

REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 24 APRIL 2006

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

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 223-2006

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of February 2006.

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 six incidents relating to public safety of dangerous buildings during the month of February 2006. Fifteen formal notices under the Building (Scotland) Act 2003 were issued during this period in respect of one of these incidents.

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|-------|---|---|
| 6.1.1 | <u>38-46 Reform Street and 1-3 Bank Street</u> | - Partially collapsed chimney head |
| | Alliance and Leicester plc, Customer Services Centre, Narborough, Leicester | - 46 Reform Street, 3rd floor & 1st Floor |
| | London and Regional Properties Ltd, 105 Wigmore Street, London | - 46 Reform Street, 3rd floor |
| | Land and Property Management Ltd, Strathearn House, 221 Hope Street, Glasgow | - 42-44 Reform Street |
| | Appletree Scotland Ltd, Orchardbank Industrial Estate, Forfar | - 3 Bank Street, Ground/Basement |
| | Shield & Kydd, 5 Bank Street, Dundee | - 3 Bank Street, First floor |
| | Dundee Womans Aid | - 3 Bank Street, 3rd floor attic |
| | Caird and Vaughan | - 3 Bank Street, 2nd floor and 1 Bank Street, 1st floor |
| | Brian Cruikshanks, Pinewood, Wester Balruddery, | - 1 Bank Street, 2nd and 3rd floors |
| | Dudley S Gee Per Land and Property Management, Strathearn House, 211 Hope Street, Glasgow | - Salon 46 Reform Street, 1st floor |
| | Leisuretec Ltd, Per Ryden Property Consultants, 130 St Vincent Street, Glasgow | - Victoria Wine Shop, 36 Reform Street, Dundee |
| | George S Lockhart, 9 Castle Walk, Ayr | - Good Food Shop, 40 Reform Street |

Square Wright Developments per Bob Hynd, - 1 Bank Street, Attic
18 South Tay Street
London & Regional Properties Ltd, 105 Wigmore - 46 Reform Street, 2nd floor
Street, London

6.2 Direct Action Taken

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

- 6.2.1 7 Albert Street, Dundee - Secure fire damaged property

Tayside Property Management, 75 King Street,
Dundee

- 6.2.2 17 Lorimer Street - Secure second floor flat - no door

Pitchdirect Ltd, per Flats 4 U, 67 Albert Street,
Dundee

6.3 Advisory Letters Issued

No such letters were issued to owners during this period.

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.

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Director of Planning & Transportation

Ken Laing
City Engineer

KL/RD/EH

7 April 2006

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Tayside House
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