

WHITE HART HOTEL: PROGRESS REPORT ON CONDIITON OF THE PROPERTY

1.0 EXECUTIVE SUMMARY

- 1.1 **Purpose:** This report provides members with an update on the works being carried out at the former White Hart Hotel, Campbeltown in response to the Dangerous Building Notice (Reference 23/00039/DS) that was served on the owner by the Councils Building Standards section on the 9th May 2023.
- 1.2 **Background:** The building has been unoccupied for some years and had fallen into a state of disrepair. Responding to complaints, urgent work was carried out by building standards on the 2 May 2023, using emergency powers under sections 29 and 30 of the Building (Scotland) Act 2003, to remove imminent dangers to public safety. Heras fencing was erected on the 3 May 2023 restricting access to the pavement area around the building. A Dangerous Buildings Notice was been served on the property owner requiring them to “commission a structural engineer to assess the current structural condition of the White Hart Hotel and carry out the structural works as specified by the structural engineer to ensure that no structural issues are evident on completion of the required works.”
- 1.3 **Current situation:** The owner continues to carry out repair works to the property to focus on the matters detailed in the Dangerous Buildings Notice, as well as other general maintenance works which include the replacement and refurbishment of the sash and case windows on front elevation, examination and replacement, as necessary, of internal timber safe lintels and intermediate floor joints, and roofing repairs. Meantime, regular briefings are being provided to local elected members and public safety is being protected by heras fencing and pedestrian barriers as the required works are being carried out by the owner.
- 1.4 **Financial:** The property owner is cooperating with building standards and works are being carried out at their expenses. The costs incurred by the Council to protect public safety and initial hire of heras fencing will be recovered from the owner.

1.5 Recommendation

Members are asked to consider and note the progress being made to improve the condition of the White Hart Hotel

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2.0 INTRODUCTION

- 2.1 This report provides members with an update on the works being carried out at the former White Hart Hotel, Campbeltown in response to the Dangerous Buildings Notice served by the Councils Building Standards on the property owner on the 9 May 2023.
- 2.2 The property owner is carrying work to the property to address the issues detailed in the Dangerous Buildings Notice, as well as other general maintenance works. They continue to cooperate with building standard who are monitoring this situation to ensure that the formal Notice is complied with. Meantime, public safety is protected by the repair works carried out to date and the heras fencing.

3.0 RECOMMENDATIONS

- 3.1 Members are asked to consider and note the progress being made to improve the condition of the White Hart Hotel.

4.0 CURRENT POSITION

- 4.1 The property owner is cooperating with the Councils Building Standards and has instructed works to address the issues detailed in the Dangerous Buildings Notice, as well as other general repairs. This work is ongoing and is being monitored by building standards. Regular updates are being provided to local members.
- 4.2 Public safety is protected meantime by the actions taken by building standards in May 2023, to erect heras fencing on the pavement area immediately in front of the property and through the works undertaken by the owner. The Dangerous Buildings Notice remains in place until all works on the Notice are complete to the satisfaction of a structural engineer and building standards.
- 4.3 A property visit on the 21 August by building standards noted that works were ongoing and the owner is undertaking general maintenance work, in addition to the works specified in the Dangerous Buildings Notice. Photographs are attached to this report which indicate the progress being made and some key works to note are:
- a. Scaffold has been erected on Argyll Street to enable the replacement and refurbishment of the sash and case windows on that elevation. As part of

the works, the internal timber safe lintels are intermediate floor joists will be checked, and replaced where necessary.

- b. Roof repairs will be carried out when the scaffolding is in place
- c. Defective boss render to the rear external wall has been removed. The lowering and capping of the boundary walls at Barochan Place and Flemings Land is currently paused due to a telecom cable issue, which is the subject of legal advice on the part of the White Hart Hotels owner and the owner advises that there are discussions with a Barochan Place representative in regards to a mutually agreed course of action.
- d. Works to the ceiling ties and rafters are ongoing but yet complete.
- e. Replacement of the timber safe lintels is well underway and nearing completion
- f. Masonry repairs are ongoing and not yet complete.

5.0 FUTURE ACTIONS

- 5.1 The owner is currently carrying out works to comply with the formal notice, in addition to other general repairs.
- 5.2 Building Standards will continue to liaise with the owner and monitor the situation to ensure that the Dangerous Buildings Notice is fully complied with and that there are no imminent risks to public safety.
- 5.3 The Dangerous Buildings Notice and heras fencing will remain in place until a structural engineer confirms that the works are complete and that building standards are satisfied that the building no longer poses an imminent risk to public safety. At that point, building standard will not have any direct remit to oversee the other general repairs.
- 5.4 Building Standards will continue to update local elected members on the situation of any developments.

6.0 CONCLUSIONS

- 6.1 The actions taken by Building Standards protected public safety and were undertaken very quickly and effectively. The property owner has instructed repair works which are ongoing, designed to comply with the Dangerous Buildings Notice and to improve the general condition of the property.

7.0 IMPLICATIONS

- 7.1 Policy Consistent with Council priorities
- 7.2 Financial Costs incurred by the Council in responding to this dangerous building will be recovered from the owner. There are no ongoing costs other than resources to monitor the situation.
- 7.3 Legal Effective use of powers under the Building (Scotland) Act 2003
- 7.4 HR None.
- 7.5 Fairer Scotland
- 7.5.1 Equalities There are no equality or sustainability issues associated with the plan

7.5.2	Socio-economic	
7.5.3	Islands	There are no island implications.
7.6	Climate Change	There are no climate change implications.
7.7	Risk	Public safety risks have been minimised through the actions by Building Standards Risk that Council may require to undertake works in default, if the owner fails to meet their commitment to carry out any specified urgent works.
7.8	Customer Service	No significant issues.

Executive Director with responsibility for Development and Economic Growth:

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For further information contact:

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Appendix I: Photographs of the White Hart Hotel, Campbeltown 21 August 2023

