

Development Services

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**Clackmannanshire
Council**

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

Mr Mohammed Yasin,
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Contact: Allan Finlayson

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Our Ref: BS/DB/01/23

E Mail: buildingstandards@clacks.gov.uk

Date: 13th January 2023

Dear Sir/Madam

Building (Scotland) Act 2003
Dangerous Building Ref. No. DB/01/23
Fire Damaged Premises
at 55 & 59 High Street, Tillicoultry

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 10th January 2023 and wish to comment as follows:-

It was brought to the attention of this Authority that following a fire at the premises, there may be a structural failure within the shop and flatted dwelling above 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 main shop door and upper flat, the following points were noted;

1. The fire appears to have occurred towards the rear of the shop. The bottom part of the vertical extract duct is missing on the rear elevation but the top part still in place. There is a hole in the stonework where the missing lower part of extract duct penetrated the external wall.
2. We could see into the upper floor flat externally from the hole in the stonework where the extract duct comes out of the back wall - tentative access to the upper floor flat (no 59) was obtained and fire damage could be seen to at least one of the bathroom floor joists from the hallway, so the flat cannot be considered safe to enter beyond this point until a full assessment of the fire damage is completed and necessary remedial works carried out.
3. A significant external vertical crack was noted in the render finish towards the centre of the gable. While this is likely to be historic in nature, it may have been affected by the fire, but in any case needs to be addressed.
4. The immediate vicinity of the gable has been fenced off in the meantime, in the grounds of the adjacent property, in the next instance a safe access should be installed to allow the top part of the vertical extract duct to be removed and to allow an assessment of the effect of the fire on the structure to be made, in conjunction with controlled internal access at ground floor level.

The building, therefore, poses an immediate danger. Accordingly, the Council has erected Herras Fencing as an exclusion zone in the event of any falling masonry until remedial repairs have been carried out satisfactorily.

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 erecting Herras Fencing to create an exclusion zone, 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/02/23.

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

**ALLAN FINLAYSON
PLANNING & BUILDING STANDARDS TEAM LEADER
DEVELOPMENT SERVICES**