EDINBVRGH
THE CITY OF EDINBURGH COUNCIL

[redacted]

Date 20th June 2024

Your Ref

Our Ref 23/00079/ENF

Sir(s)/Madam

**PROJECT ADDRESS: 23, 25, 27, 29, 31, 33, 35 AND 37 BABERTON MAINS AVENUE, EDINBURGH, EH14 3EQ**
**BUILDING (SCOTLAND) ACT 2003 – DANGEROUS BUILDING NOTICE**

Following on from the action taken by this Council under section 29 of the Building (Scotland) Act 2003 to secure the danger presented by the condition of the buildings at 23, 25, 27, **29**, 31, 33, 35 and 37 Barberton Mains Avenue the Council, must serve a Dangerous Building Notice on the owners of the buildings.

This notice sets out the steps that must be taken by the owner to remove the dangerous condition of the building. It also sets out dates within which the work must begin and be completed by.

In taking forward these works it may be established by your construction adviser that an alternative solution to that outlined within the Dangerous Building Notice could be implemented that removes the dangerous condition of the building. Alternatively, the time frame within which the work must begin and be completed by may be found to be challenging. In either of these cases please let us know and we can consider revising the notice to consider these factors.

On completion of the work set out in the notice the building owner(s) must submit a Completion Certificate to this council which confirms the work has been completed in accordance with the Dangerous Building Notice.

Due to the terraced style of the properties and the need to maintain the properties separating walls, it will be necessary for all owners, or the nominated person appointed by them, to make sure that the remedial work is carried out in a manner that minimises the necessity of additional property remediation to any neighbouring property during the execution of the work.

It should be emphasised that the necessary work for 29 Baberton Mains Avenue should only commence when the property at 31 Baberton Mains Avenue has been secured. Until it can be established that this is no longer necessary, the vertical props that have been installed to 29 should be retained in place to support the separating wall between the two properties.

**Please acknowledge receipt of this letter by replying to me by e-mail or the mobile number provided below.**

Yours faithfully

[redacted]
Senior Building Standards Surveyor

[redacted], **Senior Building Standards Surveyor, Place, Planning and Building Standards 4 East Market Street, Edinburgh EH8 8BG**
**Tel** [redacted] [redacted]**@edinburgh.gov.uk**