

6 30 NELSON STREET AND 85 TO 89 ANN STREET - PUBLIC SAFETY WORKS (AN331-2004)

The City Engineer has monitored and inspected the above buildings since April 1997. Since that time it has been subject to vandalism and fire raising, leaving the property damaged. In addition, the building has suffered from a variety of building defects which the Council has had to deal with to preserve public safety.

A serious fire occurred at the adjacent property at 28 Nelson Street on 16th June, 2004 and it was necessary to demolish the building as a matter of public safety. With the property at 28 Nelson Street now removed it will not be possible to fully secure the above building and it is anticipated that it will become an even greater target for vandalism and arson.

Notice was served on the owners on 25th June, 2004 requiring them to demolish the building. The Notice was not complied with and a further Notice of the Council's intention to make an Order under Section 13 of the Building (Scotland) Act 1959 was issued on 2nd August, 2004.

Authority is now sought to serve an Order requiring the work to be carried out. Should the owners fail to comply with the Order authority is sought for the City Engineer to appoint a contractor to carry out the works in the interests of public safety.

Tenders have been invited and the following offers received:

Contractor	Tender Amount
Trojan Contracting & DIY Limited	£56,600
D Geddes (Contractors) Limited	£61,363
Dundee Plant Company Limited	£62,300

It is recommended that Trojan Contracting & DIY Limited be appointed to carry out the works at a cost of £56,600. With the addition of £5,000 for the possible removal of asbestos and £5,600 for professional fees the total cost is £67,200.

Recovery of all costs incurred will be sought from the owners.