

## Development & Environment Services

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Mrs M.E. Kerr  
12 Church Street  
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Clackmannanshire  
FK10 1DH

Contact: Mr A.G Mackenzie

Tel: 01259 450000

Our ref: BS/JW/DB/09/15

Your ref:

Date: 26th November 2015

Dear Sir/Madam

**Building (Scotland) Act 2003**  
**Dangerous Building Ref. No. DB/09/15**  
**Dangerous Building (Dwelling House)**  
**At 12 Church Street Alloa Fk10 1DH**

**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 24th November 2015 and wish to comment as follows:-

It was brought to the attention of this Authority that there may be a structural failure within the dwelling that could result in the collapse of elements of the building.

During an inspection by this team, after gaining very limited access into the property via the rear door, the following points were noted;

1. The ceiling area in the vicinity of the rear door area had partially collapsed.
2. Supporting lintols above doorways leading into rooms adjacent to the rear door were no longer in position leaving in place self supporting stonework which is in a very poor condition due to continuing ingress of water.
3. Mid landing to stair had collapsed.
4. Extremely limited access is available into the dwelling to establish the extent of these and other dangers which may be present within the house.

The building, therefore, poses an immediate danger to anyone entering the dwelling. Accordingly, the Council has boarded the ground floor windows and changed the locks to the front and rear doors to prevent unauthorised access into the building.

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

In addition to the securing of the dwelling, additional works are required to address the dangers observed within the building, these additional works are identified in the formal Dangerous Building Notice reference DB/10/15.

Once I am in receipt of the final accounts of the works instructed by the Council, you shall be invoiced for the costs involved.

You may wish to take your own legal advice on the matters contained within this letter.

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

Yours faithfully

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

**ENCS**

