



DEFECTIVE BUILDING NOTICE

Building (Scotland) Act 2003

Notice under Sections 28 requiring owner to rectify defects

To

Name and Address: **Ochil Furniture, 5-9 Hill Street, Tillicoultry, Clackmannanshire, FK13 6HF**

As owner of **5-9 Hill Street, Tillicoultry, Clackmannanshire, FK13 6HF**

It appearing to Clackmannanshire Council that the above building has defects that require to be rectified in order to bring the building into a reasonable state of repair having regard to its age, type and location, the Council therefore require that the defects specified below are rectified. The defects are: -

A 5m long (approximately) crack to external wall on north elevation of main furniture display building

The following steps must be taken to secure compliance with this notice:-

Employ the services of a structural engineer to carry out a structural survey of the external wall indicated on the attached location plan and submit details of remedial works to the Building Standards Team for approval PRIOR to work commencing on site unless such works, in the opinion of the engineer, must be carried out in advance of Council approval.

A completion certificate certifying that the work has been done in accordance with the notice must be submitted to the Local Authority

Notice given:

This notice requires the owner to begin the work specified in this notice by: **17 October 2006**

And to complete the work in compliance with this notice by (see Note 2): **7 December 2006**

Signed: _____ for Clackmannanshire Council Date: **9th November 2006**

NOTES:

1. The completion certificate must be submitted by the relevant person as defined by the Building (Scotland) Act, that is :
 - (a) Where the work was carried out, or the conversion made, otherwise than on behalf of another person, the person who carried out the work or made the conversion.
 - (b) Where the work was carried out, or the conversion made, by a person on behalf of another person, that other person.
 - (c) If the owner of the building does not fall within paragraph (a) or (b) and the person required by these paragraphs to submit the completion certificate has failed to do so, the owner
2. The first date must be a date not less than 7 days after the date of service of the notice and the second date must be not less than 21 days after the first date. Where, however, this notice requires an application for a building warrant for work required to comply with this notice to be made, then later dates may be substituted if, by the first date, the owner has applied for such building warrant. There are 21 days permitted for an appeal against this notice and later dates may be substituted where there is an appeal until the appeal is withdrawn or finally determined.

WARNING

If you fail to carry out the work specified in this notice you may be guilty of an offence under the Building (Scotland) Act 2003 and liable on summary conviction to a fine not exceeding level 5 on the standards scale. In addition, the local authority may carry out the work itself and claim from you as a debt any expenses reasonably incurred by it in doing so.

ADDRESS TO WHICH YOU SHOULD SEND ANY CORRESPONDENCE

**TEAM LEADER - BUILDING STANDARDS
DEVELOPMENT & ENVIRONMENTAL SERVICES
CLACKMANNANSHIRE COUNCIL
LIME TREE HOUSE
CASTLE STREET
ALLOA FK10 1EX**

E mail: buildingstandards@clacks.gov.uk

Telephone 01259 452560