

Services to Communities

Garry Dallas

Director

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Zoheb Moqsud
1 Longdyke Place
Carronshore
FK2 8TD

Contact: Mr A. G. Mackenzie

Tel: 01259 450000

Our ref: BS/PW/JW/DB/02/13

Your ref:

Date: 7th February 2013

Dear Sir/Madam

Building (Scotland) Act 2003

Dangerous Building Ref. No. DB/02/13

Alva Glen Hotel, 59 Stirling Street, Alva, FK12 5ED

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 Building Standards Team on 23rd January 2013 and wish to comment as follows.

It was brought to the attention of this Authority that glazing had been smashed in a window at the front elevation of the property and was in danger of falling on the public footpath below.

After an inspection, the Council's Building Standards Team established that the glazing was in fact loose and, therefore, instructed the boarding up of the first floor windows in the interest of public safety. As joint owner of the building you may have a common interest in the maintenance of the property.

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 local authority will shortly be in receipt of the final account for the works involved in removing the public danger, these costs shall be equally recharged in the future to both registered owners.

As discussed during Mr Mackenzie's most recent telephone conversation with Mr Tahir Moqsud and Mr Showiab Moqsud on 11th December 2012 and as contained within previous correspondence including the formal notification of emergency operations carried out to the premises relative to DB/15/12, access is required for Council officers to carry out an inspection within the premises. Despite these repeated requests both you and your co-owner has failed to contact the council to arrange a mutually suitable time when an inspection can be carried out.

Given the recent events regarding the partial collapse of a chimney and 2 incidents where glazing has fallen from your property into the public footpath below I wish to confirm that if arrangements have not been confirmed **by noon on Thursday 21st February 2013** to allow members of the Council's Building Standards Team to carry out a full inspection of the premises, both internally and externally, the Council shall approach the **Sheriff** to obtain a warrant to gain entry to the premises to execute the necessary inspection.

Your co-operation on this matter would be greatly appreciated. Should you wish to discuss the contents of this letter in further detail please do not hesitate to contact me direct.

Yours faithfully

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

ENCS

Please note a similar letter has been sent to:
Mohammed Moqsud, 13 Longdyke Place, Carronshore, FK2 8TD

