

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 6 DECEMBER 2004

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

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 791-2004

1 PURPOSE OF REPORT

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the months of September and October 2004.

2 RECOMMENDATION

- 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 23 incidents relating to public safety of dangerous buildings during the months of September and October 2004. 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 and formal notices issued in two instances to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1 9 Commercial Street

- Hanging TV aerial. Dundee Contract Services removed and made safe.

Perveen Maleque, 31 Adelaide Place, Dundee
Alexander Stewart, 6 Seafield Terrace, Broughty
Ferry, Dundee
George Bergin, 12 Greenhill Terrace, Greenhill
Gardens, Northolt, Middlesex
Nina Martie Green, 1 Brax Cottage, Brax Farm,
Gowanbank, by Arbroath
Brian D Wallace, Hocus Hall, Errol, Perthshire
Razco Investments Ltd, 50 Castle Street,

Dundee

- 6.2.2 63 Gellatly Street
Adran Majid, 75 Balgillo Road, Broughty Ferry,
Dundee, DD5 3LZ - Timber sheeting hanging from 1st
floor window. Dundee Contract
Services secured and made safe.

6.3 Advisory Letters Issued

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

- 6.3.1 6 Castle Street - Dry Rot at rear of the property
- 6.3.2 95 Clepington Road - Leaning retaining wall
- 6.3.3 Service Station, Ancrum Autopoint, Charleston Drive, Dundee - Fallen Heras Security Fencing
- 6.3.4 No 1 Coupar Angus Road, Lochee, Dundee - Bulging leaning wall
- 6.3.5 No 2 Ancrum Road - Cracked, bulging boundary wall
- 6.3.6 No 15 Ancrum Road - Cracked, bulging boundary wall
- 6.3.7 No 10 Nelson Street, No 1-5 Nelson Terrace - Partially collapsed boundary wall.
Remaining wall made safe

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 There are no background papers of relevance to this report.

Mike Galloway
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Ken Laing
City Engineer

KL/RD/EH

25 November 2004

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