

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 25 OCTOBER 2004

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 659-2004

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of August 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 24 incidents relating to public safety of dangerous buildings during the month of August 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 one instance to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

- 6.2.1 25 Mid Road
George Johnstone
River Building
138 Nethergate
Dundee
- Collapsed chimney head. DCS secured the immediate area with hoarding.

6.3 **Advisory Letters Issued**

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

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|-------|---|---|---|
| 6.3.1 | <u>Isla Street Works</u> | - | Bulging/leaning retaining wall |
| 6.3.2 | <u>40 Balgarthno Terrace</u> | - | Dilapidated garden retaining wall |
| 6.3.3 | <u>Caldum Street/30 North George Street</u> | - | Spalling render |
| 6.3.4 | <u>10-10A Dudhope Place, Dudhope Street</u> | - | Bulging/leaning retaining wall |
| 6.3.5 | <u>105A Nethergate</u> | - | Missing stairwell balustrade |
| 6.3.6 | <u>5 Dudhope Street</u> | - | Hanging TV aerial |
| 6.3.7 | <u>34 Commercial Street</u> | - | Cracked wall/chimney head, vegetation growth. |
| 6.3.8 | <u>63-75 Gray Street, Broughty Ferry</u> | - | Spalling masonry |

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.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH

14 October 2004

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