

Garry Dallas
Director

Lime Tree House, Alloa. FK10 1EX.
Fax: 01259 452547

See Distribution

Contact: Mr A Mackenzie
Direct Tel: 01259 452554
Our Ref: BS/AM/MG/DB/15/05
Your Ref:
Date: 13th December, 2005

Dear Sir

The Building (Scotland) Act 2003
Dangerous Building Ref. No. DB/15/05
Dangerous Separating Floor Located Between Flats 121 and 121A Greenfield Street,
Alloa, Clackmannanshire, FK10 2AL

If the recipient of this document is not the owner of the premises concerned, this document must be forwarded to the owner without delay.

It was brought to the attention of this Authority that the structural condition of the separating floor located between the ground floor flat (121) and the first floor flat (121a) has been adversely affected due to a severe outbreak of wet/dry rot.

An inspection of the floor was carried out on 7 December when it was observed that the outbreak has seriously impaired the structural capability of the floor.

In order to prevent a catastrophic or progressive collapse of the floor and in order to allow a detailed inspection to be carried out to establish the full extent of the outbreak the Council instructed the installation of temporary propping.

This propping shall remain in place until such time as suitable repairs to the floor construction have been completed by the owners or replacement propping installed by the owners to the satisfaction of the Local Authority. It should be noted that the use of these props shall be recharged on a weekly hire basis until their removal.

This letter should be treated as formal notification of operations executed under Sub Section 3 of Section 29 (Dangerous Buildings) of the above Act. On receipt of the final account for the operations noted above the costs shall be recharged to the appropriate owners.

In order that the Council may apportion the costs accordingly, I should be obliged if you would forward to me a copy of your title deeds, failure to do so will incur retrieval fees which will be recharged to the appropriate owners.

It should be noted that this letter and the attached Notice only cover the Dangerous Building aspect of this matter and it is the owner's responsibility to execute the appropriate repairs to the floor.

Should you require clarification on any of the issues raised in this letter or the attached Notice please do not hesitate to contact me direct.

Yours faithfully

**MR. A. G. MACKENZIE
BUILDING STANDARDS TEAM LEADER
DEVELOPMENT SERVICES**

Distribution:

Mr K Langour (occupier)
121a Greenfield Street
Alloa
Clackmannanshire
FK10 2AL

Mr E Lockwood (owner 121a Greenfield St)
28 Mar Street
Alloa
Clackmannanshire
FK10 1HR

Mr D Foster (owner 121 Greenfield St)
14 Fenton Street
Alloa
Clackmannanshire
FK10 2DT