

**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/05/06  
Your Ref:  
Date: 10 August 2006

Dear Sir

**The Building (Scotland) Act 2003**  
**Dangerous Building Ref. No. DB/05/06**  
**Dangerous Wall Between 97-101 Queen Street and 63-65 James Street, Alva**

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

I refer to the emergency safety operations recently carried out by Clackmannanshire Council at the above property and wish to comment as follows.

It was brought to the attention of this Authority that the boundary wall indicated in RED on the attached location plan was in a dangerous condition. During a subsequent inspection it was noted that the wall is out of vertical alignment to a degree which has resulted in the wall now being in an unstable condition and in danger of collapse.

**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.**

The Council's Building Standards Team have therefore instructed the erection of safety fencing to ensure the wall does not present a danger to the general public or occupiers of the dwellings.

The enclosed Notice (DB/06/06) sets out timescales in which the owners are required to carry out operations necessary to permanently remove the danger. Failure to meet these timescales will result in the Council's Building Standards Team instructing the removal of the wall as this represents the least expensive method of permanently removing the danger. No re-instatement of the wall will be carried out as part of this process.

It may be appropriate for you to provide this Authority with a copy of your title deeds for the above premises in order that the costs associated with the erection of the safety fencing and, if necessary, the removal of the wall can be allocated appropriately. Once I am in receipt of the final accounts for the completed works, the owners shall be invoiced for their proportion of costs involved.

Yours faithfully

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

A similar letter notifying these works has been forwarded to:

1. Ms Lindsay McGurk, 99 Queen Street, Alva, Clackmannanshire, FK12 5AX
2. Mr Dave Jones, Director, Services to People, Lime Tree House, Alloa, FK10 1EX
3. Mr and Mrs A Rae, 65 James Street, Alva, Clackmannanshire, FK12 5AJ

