Road
	Mrs Jean Brown, 22 Tayside Street		Flat G1, 2 Sibbald Street
	Burnside Properties, 19 Princes Street		Flat G/2, 2 Sibbald Street
	Occupier, 2 Sibbald Street		Flat 1/0, 2 Sibbald Street
	Naseer Ahmad, 2 Sibbald Street		Flat 2/0, 2 Sibbald Street
	Zeenot Ali, c/o Balgray Property Investment, 8 Westport, Dundee		Flat 3/0, 2 Sibbald Street

6.2.2 18 Reform Street – Essel Securities Plc Loose masonry – Area barricaded off for façade inspection

6.3 **Advisory Letters Issued**

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

- 6.3.1 Gulistan Restaurant
Queen Street
Broughty Ferry - Loose masonry around the old church steeple. Owners arranged for scaffolding to be erected and repairs carried out.
- 6.3.2 7–25 Bank Street, Dundee - Inspect building for areas of loose masonry. Owners to inspect the building.
- 6.3.3 96A Victoria Road, Dundee - Refix loose/hanging plastic guttering. Owners to inspect the building
- 6.3.4 21-23 Morgan Street, Dundee - Refix or remove large TV aerial and re-secure or remove leaning chimney pot. Owners to inspect the building
- 6.3.5 80 Grove Road, Dundee - Boundary wall accident damaged. Remove footway masonry, rebuild wall.
- 6.3.6 39/41 Baldovan Terrace, Dundee - Hanging TV aerial, loose chimney pot. Remove or refix aerial and pot.
- 6.3.7 3 Morgan Street, Dundee - Hanging TV aerial. Remove or refix aerial.
- 6.3.8 1-16 Rosebank mews, Dundee - Access stair subsidence. To be monitored.
- 6.3.9 10 Mains Loan, Dundee - Loose chimney pot. Inspection, refix or remove.
- 6.3.10 42-44 Court Street, Dundee - Hanging TV aerial. Refix or remove.

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
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2 February 2004