

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 Aziah Moqsud, 13 Longdyke Place, Carronshore, FK2 8DT
2. Mr Shabaz Moqsud, 1 Longdyke Place Carronshore, FK2 8DT

As owner of (*address of dangerous building*)

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

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. The rear stair extension is removed, rebuilt or stabilised and adequately tied into the existing building

and

2. The dangerous roof over the rear stair extension is removed/replaced

and

3. The dangerous mid floor construction between the ground floor bar and first floor flat is removed and replaced with suitable construction

and

4. Provide the Council with a detailed (disruptive) survey for the entire building indicated in red on the attached location plan incorporating structural and timber rot aspects of the building

NB: If any element of the building is identified during the survey as presenting a danger of imminent collapse, the element should be stabilised or removed/replaced immediately and the building made watertight and secure. The Building Standards Team must be advised of these actions immediately.

OR

5. Demolish the two storey portion of the building indicated in blue on the attached location plan. Details of the method of demolition and the occupation of the public footpath/highway etc to be provided prior to the demolition operations commencing on site.

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

The above work must be commenced by:

1 – 5 Commenced by 14 March 2007

And the work completed by:

1. 4 April 2007
2. 4 April 2007
3. 4 April 2007
4. 21 March 2007
5. 4 April 2007

Signed-.....

Dated: 7 March 2007

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 **Later dates may be substituted where there is an appeal, until the appeal is withdrawn or finally determined.**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
CLACKMANNANSHIRE COUNCIL
KILNCRAIGS
GREENSIDE STREET
ALLOA FK10 1EB**

E mail: buildingstandards@clacks.gov.uk

Telephone 01259 452560