

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 25 OCTOBER 2004

REPORT ON: DANGEROUS BUILDINGS - CITY CENTRE RISK ASSESSMENT

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 605-2004

1 PURPOSE OF REPORT

1.1 To provide the Committee with an interim report of progress on the introduction of a trial risk assessment based approach for dealing with the problems of dangerous buildings within the City Centre.

2 RECOMMENDATION

2.1 It is recommended that committee:

- 1 notes the contents of this report;
- 2 approves the action taken in dealing with "Very High Risk" and "High Risk" properties within the City Centre trial area; and
- 3 remits the Director of Planning & Transportation in consultation with the Depute Chief Executive (Support Services) and the Depute Chief Executive (Finance), to arrange for detailed inspections and repairs to be carried out by the City Engineer in instances where owners fail to undertake the inspections and remedial works.

3 FINANCIAL IMPLICATION

3.1 The costs associated with carrying out the initial surveys and risk assessments will be contained within the existing Planning & Transportation Department's revenue budget. Costs associated with undertaking any necessary repairs will be recovered from the property owners.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 Poorly maintained properties located in the inner city location present a significant risk to the surrounding community. This initiative will assist in achieving the Council's Local Agenda and Objectives.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 There are no Equal Opportunities implications.

6 BACKGROUND

6.1 Reference is made to Article IV of the minute of the Development Quality Committee of 25 August 2003 which identified proposals for a trial "proactive" risk assessment based approach, for dealing with the dangers posed from falling masonry within the city centre environment. An undertaking was given to review the trial initiative after a period of approximately one year and report back to committee.

6.2 It was originally proposed to carry out an initial desk top risk assessment on the condition of the properties within the city centre area identified on the attached plan. This was to be based on a photographic survey of all the frontages within the defined area. Each property was to be allocated a Public Safety Rating (PSR) value, based on a number of weighted

factors applied to each building. High Risk PSR properties were then to be visually inspected from ground level.

- 6.3 Following some trial comparisons, it was found to be more efficient and effective to inspect all properties from ground level in the first instance. PSR values obtained from the inspections were then calibrated against a more detailed inspection of the more critical properties from a hydraulic access platform.
- 6.4 Two hundred and twenty frontages have been inspected and the details entered on a data base.
- 6.5 One building was given a "very high" PSR and immediate discussions were held with the owner who took direct action. The maintenance works are ongoing.
- 6.6 Ten properties have been allocated a "High" PSR. Letters have been sent to the owners asking them to have these buildings inspected and necessary remedial works carried out within three months. Should the owners fail to carry out the necessary inspections and repairs, the City Engineer will arrange to have these works undertaken and costs will be recovered from the owners.
- 6.7 One hundred and sixty three properties were classified in the "Moderate" PSR Category. This implies that the buildings are in a reasonable condition although potential minor defects have been noted. Advisory letters will be issued to these owners advising them to have their buildings inspected.
- 6.8 There are forty six properties in the 'Low' PSR category where no direct action is required to be taken.
- 6.9 The response from owners will be reviewed and if necessary a further report brought back to a future committee.
- 6.10 Should this initiative prove to be successful, particularly in terms of positive action by owners in attending to the condition of their buildings, consideration should be given to extending the initiative into other parts of the city with high levels of footfall.

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

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

TVA/JP/WM

18 October 2004

Dundee City Council
Tayside House
Dundee

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INDICATES RISK ASSESSMENT SURVEY LOCATIONS

City Engineer	Org.Nr.		Planning Supervisor	Date	
Drawn	Checked		Scale		
MP			NTS		
Project					
PUBLIC SAFETY RISK ASSESSMENT SURVEY					
Drawing Title					


Dundee
 City Council
 Planning and Transportation
 City Engineers Division

Floor 14, Tayside House, Crichton Street, Dundee DD1 3RS Tel 01382 434000