

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:

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

Secure the property removing the danger of partial collapse of the separating wall, floors and roof and any associated internal supports for the first floor/roof joists whilst maintaining the separating wall to property 29 Baberton Mains.

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

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 Later dates may be substituted where there is an appeal, until the appeal is withdrawn or finally determined.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