
From: Barlow, Raymond (DRS)
Sent: 23 December 2019 14:34
To: Innes, Malcolm (DRS)
Subject: FW: DRSMU 16356 - The Talisman Pub 149 Balgrayhill Road Glasgow

From: Barlow, Raymond (DRS)
Sent: 23 October 2019 19:52
To: paul.sweeney.mp@parliament.uk
Cc: DRS MLU (DRS) [REDACTED]
Subject: DRSMU 16356 - The Talisman Pub 149 Balgrayhill Road Glasgow

Dear Mr Sweeney

Thank you for your recent letter to our Chief Executive who has asked our service to reply.

There are discretionary powers available to Building Standards under Section 28 of the Building (Scotland) Act 2003 for addressing building in disrepair. These can be used to bring a building into a reasonable state of repair having regard to its age, type and location. However the powers are particularly unsuitable where lack of occupation is the significant reason for dilapidation in a premises. As we have seen in this building the lack of occupation often leads to vandalism which exacerbates its poor state particularly where an owner appears to take no responsibility to rectify the fact that the premises are insecure. Therefore enforcing significant repairs on what is effectively a shell building such as this to bring it into a reasonable state of repair, where there are clearly no plans for re-use or occupation and therefore a high likelihood of it quickly returning its current state, is not considered an appropriate use of resources.

On the matter of dangerous building powers we have recently removed an area of partially collapsed timber porch/canopy at the front entrance and we will seek to recover the costs from the owner. However the structural concrete frame, floors and roof along with the brick outer walls are not in dangerous condition. We cannot therefore issue a dangerous buildings notice either for repair or demolition of the structure.

We do share the continued frustrations of the community and their representatives that the building remains in this dilapidated state. We have spent a considerable amount of time over the years responding to concerns but without a means to resolve matters in these circumstances. Whilst the owner has never engaged with our service we will be writing to them once again expressing our extreme disappointment over the continuing situation and lack of action on their part.

If you require anything further please contact myself or DRSMU

Regards

Raymond Barlow
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Development & Regeneration Services

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