

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 26TH MARCH 2007

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

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 146-2007

1 PURPOSE OF REPORT

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

2 RECOMMENDATION

2.1 It is recommended that the 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 SUSTAINABILITY POLICY IMPLICATIONS

4.1 There following sustainability issues of relevance to this report.

Built Environment

- Protect the quality and diversity of the city's built heritage and enhance the city centre and local environments through ongoing regeneration.
- Adopt sustainable practices in the design, construction and maintenance of Council buildings and infrastructure, and encourage others to adopt similar practices.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 There are no equal opportunities implications of relevance to this report.

6 BACKGROUND

Dangerous Building Notices

a 14 incidents relating to public safety of dangerous buildings were investigated during the month of January. No formal notices under Building (Scotland) Act 2003 were issued during this period.

Direct Action Taken

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

a Block G Lower Dens Works, Constable Street, Dundee, DD4 6AF

Delaminating Masonry. Erected safety barriers over the footway.

Owner

Jacey Gilles Properties Ltd, 49 Meadowside, Dundee, DD1 1EQ.

b 248 Rosemount Road, Dundee, DD2 3TG

Traffic accident, partially collapsed facade of the property. Secure the building with props and erect barriers around the garden area. .

Owner

Sanctuary Scotland Housing Association, 185 Rosemount Road, Dundee, DD2 3WN.

6.3 Advisory Letters Issued

Five letters were issued to owners during this period.

- a 83 - 85 Strathmartine Road - de-laminating masonry. Check property for further loose material.
- b 87 Strathmartine Road - de-laminating masonry. Check property for further loose material.
- c 89 Strathmartine Road - de-laminating masonry. Check property for further loose material.
- d Coldside Filling Station - re-erect partially collapsed barrier fencing.
- e Church of Scotland - falling slates. Have the roof inspected and arrange for any remedial works to be completed.

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.

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IGSM/RD/DDB

20 February 2007

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