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.

In order to allow the neighbouring properties 29 and 33 Baberton Mains Avenue access to their properties to remove any dangers and prevent any future possible collapse while allowing a safe access for any designated personnel, it is important to note that, works to secure and remove the danger of possible collapse at 31 Baberton Mains Avenue will most likely need to be done in the first instance.

Edinburgh Council, Building Standards will collaborate with the owners of 29 and 33 Baberton Mains Avenue to mediate a resolution that benefits all parties if an agreement cannot be reached between them.

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

Senior Building Standards Surveyor