

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 31 MARCH 2003

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 172-2003

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of January 2003.

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 18 incidents relating to public safety of dangerous buildings during the month of January 2003. During this period one formal Notice was issued under Section 13(1c) of the Building (Scotland) Act 1959.

6.1.1 7-11 Bell Street - Dilapidated building – demolish building but retain elements of front façade.
High School of Dundee

6.2 Direct Action Taken

Direct action has been taken in 5 instances to ensure public safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1	<u>59 Perth Road</u> Westport Properties 3 Hawkhill Dundee	- Delaminated masonry – DCS removed all loose material.
6.2.2	<u>Chamber of Commerce Buildings</u> Panmure Street	- Fallen masonry – area barricaded off until inspection can be carried out.
6.2.3	<u>127-133 Albert Street</u> Mr Smith 131 Albert Street Dundee Mr McLaren 131 Albert Street Dundee Mr Crabbe 131 Albert Street Dundee Lickley Proctor 23 South Tay Street Dundee Sydhar Properties 49 Meadows Dundee Mr McFarlane 131 Albert Street Dundee The Royal Bank of Scotland Per Drivers Jonas Per Donaldson 247 West George Street Glasgow Ian Jarvis & J S Lindsay 24/26 Arbroath Road Dundee DD4 6EP	- Hanging TV aerial at the front of the building – removed by DCS. Flat 1/1, 131 Albert Street Flat 1/2, 131 Albert Street Flat 2/2, 131 Albert Street Flat 2/2, 131 Albert Street Flat 3/1, 131 Albert Street Flat 3/2, 131 Albert Street 133 Albert Street 127 Albert Street

-
- 6.2.4 39 Provost Road - Broken stairwell window – DCS removed the glass and made safe.
- Murray McLean Ground Right
 3 Windsor Street
 Dundee
- S & K McDonald Ground Left
 39 Provost Road
 Dundee
- S & K Ahmed First Floor Right
 39 Provost Road
 Dundee
- R McKenzie First Floor Left
 29 Exchange Street
 Dundee
- T & K Culley Second Floor Right
 Per Carol Whyte Properties
 21 Dock Street
 Dundee
- Murray McLean Second Floor Left
 3 Windsor Street
 Dundee
- T Feeney Third Floor Right
 General Store
 Main Street
 Longforgan
- W Hardy Third Floor Left
 Bonnington of Tullaes
 Letham
 Angus
- 6.2.5 DHSS Office, 30 Ward Road Leaning brick wall – area barricaded off until owner investigates.
- 6.3 Advisory Letters Issued
- Letters were issued to owners advising them to have their properties inspected and to undertake the necessary repairs to the following properties.
- 6.3.1 10 Malcolm Street - Remove/replace broken stairwell window.
- 6.3.2 5 Pitkerro Road - Loose plastic downpipe.

6.3.3 71 Reform Street - Loose ridge flashing.

7 CONSULTATIONS

7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate 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/EC

26 February 2003

Dundee City Council
Tayside House
Dundee