DANGEROUS BUILDING NOTICE

Building (Scotland) Act 2003

Notice under sections 29 and 30 requiring owner to reduce or remove the danger constituted by a building

Notice Ref: **23/00079/ENF**

To: [redacted]**, 25 Baberton Mains Avenue, Edinburgh, EH14**

as owner of 23, **25**, 27, 29, 31, 33, 35, 35, 37, **Baberton Mains Avenue, Baberton Mains, Edinburgh, EH14 3EQ**

It appearing to The City of Edinburgh Council that the above building constitutes a danger that requires to be reduced or removed, the Council, therefore, require that the following steps must be taken to secure compliance with this notice.

The steps which must be taken are

To repair the damage to the named property caused by an explosion at 33 Baberton Mains Avenue, resulting in structural defects internal and external within the affected property.

In order to determine the extent of the structural remedial works, the following elements require to be subject to a full intrusive structural survey, by a suitably qualified Structural Engineer.

- *Appropriate evaluation of the current foundations is necessary to identify any possible defects and possible remedial works;*
- *All internal and external walls should be evaluated, to ascertain the extent of any possible defects in structure, this should involve removing any external render or interior finishes, along with any related wall ties;*
- *Appropriate evaluation of the separating wall, which should involve removing any internal finishes to identify any possible weaknesses and any carrying out associated remedial work;*
- *The first floor and ground floor levels should be adequately exposed to identify any possible defects and remedial works;*
- *The roof, including the wall head junction, should be suitably evaluated before determining necessary remedial works;*
- *Window and door junction details should be adequately evaluated to verify compatibility within the building.*

This list is not exhaustive, but details the initial steps considered in evaluating the structural integrity of the aforementioned building and to ascertain the remedial works necessary to repair the building.

Site security must be adequately maintained at all times during the works.

A building warrant is not required but a completion certificate must be provided.

This above work must be commenced by **1st August 2024** (See note 2 over)

and the work completed by **31st of January 2025**

Signed Dated 20 June 2024

for The City of Edinburgh Council

Head of Building Standards

Please refer to the Notes on the reverse of this Notice

Notes

1. Any applicant aggrieved by the requirements of this notice may, within 21 days of the date of the notice, appeal to the sheriff.

2. Later dates may be substituted where there is an appeal, until the appeal is withdrawn or finally determined.

WARNING - If you fail to carry out the work specified in this notice you will be guilty of an offence under the Building (Scotland) Act 2003 and liable on summary conviction to a fine. In addition, the local authority may carry out the work itself and claim from you as a debt any expenses reasonably incurred by it in doing so.

COUNCIL ENQUIRY POINT

The City of Edinburgh Council
Property & Facilities Management
PLACE
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