

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 22 JANUARY 2007**

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

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 15-2007**

## **1 PURPOSE OF REPORT**

1.1 To advise members of the actions taken in dealing with dangerous buildings during the months of September, October, November and December 2006.

## **2 RECOMMENDATION**

2.1 It is recommended that the 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 SUSTAINABILITY POLICY IMPLICATIONS**

4.1 The following sustainability issues are of relevance to this report:

### Built Environment

- protect the quality and diversity of the city's built heritage and enhance the city centre and local environments through ongoing regeneration; and
- adopt sustainable practices in the design, construction and maintenance of Council Buildings and infrastructure, and encourage others to adopt similar practices.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 There are no equal opportunities implications of relevance to this report.

## **6 BACKGROUND**

### Dangerous Building Notices

70 incidents relating to public safety of dangerous buildings were investigated during the months of September - November. No formal notices under Building (Scotland) Act 2003 were issued during this period.

### Direct Action Taken

Direct action has been taken on 17 occasions to ensure public safety is maintained under Section 29(2) of the Building (Scotland) Act 2003.

#### a 21 Rosefield Street

Falling Masonry. Contractor removed further de laminating material.

b 28 Forest Park Road

Removal of a loose/hanging TV aerial.

c 142 Hilltown

Removal of a loose lead flashing, hanging from the dormer window.

Flat 2/2 Elizabeth McCurday  
5 Craigview Terrace, Johnston, Renfrewshire.

d Flat 4, 10 Mains Road - Mr James Patterson

Loose double glazed panel removed from the roof.

e Flat 4, 10 Mains Road - Mr James Patterson

Removed hanging double glazed unit at roof level.

f 44 Cleghorn Street

Removed hanging TV aerial.

Flat G/L and Flat 1/R Stobsmuir Enterprises Ltd  
69 Brown Constable Street, Dundee

Flat G/R Magdi Abdel-Samir

Flat 1/L Moustafa Abdel  
Nassir Aly Moustafa

Flat 2/L and 2/R Insherrah Mohammed Kamed

Flat 3/L Pamela Kenny

Flat 3/R Peter and Ann Natali

g 19 Scott Street

Removed hanging TV aerials.

Flat G/1 Ms Kate Postji

Flat G/2 Mr Andrew P Arnott

Flat 1/1 Mr Deryck K Wallace

Flat 1/2 Mr Frank B Flood

Flat 2/1 Mr Steven Ballantyne

Flat 2/2 Mr Lachlan W MacDonald  
c/o Balgay Property & Investment Services  
8 Westport  
Dundee DD1 5EP

Flat 3/1 Mr Christopher Pope

Flat 3/2 Mr S Hume  
17 Dungavel Gardens  
Hamilton ML3 7PB

h 21 Scott Street

Removed hanging TV aerials.

Flat G/1 J & E Shepherd  
110 Commercial Street  
Dundee DD1 2AJ

Flat G/2 Northern Housing Company Ltd  
Per J& E Shepherd  
13 Albert Square  
Dundee DD1 1XA

Flat 1/1 Miss Claire Robertson

Flat 1/2 Mr Geoffrey J Taylor

Flat 2/1 Mr Alan J Rodger  
37 Menzieshill Road  
Dundee DD2 1PT

Flat 2/2 Mr Alexander John Cox

Flat 3/1 Mr Geoffrey Toner  
Flat 6  
19 Argyle Place  
Marchmont  
Edinburgh EH1 1JJ

Flat 3/2 Mr & Mrs Henderson  
Drumnod Farm  
By Cupar  
Fife KY15 4QJ

i 23 Scott Street

Removed hanging TV aerials.

Flat G/1 Mr Iain Waghorn  
98 Forfar Road  
Dundee DD4 7BG

Flat G/2 Mr & Mrs Wheeldon  
c/o Hamish Robbie Lettings Ltd  
44 Dudhope Crescent Road  
Dundee DD1 5RR

Flat 1/1 Angus Glen Properties  
18 South Tay Street  
Dundee DD1 1PD

Flat 1/2 Mr Neil Smith

Flat 2/1 Mr Stewart Biggar

Flat 2/2 R S J Property Management  
The Knoll  
35 Strathern Road  
West Ferry  
Dundee DD5 1PP

Flat 3/1 Mr Craig Gordon

Flat 3/2 Mr Kenneth Kendall

j 37 Scott Street

Removed hanging TV aerials.

Flat G/2 Mr Mark Henderson

Flat 1/1 Mr Ian Joy  
North Dron Cottage  
Dairsie  
Fife KY16 9YA

Flat 1/2 Mr David Dye  
c/o Abode Property Management  
23 Cleghorn Street  
Dundee DD2 2NL

Flat 2/1 Miss Karen Johnston

Flat 2/2 Ms Jennifer Urquhart

Flat 3/1 Ms Caroline Bates

Flat 3/2 Mr Craig Smithy

k 39 Scott Street

Removed hanging TV aerials.

Flat G/1 Mr Mark Limerick

Flat G/2 Mr James Crosby Snr

Flat 1/1 Ms Nicola Arnott

Flat 1/2 Dr Harinder Hundal

Flat 2/1 Mr Bob Christie  
19 Pitlessie Gardens  
Dundee DD3 9EG

Flat 2/2 Mr Kenneth W Millar  
4 Briarwood Terrace  
Dundee DD2 1NX

Flat 3/1 Mr Brian Robbie  
c/o Mrs M Crossan  
Flat D  
114 Clepington Road  
Dundee DD3 7SY

Flat 3/2 Mr Richard Moss  
18 Gala Avenue  
Dundee DD2 4EJ

l 41 Scott Street

Removed hanging TV aerials.

Flat G/1 Miss Wendy Craig  
c/o J & E Shepherd  
13 Albert Square  
Dundee DD1 1XA

Flat G/2 Mrs Lapsley  
6 Greenhorns Well Drive  
Falkirk FK1 5HL

Flat 1/1 Mr Craig Henderson

Flat 1/2 Mr Andrew White

Flat 2/1 Mrs Catherine Mitchell  
35 Hillview Road  
St Andrews KY16 0DF

Flat 2/2 Ms Fiona Carr  
17 Balgove Road  
Gauldry  
Newport on Tay  
Fife DD6 8SH

Flat 3/1 Mr Tony Ng  
1 Glasclune Way  
Broughty Ferry  
Dundee DD5 3TJ

Flat 3/2 Ms Gillian Roy

m 43 Scott Street

Removed hanging TV aerials.

Flat G/1 Mr & Mrs N Clarke

Flat G/2 Ms Jillian Milne  
c/o The Rosebud  
209 Perth Road  
Dundee DD2 1AT

Flat 1/1 Mr Gavin Calder  
Newfield House  
New Street

East Lothian EH21 6HY

Flat 1/2 Miss Michelle Cooper

Flat 2/1 Mr John Paterson

Flat 2/2 Mr William Anderson

Flat 3/1 Ms Gemma McIntosh  
Gillahill Croft  
Kingswells  
Aberdeen AB15 8PR

Flat 3/2 Mr Andrew J Mowat

n 45 Scott Street

Removed hanging TV aerials.

Flat G/1 Mr John McDonald  
c/o Grant Management  
122 St Stephen Street  
Edinburgh EH13 5AD

Flat G/2 Ms Kathleen Bell

Flat 1/1 G A Carr  
42 Station Road  
Blanefield  
Glasgow G63 9HR

Flat 1/2 Ms Keri Green

Flat 2/1 Mr D McNaughton  
c/o J & E Shepherd  
13 Albert Square  
Dundee DD1 1XA

Flat 2/2 Ms Dorothy Wilkie  
c/o The Birches  
5 Riverside  
Thornton  
Fife KY1 4EJ

Flat 3/1 Ms Elizabeth Brown  
9 Kirk Road  
Fowlis  
Dundee DD2 5SB

Flat 3/2 Mr Roderick W Smith  
per Lawson Smith  
4 Strathdon Place  
Broughty Ferry  
Dundee DD5 1PZ

o 31 Scott Street

Removed hanging TV aerials.

Flat G/1	Ms Morag Dickson
Flat G/2	Mr Brian B Sulley
Flat 1/1	Miss Helen Ritchie
Flat 1/2	Ms Ann M Campbell
Flat 2/1	Mr Christopher Usher
Flat 2/2	Ms Samantha Hynde 23 Gowrie Street Dundee DD2 1ES
Flat 3/1	Miss Mairi Handy Suite 36 17 Union Street Dundee DD1 4BG
Flat 3/2	MS Mary D Oliver

p 33 Scott Street

Removed hanging TV aerials.

Flat G/1	Michelle Dewar
Flat G/2	Mr Alexander Law
Flat 1/1	Mr & Mrs Cecil
Flat 1/2	Ms Fiona Muir
Flat 2/1	Mr Andrew Johnwood
Flat 2/2	Mr Leon Farrell
Flat 3/1	Ms Alana Connor
Flat 3/2	Ms Nicola Innes 14 Newbattle Gardens Eskbank Midlothian EH22 3DR

q 35 Scott Street

Removed hanging TV aerials.

Flat G/1	Mr & Mrs Bell 11 Manse Street Aberdour Fife
Flat G/2	Mr & Mrs H Whyte

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	60 Menock Road Glasgow G44 5SE
Flat 1/1	Mr Edward Skene 225 Springfield Road Aberdeen AB15 8JP
Flat 1/2	Ms Lisa Stevens
Flat 2/1	Mr Robert Fraser Smith
Flat 2/2	Mr Brian Main & Miss Jennifer Park
Flat 3/1	Mr & Mrs Ross c/o J & E Shepherd 13 Albert Square Dundee DD1 1XA
Flat 3/2	Mr Sevgen Ismail
r	<u>37 Scott Street</u> Removed hanging TV aerials.
	Flat G/1 c/o Angus Glen Properties 18 South Tay Street Dundee DD1 1PD
s	<u>27 Scott Street</u> Removed hanging TV aerials.
	Flat G/1 Miss Rachel L Hawthorne
	Flat G/2 Ms Amanda Farmer 52 Errol Road Invergowrie Dundee DD2 5AD
	Flat 1/1 Mr Euan Grant Henderson
	Flat 1/2 Glen Abbot Properties 34 Abbott Street Perth PH2 0EE
	Flat 2/1 Mr Thomas Barry
	Flat 2/2 Mr Richard McNeill
	Flat 3/1 Mr Martin Gornall
	Flat 3/2 Ms Isla Stewart
t	<u>29 Scott Street</u> Removed hanging TV aerials.
	Flat G/1 Mr & Mrs C Mackenzie

	East Bank Bellvue Road Banff AB45 1BJ
Flat G/2	Mr Brian Kennedy 18 Clayhills Drive Dundee DD2 1SX
Flat 1/1	Mr Duncan McKay
Flat 1/2	Mr Gary Middleton
Flat 2/1	Mr Lawrence H Kirk
Flat 2/2	Mr Gianluca Buonomo c/o Abode Prop Management and Letting 23 Cleghorn Street Dundee DD2 2NL
Flat 3/1	Ms J Liu
Flat 3/2	Miss Laurie Ledingham 11 Hillview Road Balmullo Fife FY16 0DE

### 6.3 Advisory Letters Issued

One letter was issued to an owner during this period:

14-22 Tannadice Street Walton Catering	Dilapidated boundary wall
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## 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

Ian Mudie  
Head of Planning

IGSM/RD/KM

4 January 2007

Dundee City Council  
Tayside House  
Dundee