

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 30 OCTOBER 2006**

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

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

**REPORT NO: 597-2006**

## **1 PURPOSE OF REPORT**

- 1.1 To advise members of the action taken in dealing with dangerous buildings during the months of July and August.

## **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 There following sustainability issues 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.
- 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**

- a 44 incidents relating to public safety of dangerous buildings were investigated during the months of July and August. No formal notices under Building (Scotland) Act 2003 were issued during this period.
- b A notice was served on 1-3 Bank Street/38-64 Reform Street, Dundee without adequate response. We now seek permission to carry out remedial works and recommend that the contract be awarded to Nortel Builders in accordance with the tender submitted.

### **6.2 Direct Action Taken**

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

a 9 Guthrie Street

Derelict Building - Gates have been chained and padlocked. Cleansing are presently dealing with owner to have the area cleared of all waste material. The owner is arranging for access to the building to be built over with concrete blocks.

Owner

Mr Daud, 41 Fairfield Road

b 31 Provost Road

Partially collapsed rear boundary wall - area has been barricaded off.

Owners

Flat 3 North - R Watt

Flat 3 South - R & P Matthews

Flat 2 North - Mr & Mrs M Matthews

Flat 2 South - Gratis Dundee Ltd  
Stannergate House  
41 Dundee Road  
West Broughty Ferry  
Dundee DD5 1NB

Flat 1 North - Awaiting details.

Flat 1 South - Dundee Property Development  
Co Scotland  
Dundee House  
Dundee Drive  
Alloa FK10 9EN

Flat G North - Awaiting details.

Flat G South - awaiting details.

6.3 Advisory Letters Issued

2 letters were issued to owners during this period.

a 7 Paradise Road - de-laminating masonry on the facade of the building.

b 14-22 Tannadice Street - partially collapsed wall in rear storage yard.

**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

23 October 2006

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