



BUILDING CONTROL INFORMATION SHEET



Dangerous Structures

The main function of Building Control is to ensure that building works meet stringent standards principally, but not exclusively, for health and safety purposes. However, another very important public safety role carried out by the Building Control section relates to dangerous structures.

Any buildings or structures that appear to be dangerous should be reported immediately to Building Control Surveyor, who will treat the matter with the utmost urgency.

This may constitute something as simple as a leaning boundary wall or loose slates falling onto the highway.

Structures can also become dangerous for a number of other reasons, including lack of maintenance and repair, fire damage, explosions, land slippage, storm damage and vehicular impact.



Once a report of a dangerous structure has been made, the surveyor will carry out an inspection and take appropriate action to remove the danger as quickly as possible.



The powers for dealing with dangerous structures are contained in The Building Act 1984, and there are basically two ways in which this can be done, either serving notice on the building's owner through the Magistrates' Court requiring the danger to be removed, or in an emergency the Council may take action themselves and recover costs later.

Because of the danger involved, it is usually necessary for us to adopt the latter approach, but we will, wherever possible, discuss the matter with the building owner first, and give them the opportunity to remove the danger before taking emergency actions ourselves or resorting to legal action.

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