

**WHITE HART HOTEL: DANGEROUS BUILDING**

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**1.0 EXECUTIVE SUMMARY**

1.1 **Purpose:** This report advises Members of actions taken by the Council's Building Standards in respect of the former White Hart Hotel, Main Street, Campbeltown.

1.2 The building has been unoccupied for some years and has fallen into a state of disrepair. Responding to complaints, urgent work was carried out by building standards, using emergency powers under sections 29 and 30 of the Building (Scotland) Act 2003, to remove imminent dangers to public safety. A Dangerous Buildings Notice was been served on the property owner requiring them to

White Hart Hotel and carry out the structural works as specified by the structural engineer to ensure that no structural issues are evident on completion of the

1.3 **Financial:** all costs incurred by the Council in protecting public safety, including the erection and hire of the heras fencing and pedestrian barriers, will be recovered from the property owner.

**1.4 Recommendations**

Members are asked to note this report.

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### 2.0 INTRODUCTION

- 2.1 This report advises Members of actions taken by the Council's Building Standards in respect of the former White Hart Hotel, Main Street, Campbeltown. The building has fallen into a state of disrepair and the owner advises that it is their intention to completely renovate the hotel over the next three years. Presently the condition of the building is causing concern to neighbours and the wider community.
- 2.2 Responding to complaints received week commencing 1<sup>st</sup> May 2023, urgent work was carried out by building standards, using emergency powers under the Building (Scotland) Act 2003, to remove imminent dangers to public safety.

### 3.0 RECOMMENDATIONS

- 3.1 Members are asked to note this report.

### 4.0 DANGEROUS BUILDING

- 4.1 The White Hart Hotel is located on Main Street, Campbeltown and has been closed for some time. It is privately owned with the owner responsible for property maintenance and the general conditions of the building has deteriorated since the hotel closed.
- 4.2 Following complaints received on 2 May 2023, an assessment by the Council's Building Standards Team identified that immediate repairs were required to board up a window and remove some debris. This work was carried out using the

- 4.5 A Dangerous Buildings Notice was been served on the property owner requiring them to carry out the structural works as specified by the structural engineer to ensure that no structural issues are evident on the structural condition of the White Hart Hotel and carry out the structural works as specified by the structural engineer to ensure that no structural issues are evident on
- 4.6 The structural engineer inspected the building on the 10 May 2023 and the report was received by building standards on the 22 May 2023. The report recommends some structural work and inspections by building standards on the 12 and 23 May 2023 noted that these structural works are well underway.

## **5.0 FUTURE ACTIONS**

- 5.1 The Building (Scotland) Act 2003 provided powers to local authorities to deal with buildings which are an imminent danger to public safety and to service a formal Dangerous Building Notice on the owner(s) requiring immediate repairs or specific actions. The C

