FINANCE COMMITTEE CALL FOR EVIDENCE

DEFECTIVE AND DANGEROUS BUILDINGS (RECOVERY OF EXPENSES)
SCOTLAND BILL: FINANCIAL MEMORANDUM

SUBMISSION FROM ANGUS COUNCIL

Consultation
Questions 1 – 3
1. We did not take part in either of the consultation exercises. We did not provide any financial information therefore we cannot comment on any of the financial assumptions and statements made by the authorities consulted.

Question 4
2. On the whole the financial implications of the proposed bill on this authority will be minimal. Any costs associated with placing charging orders on properties dealt with via a defective or dangerous building notice will be minimal and are likely to be contained within existing budgets.

Question 5
3. Given the fact that, in particular, dangerous buildings can vary and the work required to negate the danger can also vary it is difficult to fully set out, with any certainty, the costs and potential savings in dealing with dangerous buildings.

Question 6
4. In our experience and the make-up of the building stock in our authority area gives us an indication that any costs associated with the bill can be met through normal budgets. This is based on dealing with defective and dangerous buildings as we currently do. Given the pressures on local authority budgets it is difficult to predict or see additional monies being allocated to deal with these buildings, other than to make them safe, thereby meeting our statutory obligations under the Building (Scotland) Act 2003.

Question 7
5. Suffice to say, given our previous experience, there is a large amount of uncertainty as to how and when monies are recouped by a local authority. Much depends on the state of the property market in a particular area. If that market is buoyant there is a greater chance of a charging order placed on a property being redeemed and monies recouped.

Wider Issues
Question 8
6. On the whole the Financial Memorandum reflects the costs associated with charging orders. As stated previously, we as an authority do not expect, based on our previous experience, for any costs associated with the bill to be excessive.

Question 9
7. As far as we are aware, any further costs, if any, are likely to be insignificant