
Area Property Action Group & Unsightly Buildings

1.0 Summary

- 1.1 This report outlines an update on the work of the Area Property Action Group (APAG) and their efforts to tackle unsightly buildings in the Bute and Cowal area.

2.0 Recommendations

- 2.1 The content of this report should be noted.

3.0 Detail

As outlined by Ross McLaughlin, Development Manager, at the May Business Day a new group of Council Officers has recently been brought together as a group to identify and tackle vacant, unsightly and problematic buildings in a coordinated and comprehensive manner. Elected Members will be very familiar with a number of the buildings that are being targeted and some are already reoccurring items on this committee's agenda such as the Royal Hotel and The West Kirk, Rothesay. The Area Property Action Group (APAG), meet every quarter to discuss disused building within the Bute and Cowal area. Through joint working the most appropriate legislative powers are identified and intervention is sought based on proportionality, risk and amenity impact. Over time this will create a more considered approach to tackling problem buildings before they deteriorate beyond economic repair and allows Council to act proactively – rather than reactively when we receive complaints.

The group also allows departments the opportunity to share information on the services, landowner details, financial assistance (if grants are available – very limited) and statutory powers they use. The group comprises of representatives from planning, building standards, environmental health, Council Tax and housing improvement officers.

Attached at Appendix A is a list of the buildings that are currently being monitored by the B&C APAG. Be aware some of the detail from this appendix has been removed as to not undermine formal enforcement investigations.

Please also be aware that a report is being prepared for the Planning, Protective Services and Licensing Committee (PPSL) about the strategic use of 'Amenity Notices'. An Amenity Notice served under S.179 of the Town and Country Planning (Scotland) Act 1997, as amended is a provision that can be

used to achieve improvements in the condition of land (including buildings) in order to remedy harm to public amenity. A Notice shall specify what steps and prescribe a time period for compliance. There has been much debate about their use at recent PPSL meetings and it has been agreed that a coordinated and targeted approach spanning all 4 administration areas should be taken. In the event of default of an amenity notice the only remedy would be for the Council to undertake the work directly and attempt to recover the cost from the owner. This obviously has resource implications for the Council which will be flagged up in the PPSL Report.

4.0 Conclusion

There are a number of unsightly buildings within Bute and Cowal on the Area Property Action Group list and these are all being currently investigated and monitored.

5.0 Implications

Policy - APAG aligns with Single Outcome Agreement, Local Development Plan and Heritage Strategy.

Financial - Not at this stage. Officer time is only resource impact at present and there is no allocated budget for the APAG. There is no departmental budget specifically for any direct action either if building owners do not comply with Notices. This will be examined further in Report to PPSL.

Legal - none

HR - none

Equalities - none

Risk - none

Customer Service - none

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APPENDIX A – Buildings Subject to Monitoring / Intervention by Bute and Cowal APAG

Address	Property Details	Officer who raised	Group Notes	Notes/Action agreed
West Church, Rothesay	Lynda has circulated details of property to group	Lynda Robertson	<ul style="list-style-type: none"> • Application to demolish withdrawn following community interest • Update being provided to July Area Committee 	<ul style="list-style-type: none"> • Local groups are exploring costs • Building standards to continue to monitor and make safe
Janefield, Burnside Road, Rothesay	Detached property – neglected buildings	David Eaglesham	<ul style="list-style-type: none"> • No agreement between various owners on how to proceed 	<ul style="list-style-type: none"> • Continue to monitor, fencing erect3d but due to deteriorate building control may need to take further action
Buckingham Terrace, Port Bannatyne	3 blocks of derelict tenement properties	David Eaglesham	<ul style="list-style-type: none"> • Believed to be sold to relative of former owner • No progress but no deterioration 	<ul style="list-style-type: none"> • Continue to monitor not dangerous at this time
Eterick Smiddy, Port Bannatyne	B Listed building – historic Scotland involvement	David Eaglesham	<ul style="list-style-type: none"> • Being marketed for sale • Several enquiries made to planning 	<ul style="list-style-type: none"> • Continue to monitor
59 Castle Street, Port Bannatyne	Tenement block of empty properties	Kelly Ferns	<ul style="list-style-type: none"> • Environmental health have inspected • No recent complaints 	<ul style="list-style-type: none"> • Continue to monitor
61-67 High St Rothesay	B listed building at risk in conservation area	Lynda Robertson	<ul style="list-style-type: none"> • Roof in poor condition 	<ul style="list-style-type: none"> • Bute estates are formulating proposals for use of the property
St Andres Hall, Rothesay	B listed building at risk	Lynda Robertson	<ul style="list-style-type: none"> • Gutters and flashings are of particular concern dampness is evident. A number of 	<ul style="list-style-type: none"> • Require feedback from Lynda following discussions with Mount Stuart/Bute Estates

			window panes are broken	
Bute Mausoleum, High St Rothesay	A listed building at risk	Lynda Robertson	<ul style="list-style-type: none"> Very poor condition, vegetation growth and deterioration cause for concern. Conservation plan in place, previous grant aid bid unsuccessful 	<ul style="list-style-type: none"> Require feedback from Lynda following discussions with Mount Stuart/Bute Estates
McQueen Butchers, Bishop St Rothesay	THI poor condition	Lorna Pearce	<ul style="list-style-type: none"> Works due to commence week beginning 9th Feb 	<ul style="list-style-type: none"> Monitor and hopefully remove from list
4 Bishop Street, Rothesay	THI poor condition	Lorna Pearce	<ul style="list-style-type: none"> Housing grants 	<ul style="list-style-type: none"> Owner seeking finances for structural works
1-3 Montagues St, Rothesay	THI poor condition	Lorna Pearce	<ul style="list-style-type: none"> Works are ongoing at present 	<ul style="list-style-type: none"> Monitor
1 AND 1A Alma Terrace	Poor condition	M Sayers, R Gorman, B Dickson	<ul style="list-style-type: none"> Some recent repairs inc re-pointing of gable 	<ul style="list-style-type: none"> Monitor ongoing works
17 Bishop St Rothesay		B Dickson		
12-14 West Princess St, Rothesay	Poor condition	B Dickson L Pearce	<ul style="list-style-type: none"> Grants approved for works 	<ul style="list-style-type: none"> Monitor works about to start on site
43 Ardbeg Road, Ardbeg	Vacant top floor flat	K Ferns	<ul style="list-style-type: none"> No owner of flats, monies owned for works 	<ul style="list-style-type: none"> Crown estates have declined ownership Monitor condition
73 Victoria St, Rothesay	Condition of property	M Sayers	<ul style="list-style-type: none"> The rear of the property above the shop unit is being supported 	<ul style="list-style-type: none"> Establish if any action to be taken Was work carried out by building standards
Glencove Cottage, Hill St, Dunoon	The condition of the building is deteriorating and the garden is unkempt	Iain Davies	<ul style="list-style-type: none"> No contact from owner 	<ul style="list-style-type: none"> Further visiting form planning to assess external condition
Castle House Lodge, Dunoon	A & BC owned	David Eaglesham	<ul style="list-style-type: none"> Committee resolved to seek funding to make weather tight 	<ul style="list-style-type: none"> Continue to monitor
Toy Library, Grammar	A&BC owned	David Eaglesham	<ul style="list-style-type: none"> Estates marketing/dealing 	<ul style="list-style-type: none"> Still being marketed for sale

School, Dunoon				<ul style="list-style-type: none"> • Continue to monitor condition
Former Rothesay Academy, Rothesay	A&BC owned	Lynda Robertson	<ul style="list-style-type: none"> • Subject to Council asset Bute Pilot 	<ul style="list-style-type: none"> • Still being marketed for sale • Continue to monitor condition
Jameswood Villa, High Road, Sandbank	Derelict building 4Xflats	David Eaglesham	<ul style="list-style-type: none"> • 3 of 4 owners wish to sell, trying to chase 4th owner 	<ul style="list-style-type: none"> • Further visit from planning and building standards to assess
McKinlays Quay, Sandbank	2 unfurnished plots 2 & 6	David Eaglesham	<ul style="list-style-type: none"> • Amenity Notices issued requiring external improvements to appearance • Salvageable material removed July 2015 • Ross McLaughlin visited Sandbank Community Council in June 2015 to update 	<ul style="list-style-type: none"> • Owner wishes to demolish Plot 6 and rebuild • Owner currently working on Building Warrant • Continue to monitor
Harvester Cottage (next to marina) sandbank	Derelict for sale	David Eaglesham	<ul style="list-style-type: none"> • Marketed for sale 	<ul style="list-style-type: none"> • Further visit from planning to assess external condition
Tyneshandon, Strone	Poor condition – councillor enquiries	David Eaglesham	<ul style="list-style-type: none"> • Within national park 	<ul style="list-style-type: none"> • Previous commercial use • Building being monitored by owner
Albany Hotel, John St, Dunoon	Poor condition	David Eaglesham	<ul style="list-style-type: none"> • Property advertised for sale-sale recently fell through 	<ul style="list-style-type: none"> • Further visit from planning to assess external condition. Consider amenity notice
Torskaraig, Main Road, Sandbank	PRS – poor condition	Jo Rains		<ul style="list-style-type: none"> • Further visit from planning to assess external condition
3 Underheugh Tighnabraich	Empty property	K Ferns	<ul style="list-style-type: none"> • Building control had to make safe few years ago • Estate has not been settled 	<ul style="list-style-type: none"> • Monitor until estate settled
21 John St, Dunoon	Empty property	K Ferns	<ul style="list-style-type: none"> • Building control had to make safe few years ago • Este has not been settled 	<ul style="list-style-type: none"> • Monitor until estate settled • Check address correct

71-77 Marine Parade, Kirn	Empty property	K Ferns	•	• Works to property are ongoing
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