

Services to Communities

Garry Dallas

Director

Kilncraigs, Greenside Street, Alloa FK10 1EB
Tel: 01259 450000 Fax: 01259 727450

Mulraney Properties Ltd
42 Tullibody Road
Alloa
FK10 2LX

Contact: Mr P. Watson
Tel: 01259 450000
Our ref: BS/PW/JW/DB/11/12
Your ref:
Date: 2nd November 2012

Dear Sir/Madam

Building (Scotland) Act 2003

Dangerous Building Ref. No. DB/11/12

Loose Render and Brickwork at the Car Park to the Rear of 63 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.

I refer to the emergency safety operations carried out by Clackmannanshire Council Building Standards Team on 25th September 2012 at the section of walling indicated on the attached location plans and wish to comment as follows:-

It was brought to the attention of this authority that a section of render on the car park side of the wall was loose and in a dangerous condition. After inspection, the Council's Building Standards Team established that the render was in a unsafe condition and, therefore, in the interests of public safety instructed the erection of safety fencing on the car park side of the wall.

This letter should be treated as formal notification of operations executed under Sub Section 3 of Section 29 (Dangerous Buildings) of the above Act.

The enclosed Notice Ref. No. DB/14/12 sets out timescales and instructions 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 dangerous section of the render as this represents the least expensive method of removing the danger. No reinstatement of the render will be carried out as part of this process.

It would be appreciated if you could provide this authority with a copy of your title deeds for the above walling in order that the cost associated with erection of the safety fencing and, if necessary, the removal of the dangerous section of render and brickwork can be allocated appropriately. Once I am in receipt of the final accounts for the completed works the owner(s) shall be invoiced for their proportion of the cost involved.

Should you wish to discuss the contents of this letter, please do not hesitate to contact the above officer direct.

Yours faithfully

**MR A.G. MACKENZIE
BUILDING STANDARDS & LICENSING TEAM LEADER
REGULATORY SERVICES
ENCS**



A copy of this letter has also been sent to:

Glen Groceries Ltd, 11 Shillinghill, Alloa, FK10 1JS