



DEFECTIVE BUILDING NOTICE

Building (Scotland) Act 2003

Notice under Sections 28 requiring owner to rectify defects

To

Name :	Address:
Mr S Rehman	46b Stirling Street, Alva, Clackmannanshire, FK12 5EB
As owner of	
89 Brook Street, 44, 46a & 46b Stirling 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	
<p>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: -</p> <ol style="list-style-type: none"> 1. Inadequate support over storage area openings. 2. Brickwork missing within stairwell structure. 3. Loose mortar at joint at top stairwell landing. 	
<p>The following steps must be taken to secure compliance with this notice:-</p> <ol style="list-style-type: none"> 1. Lintols provided at storage area openings. 2. Brickwork repairs at stairwell structure. 3. Remove and repair joint at top stairwell landing. 	
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-	Date:	19 Feb 07
And to complete the work in compliance with this notice by (see Note 2)	Date:	12 Mar 07
Signed:	for Clackmannanshire Council	Date: 12 Feb 07

This Notice has also been sent to:

1. Mrs Cooper, 87 Brook Street, Alva
2. The Owner, 89b Brook Street, Alva
3. The Owner, 89c Brook Street, Alva

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
KILNCRAIGS
GREENSIDE STREET
ALLOA FK10 1EB**

E mail: buildingstandards@clacks.gov.uk

Telephone 01259 452560