

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 27 JANUARY 2003**

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

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

**REPORT NO: 47-2003**

**1 PURPOSE OF REPORT**

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of October 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 15 incidents relating to public safety of dangerous buildings during the month of October 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 5 instances to ensure Public Safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1 47 Dalhousie Road - Barrier erected at damaged retaining wall

Mrs I Craig

6.2.2 221 Hilltown - Removed loose masonry from façade

Broomfield Nurseries  
3 Albert Road  
Broughty Ferry  
Dundee DD5 1AY

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|--------|---|--|
| 6.2.3  | <u>223 Hilltown (Flat 1/1)</u><br><br>Shepherds<br>13 Albert Square<br>Dundee<br>On behalf of Mr & Mrs Brown  | - Removed loose masonry from façade                                  |
| 6.2.4  | <u>223 Hilltown (Flat 2/1)</u><br><br>Abdul Aziz Bhimani & Zebunisa Bhimani<br>17 Invergowrie Drive<br>Dundee | - Removed loose masonry from façade                                  |
| 6.2.5  | <u>223 Hilltown (Flat 2/2)</u><br><br>Tein Khuong Tran<br>11 Vorlich Avenue<br>Broughty Ferry<br>Dundee       | - Removed loose masonry from façade                                  |
| 6.2.6  | <u>223 Hilltown (Flat 3/1)</u><br><br>Hamza Aziz & Hussein AZIZ<br>13 Greystone Avenue<br>Leicester           | - Removed loose masonry from façade                                  |
| 6.2.7  | <u>223 Hilltown (Flat 3/2)</u><br><br>Steven Bernard McLean<br>4 Baldragon View<br>Dundee                     | - Removed loose masonry from façade                                  |
| 6.2.8  | <u>223 Hilltown (Attic)</u><br><br>Mr Cuthbertson<br>Top Flat<br>223 Hilltown<br>Dundee                       | - Removed loose masonry from façade                                  |
| 6.2.9  | <u>225 Hilltown</u><br><br>Mohammad K Yousaf<br>172 Glamis Road<br>Dundee<br>DD2 2EW                          | - Removed loose masonry from façade                                  |
| 6.2.10 | <u>98 Alexander Street</u><br><br>ZIKA Rapid Distribution Ltd<br>25 North Row<br>London                       | - Board over all broken windows and secure gates into the yard area. |
| 6.2.11 | <u>7 Rosefield Street, Flat 1/1</u><br><br>Mr M Mathews<br>Quarry Cottages<br>Inchtute                        | - Board over broken windows  |

- 6.2.12 45 Commercial Street - Board over broken windows

Mr D Barr  
C/o D & A Motor Factors  
2-4 West Henderson 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 42 St Mary's Road - Leaning garden wall

- 6.3.2 100/108 Commercial Street - Loose Masonry

- 6.3.3 88 St Vincent Street, Broughty Ferry - Loose Masonry

**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.

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Mike Galloway  
Director of Planning & Transportation

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Ken Laing  
City Engineer

KL/EH

17 January 2003

Dundee City Council  
Tayside House  
Dundee