

**REPORT TO:** DEVELOPMENT QUALITY COMMITTEE - 23 APRIL 2007

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

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

**REPORT NO:** 187-2007

**1 PURPOSE OF REPORT**

- 1.1 To advise members of the actions taken in dealing with dangerous buildings during the month of February.

**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**

6.1 Dangerous Building Notices

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

6.2 Direct Action Taken

Direct action has been taken on 3 occasions to ensure public safety is maintained under Section 29(2) of the Building (Scotland) Act 2003.

a 114 Blackscroft, Dundee. DD4 6AS

Boundary fence on Roberson Street damaged by vandals/car accident. Dundee City Council erected safety barrier.

b St Marys Street, Dundee

Demolition of 3 No lock up garages following vehicle impact.

c South Grove Mill, 3 Lower Pleasance, Dundee, DD1 5QU

Partially collapsed timber fence/boarding. Erected safety barriers.

6.3 Advisory Letters Issued

Three letters were issued to an owner during this period:

200 Clepington Road, Dundee, DD3 8BG  
99 Camperdown Road, Dundee, DD3 8RF  
51 Old Craigie Road, Dundee, DD4 7JD

Loose leaking guttering.  
Unsecured property wall cladding at rear  
of property has been vandalised.  
Survey boundary wall and report to DCC.

**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/DDB

1 March 2007

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