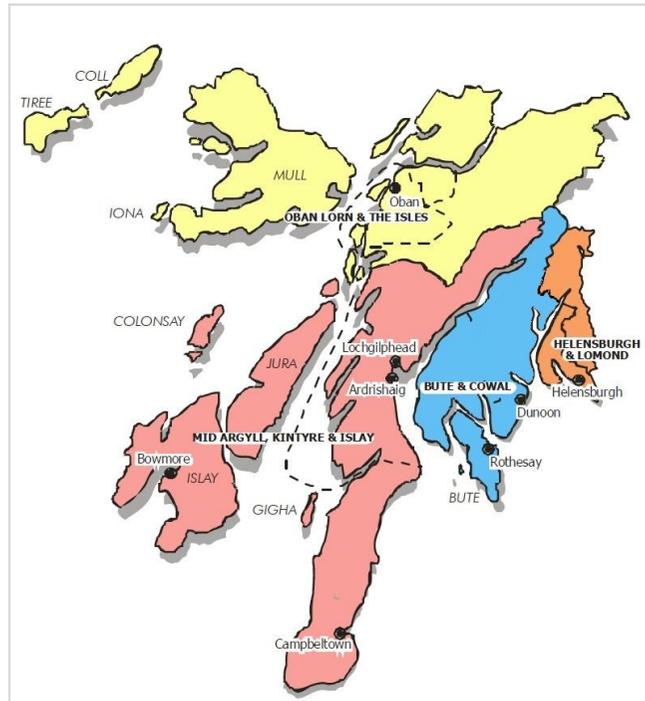


# Argyll and Bute Council

Comhairle Earra-Ghàidheal agus Bhòid

## Building Standards Dangerous Buildings



### BUTE AND COWAL

Milton House, Milton Avenue, Dunoon, PA23 7DU  
Eaglesham House, Mount Pleasant Road, Rothesay, PA20 9HQ  
Email: [planning.bandc@argyll-bute.gov.uk](mailto:planning.bandc@argyll-bute.gov.uk)

### HELENSBURGH AND LOMOND

The Helensburgh and Lomond Civic Centre, 38 East  
Clyde Street, Helensburgh, G84 7PG  
Email: [planning.handl@argyll-bute.gov.uk](mailto:planning.handl@argyll-bute.gov.uk)

### MID ARGYLL, KINTYRE AND ISLAY

1A Manse Brae, Lochgilphead, PA30 8DX  
Burnet Building, St John Street, Campbeltown, PA28 6BJ  
Email: [planning.maki@argyll-bute.gov.uk](mailto:planning.maki@argyll-bute.gov.uk)

### OBAN, LORN AND THE ISLES

Municipal Buildings, Albany Street, Oban, PA34 4AW  
Email: [planning.olandi@argyll-bute.gov.uk](mailto:planning.olandi@argyll-bute.gov.uk)



To contact Building Standards by telephone:  
call Customer Service Centre on 01546 605518

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[argyll-bute.gov.uk](http://argyll-bute.gov.uk)



## **INTRODUCTION**

The purpose of this leaflet is to give a background to the legal and practical requirements and procedures associated with dangerous buildings.

## **BACKGROUND**

The Building (Scotland) Act 2003, the Building (Scotland) Regulations and the Technical Handbooks are the basis of Building Standards which is concerned with the Health, Safety and Welfare of people in and around buildings.

Sections 28, 29 and 30 of the Act empowers the Local Authority to take the appropriate action on the owner of defective and dangerous buildings, removal of occupants and any danger including demolition of the building should this be deemed necessary.

There is no statutory definition of “dangerous” but at a practical level any danger to occupants or the public in general can span from “potentially” through “imminent” to “immediate” and the action to be taken will depend on circumstances and extent of perceived danger.

Owners or where a property factor is involved will be encouraged to instruct the work where possible.

Action may include:

- Service of statutory notice on all affected proprietors
- Effecting removal of occupants from the premises
- Securing area against entry by use of barriers etc.
- Notification to Services, e.g. roads, police, electricity, gas, water etc.
- Arranging contractor
- Instructing works
- Recovering expenses
- Demolition

Consequences of any action taken by the Council will result in costs which will be recovered from the owners.

The recovery of costs incurred in dangerous building work can often be complicated by lack of knowledge of ownership and by a need to render a single invoice for payment by several owners when the basis of responsibility is unknown and can be legally determined by the Sheriff on appeal.

## **HOW THE PROCESS HAPPENS**

During the normal working day reports of dangerous buildings must be made to the appropriate area Building Standards Team Leader.

The Building Standards Manager will be alerted at this time by the Building Standards Team Leader.

The property will be visited immediately by the Team Leader or another Surveyor, or as soon as is reasonably practicable, to assess the danger and take a decision on action required.

Appropriate actions may include any or all of the items mentioned previously but will initially be restricted to securing the site and/or evacuation if this is necessary.

An appraisal of the situation will be communicated to the Building Standards Manager at the earliest opportunity.

Contact will be made with the Development Management Section to determine Listed Building status.

## **WHO TO CONTACT**

To report a dangerous building during the normal working hours. Reports must be made to the appropriate area Building Standards Team Leader at one of the service’s area offices (see details overleaf) or alternatively on:

**01546 605518**

Outwith office hours, reports should be made to Police Scotland.