

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 29 SEPTEMBER 2003

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

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 610-2003

1 PURPOSE OF REPORT

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of July 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 17 incidents relating to public safety of dangerous buildings during the month of July 2003. Two formal Notices and Orders were issued under Section 13(1c) of the Building (Scotland) Act 1959.

- 6.1.1 4 Westfield Place, Dundee - Section 13 Notice of Intention to make order requiring Operations on a Dangerous Building Order issued 18 July 2003. No appeal has been received.
- Mr J Boyle & Irene Boyle
14 Piperdam Drive
Piperdam
Dundee
- 6.1.2 Morgan Street 17/19 - Section 13 Notice of Intention to make Order requiring Operations on a Dangerous Building Order issued 1 July 2003. No appeal has been received.
- Steven John McGuinness - 3/R, 19 Morgan Street, Dundee
- Malcolm MacCuish - 16 Northern Avenue, Aberdeen
- Scott Alexander Cowans - 1/R, 19 Morgan Street, Dundee
- Tracy Marie Alcorn - G/L, 19 Morgan Street, Dundee
- Patricia Mary Gallacher - 3/L, 19 Morgan Street, Dundee

Alison Fiona Macpherson	-	2/L, 19 Morgan Street, Dundee
John Penny Findlay Smithy Hall, Hallyburton By Coupar Angus	-	1/L, 19Morgan Street, Dundee
S G Properties 216-218 Hilltown, Dundee	-	G/R, 19 Morgan Street, Dundee
Montpath Limited Pinewood, West Balruddery, Invergowrie)	-	1/R, 17 Morgan Street
Montpath Limited Pinewood, Wester Balruddery, Invergowrie, Dundee	-	G/L, 17 Morgan Street
Irena Maria Moscick or Thomson	-	3/L, 17 Morgan Street, Dundee
Shona Turner Kydd	-	2/L, 17 Morgan Street, Dundee
Clair Anderson	-	1/L, 17 Morgan Street, Dundee
Robert Williamson Shepherd	-	G/R, 17 Morgan Street, Dundee
Amountview Limited APS UK Building, Pearce Avenue, West Pitkerro Industrial Estate, Dundee	-	3/R, 17 Morgan Street, Dundee
Abdul Sakur & Mohammed Sahir Sakur AMZ Sakur Properties 15 Ancrum Road, Dundee	-	2/R, 17 Morgan Street, Dundee

6.2 **Direct Action Taken**

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

6.2.1	<u>89, 91, 93 Peddie Street</u>	-	Chimney in a state of collapse. Chimney partially demolished and re-built.
	Jason E Georgopoulos 84a Panmure Street Monifieth Dundee		89 Peddie Street – G/L
	P Letley & J Letley Langlands 62 Buchanan Gardens St Andrews		89 Peddie Street – G/R

M Williamson & K Williamson 1 West Banks Beechfield Road Alderley Edge	89 Peddie Street – 1/R
M Williamson & K Williamson 1 West bank Beechfield Road Alderley Edge	89 Peddie Street – 1/L
Rory J Docherty 17 Dudhope St Dundee	89 Peddie Street – 2/R
Anne Coker 2 The Binns Fowlis By Dundee	89 Peddie Street – 2/L
Colin L Bowers 11 St Johns Road Wilmslow Cheshire	89 Peddie Street – 3/R
Steven W Ayivor 17 Annfield Street Dundee	89 Peddie Street – 3/R
Christine L McColl 12 Southview Dalmuir Clydebank	89 Peddie Street – 3/L
Zakeer A R Ismeil 190 Blackness Road Dundee DD1 5PL	91 Peddie Street – G/L
Gordon Arnott 2a Hoghill Court East Calder West Lothian	91 Peddie Street – G/R
Benjamin C Cole BC Properties Easter Friarton Newport on Tay Fife	91 Peddie Street – 1/R
Benjamin C Cole BC Properties Easter Friarton Newport on Tay Fife	91 Peddie Street – 1/L
Ernst and Yvonne Oppenheim 9 Derby Avenue Harrow	91 Peddie Street – 2/R

	S Sardar 29 Laing Place Dundee	91 Peddie Street – 2/L
	Jason E Georgopoulos 84a Panmure Street Monifieth Dundee	91 Peddie Street – 3/R
	Elias J & Angela Georgopoulos 84a Panmure Street Monifieth Dundee	91 Peddie Street – 3/L
	Richard and Shiona Stiven 9 Braehead Grove Edinburgh	93 Peddie Street – G/L, G/R, 1/L, 1/R
	Elias J & Angela Georgopoulos 84a Panmure Street Monifieth Dundee	93 Peddie Street – 2/R
	Mohammed Irfan & Mohammed Ashraf 34 Peddie Street Dundee	93 Peddie Street – 2/L
	Fleming Leif Hansen 32 Redcastle Crescent Broughty Ferry Dundee	93 Peddie Street – 3/R
	Dudhope Properties 63 Dock Street Dundee	93 Peddie Street – 3/L
6.2.2	<u>17 Lorimer Street</u> Mr Keith Richard Smith 70 Campfield Road Broughty Ferry Dundee	- Broken glass from attic windows. Glass removed by DCS.
6.2.3	<u>136-138 High Street, Lochee</u> Fyfee Ireland Solicitors Edinburgh	- Brick wall cracked and leaning at rear entrance. Area barricaded off.
6.2.4	<u>1, 1a, 2, 3 Meadow Place</u> Awaiting Owners Details	- Spalling masonry onto the footway. Area barricaded off, DCS, removed loose material.
6.2.5	<u>85, 89 Ann Street & 28, 30 Nelson Street</u> Mr Fleming Leif Hanson 32 Redcastle Crescent Broughty Ferry Dundee	- Fire damaged building. Barricade window, secure property.

