

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 27 FEBRUARY 2005

**REPORT ON: BUILDING (SCOTLAND) ACT 2003
SECTIONS 29 & 30 - DANGEROUS BUILDINGS**

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 107-2006

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of December 2005.

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 6 incidents relating to public safety of dangerous buildings during the month of December 2005. No formal notices under the Building (Scotland) Act 2003 were issued during this period.

6.2 Direct Action Taken

Direct action has been taken in three instances to ensure public safety is maintained under Section 29(2) of the Building (Scotland) Act 2003.

6.2.1 258, 260, 262 Blackness Road

- Removed four loose/hanging TV aerials

Owner/Occupier,
R Bruce
P & B O'Neill
A & S Gibson
John Findlay
David Tait & Sharon Murray
Marion Ash
Owner/Occupier
A & M & L Beveridge
Imran Rafiq

258 Blackness Road, Ground floor east
258 Blackness Road, Ground floor west
258 Blackness Road, 1st Floor east
258 Blackness Road, 1st Floor west
258 Blackness Road, 2nd floor, east
258 Blackness Road, 2nd floor west
258 Blackness Road, 3rd floor east
258 Blackness Road, 3rd floor west
260 Blackness Road, Ground floor east
260 Blackness Road, Ground floor west

| | |
|---|---------------------------------------|
| Alexander Roger | 260 Blackness Road, 1st floor east |
| Colin Smith | 260 Blackness Road, 1st floor west |
| Owner/Occupier | 260 Blackness Road, 2nd floor east |
| Lawrence Mitchell | 260 Blackness Road, 2nd floor west |
| Donald Simpson | 260 Blackness Road, 3rd floor east |
| Owner/Occupier | 260 Blackness Road, 3rd floor west |
| Robb Gwendolyn | 262 Blackness Road, Ground floor east |
| G & A Thomson | 262 Blackness Road, Ground floor west |
| Paul & Julie Letley, c/o J & E Shepherd | 262 Blackness Road, 1st floor east |
| Margaret Johnston | 262 Blackness Road, 1st floor west |
| Owner/Occupier | 262 Blackness Road, 2nd floor east |
| Ingrid McKelvie | 262 Blackness Road, 2nd floor west |
| Kim Burns | 262 Blackness Road, 3rd floor east |
| P Louchran | 262 Blackness Road, 3rd floor west |

6.2.2 169-177 Blackness Road

- Removed vegetation from wallhead, repositioned the concrete wallhead slab on a mortar bed.

Kenneth Duncan, per Lickley Proctor
 J Mahomed
 Asma Hussien
 Ranna Gnosh
 G & W Ewart
 R P M Robertson, 4 The Logan, Liff
 Wanrobe Investments Ltd

Shop, 169 Blackness Road
 171 Blackness Road
 173 Blackness Road
 175 Blackness Road
 177 Blackness Road
 177 Blackness Road
 177 Blackness Road, 2nd floor left and right
 177 Blackness Road, Top floor left

K Ewart

6.2.3 13 Balgowan Drive

- Fire damaged property, windows and doors boarded and secured

Unable to locate owner.

6.3 Advisory Letters Issued

One letter was issued to the owners advising them to have their property inspected and repaired as necessary.

6.3.1 56 Brown Street

- Delaminating masonry.

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