

**REPORT TO: DEVELOPMENT QUALITY COMMITTEE - 28 OCTOBER 2002**

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

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

**REPORT NO: 720-2002**

## **1 PURPOSE OF REPORT**

1.1 To advise members of the action taken in dealing with dangerous buildings during the month of August 2002.

## **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 21 incidents relating to public safety of dangerous buildings during the month of August 2002. During this period no formal Notices were issued under Section 13(1c) of the Building (Scotland) Act 1959.

### **6.2 Direct Action Taken**

Direct action has been taken in 5 instances to ensure Public Safety is maintained under Section 13(1b) of the Building (Scotland) Act 1959.

6.2.1 7 Paradise Road - Broken window in G2 Flat. Window boarded over.

Owners to be identified.

6.2.2 2 Graham Street - Broken window in ground floor flat. Area barricaded off until owner carries out repairs.

Mr Oswald, 2 Graham Street, Dundee

- 6.2.3 71 & 85/87 Ann Street and 30 Nelson Street - Numerous broken windows to vacant flats. Board over broken windows.

71 Anne Street:

James McKenzie, 5 Balunie Avenue, Dundee  
 William Gowans, 41 Ballindean Road, Dundee  
 Graham & Nancy Anderson, 592 Perth Road, Dundee  
 Mohammed Taghizadeh, 64 Ferry Road, Glasgow

30 Nelson Street and 85/87 Ann Street:

Flemming Leif Hansen, 32 Redcastle Crescent, Broughty Ferry, Dundee

- 6.2.4 260/262 Blackness Road - Collapsed outhouse chimney into the adjacent Garden ground. Area barricaded off and dangerous masonry removed.

260 Blackness Road:

Flat G/1 - Nexus UK Ltd, 2 Angus Works, North Isla Street, Dundee  
 Flat G/2 - Tayside Property Management, King Street, Dundee  
 Flat 1/1 - Ms S Roger, 30 Albany Road, Broughty Ferry, Dundee  
 Flat 1/2 - c/o J & E Shepherd, 13 Albert Square, Dundee  
 Flat 2/1 - Mr C Smith - Resident Owner  
 Flat 2/2 - T R MacFarlane- Resident Owner  
 Flat 3/1 - Ms E M Henderson - Resident Owner  
 Flat 3/2 - D Simpson - Resident Owner

262 Blackness Road:

Flat G/1 - L Sheridan - Resident Owner  
 Flat G/2 - c/o J & E Shepherd, 13 Albert Square, Dundee  
 Flat 1/2 - c/o J & E Shepherd, 13 Albert Square, Dundee  
 Flat 2/1 - Ms I P Smith - Resident Owner  
 Flat 2/2 - Mrs E A Davidson - Resident Owner  
 Flat 3/1 - B A Cocker - Resident Owner  
 Flat 3/2 - Ms K Burns - Resident Owner

- 6.2.5 35 Murraygate - Spalling masonry. Barriers erected and property inspected and made safe by owners.

Dixon Stores Group, Property Main Department, Maylants Avenue, Hemel Hempstead, HP2 7TG

### 6.3 **Advisory Letters Issued**

Letters were issued to owners advising them to have their properties inspected and to undertake the necessary repairs to the following properties.

- 6.3.1 1 Dudhope Street - Missing ballustrade in the railing and vegetation growing in the retaining walls.
- 6.3.2 71c Watson Street - Broken window at the rear of the property.
- 6.3.3 271 Blackness Road - Outhouse at the rear of the property in a dilapidated state.

**7 CONSULTATIONS**

- 7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate Planning have been consulted and are in agreement with the contents of this report.

**8 BACKGROUND PAPERS**

- 8.1 There are no background papers of relevance to this report.

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Mike Galloway  
Director of Planning & Transportation

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Ken Laing  
City Engineer

18 October 2002

KL/EH

Dundee City Council  
Tayside House  
Dundee