

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 30 AUGUST 2004

REPORT ON: DANGEROUS BUILDING – 27 BENVIE ROAD, DUNDEE

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 537-2004

1 PURPOSE OF REPORT

- 1.1 To advise Committee on provision made in seeking to have owners carry out works on the dangerous building at 27 Benvie Road, Dundee and to authorise the serving of an Order under Section 13 of the Building (Scotland) Act 1959 on the owners.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee :
- a Approve the serving of an Order under Section 13 of The Building (Scotland) Act 1959 requiring them to carry out works to make the building safe.
 - b Authorise the acceptance of Raynor Building Services, tender of £9,498.00 to carry out the necessary works in the event that owners fail to comply with the terms of the order; and
 - c If necessary, authorise the overall expenditure of £11,000 inclusive of Professional Fees and Contingencies of £1,501.80.

3 FINANCIAL IMPLICATION

- 3.1 The Depute Chief Executive (Finance) advises that the recovery of all costs associated with these works will be sought from the owners of the property.

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 As a result of public complaints, the City Engineer has monitored and inspected the above building since August 2002. Notice was served on the owner on 2 June 2004 requiring them to make the property safe. The Notice was not complied with and a further Notice of the Council's intention to make an Order under Section 13 of the Building (Scotland) Act 1959 was issued on 6 July 2004
- 6.2 The owner has failed to comply with the terms of the Notice and authority is now sought to serve an Order on the owner requiring the work to be carried out. Tenders have been obtained and authority is also sought to accept the tender by the undernoted Contractor should the owner fail to comply with the Order.

6.3 Tenders have been received from six contractors and the following offers received:

Tenderers	Tender
1 Raynor Building Services	£9,498.20
2 Nortel Builders	£9,665.00
3 Land & Building	£9,675.00
4 Dundee Contract Services	£10,825.00
5 Mansell	£14,898.99
6 George Martin Builders	£16,830.60

6.4 In addition to the above allowances of £1,000 for professional fees and £501.80 for contingencies should be made.

6.5 Recovery of all costs incurred by the Council in dealing with the property will be sought from the owners of the property.

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

None.

Mike Galloway
Director of Planning & Transportation

Ken Laing
City Engineer

KL/EC

23 August 2004

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