

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 28 JUNE 2004
REPORT ON: BUILDING (SCOTLAND) ACT 1959
SECTION 13- DANGEROUS BUILDINGS
REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION
REPORT NO: 438-2004

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of April 2004.

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 April 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 in two instances to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

- 6.2.1 39 Provost Road, Dundee - Broken stairwell window - DCS to board over the window sash.
- Susan Donald, G/L 39 Provost Road, Dundee
- Alan Dyer and Diane Kelly or Dyer,
G/R 39 Provost Road, Dundee
- Kossar Ahmed and Mohammed Sajid Ahmed,
1/R Provost Road, Dundee
- James Campbell Hendry, 1/L 39 Provost
Road, Dundee
- Alan Dyer & Diane Kelly or Dyer, 2R
39 Provost Road, Dundee

Fiona Hay MacLean and Murray
Niall MacLean, 2/L 39 Provost Road, Dundee

Thomas Feeney, Longforgan General Store,
Main Street, Longforgan, 3/R 39 Provost
Road, Dundee

William Stormost Bowman Hendry, 3/L 39
Provost Road, Dundee

- 6.2.2 110/114 Camphill Road, Broughty Ferry - Building Site unstable excavation. DCS erected
Owner - Mr Richard Rice, Cedar Villa, 6 heras fencing and secured the site.
Hawthorne Place, Blairgowrie, PH10 6UP

6.3 **Advisory Letters Issued**

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

- 6.3.1 73 Perth Road, Dundee - Loose lead flashing above shop front. Advised
owner to remove/repair.
- 6.3.2 96 Fort Street, Broughty Ferry - Bulging/leaning wall. Advised owner to have a
structural engineers report carried out.

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.

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Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH
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17 June 2004