

**DANGEROUS BUILDING NOTICE**

**Building (Scotland) Act 2003**

Notice under Sections 29 and 30 requiring owner to reduce or remove the danger constituted by a building

To:

1. Mr Garry Dallas, Director of D&E Services, Lime Tree House, Alloa, FK10 1EX
2. Caesar & Howie (fao Mr Ivor Klayman), 27/29 George Street, Bathgate, EH48, 1PG

As owner of (*address of dangerous building*)

Dangerous Boundary Wall to Rear of 27/29 Mar Street/Waggon Way, Alloa

**It appearing to Clackmannanshire Council that the above building constitutes a danger that requires to be reduced or removed, the Council therefore require that the following steps must be taken to secure compliance with this notice.**

The steps which must be taken are:

1. Erect and maintain safety fencing or otherwise secure the areas identified in blue on the attached location plan to prevent unauthorised public access **AND**
2. Structurally stabilise the walling identified in red on the attached location plan **OR**
3. Demolish walling identified in red on the attached location plan to a height where the remaining walling is structurally stable and re-grade adjacent ground on the eastern side to a “natural angle of repose”.

A building warrant is not required but a completion certificate must be provided.

The above work must be commenced by:

1. 24 April 2007
2. 24 April 2007
3. 24 April 2007

And the work completed by:

1. 27 April 2007
2. 22 May 2007
3. 22 May 2007

- NB: (i) Prior to work commencing on site in relation to Items 2 or 3, a structural engineer’s report, details and specification must be submitted to the Building Standards Team for approval.
- (ii) As the wall lies within a conservation area it is the owners’ responsibility to consult with the Council’s Planning Section to determine what consents may be required to reinstate the wall to it’s original condition. It would, therefore, be prudent to lay aside the masonry materials resulting from the demolition for future re-use.

Signed-..... Dated: .....

for Clackmannanshire Council

## **NOTES:**

- 1. Any applicant aggrieved by the requirements of this Notice may, within 21 days of the date of the notice, appeal to the sheriff.**
- 2. Later dates may be substituted where there is an appeal, until the appeal is withdrawn or finally determined.**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. 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](mailto:buildingstandards@clacks.gov.uk)  
Telephone 01259 452560**