



DEFECTIVE BUILDING NOTICE

Building (Scotland) Act 2003

Notice under Sections 28 requiring owner to rectify defects

To

Name :	1. Mr S Moqsud 1 Longdyke Place Carronshore FK2 8DT		2. Mr Z Moqsud 13 Longdyke Place Carronshore FK2 8DT
As owner of			
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			
It appearing to Clackmannanshire Council that the above building has defects that require to be rectified in order to bring the building into a reasonable state of repair having regard to its age, type and location, the Council therefore require that the defects specified below are rectified. The defects are: -			
SEE APPENDIX 1			
The following steps must be taken to secure compliance with this notice:-			
SEE APPENDIX 2			
[If relevant] As authorised Verifier for the above work, the Council require you to apply for a building warrant by the date on which the building must comply with the notice - NOT APPLICABLE			
[If a building warrant is required] A building warrant must be obtained and a completion certificate signed by the relevant person must be submitted on completion of the work. (see Note 1) - NOT APPLICABLE			
A completion certificate certifying that the work has been done in accordance with the notice must be submitted to the Local Authority			

Notice given:

This notice requires the owner to begin the work specified in this notice by-	Date:	5 Aug 08
And to complete the work in compliance with this notice by (see Note 2)	Date:	20 Oct 08
Signed: _____	for Clackmannanshire Council	Date: 25 Jul 08

It may be appropriate for you to provide this Authority with a copy of your title deeds for the above premises in order that all associated costs can be allocated appropriately. Once I am in receipt of the final accounts for the completed works, the owners shall be invoiced for their proportion of costs involved.

NOTES:

1. The completion certificate must be submitted by the relevant person as defined by the Building (Scotland) Act, that is :
 - a. Where the work was carried out, or the conversion made, otherwise than on behalf of another person, the person who carried out the work or made the conversion.
 - b. Where the work was carried out, or the conversion made, by a person on behalf of another person, that other person.
 - c. If the owner of the building does not fall within paragraph (a) or (b) and the person required by these paragraphs to submit the completion certificate has failed to do so, the owner
2. The first date must be a date not less than 7 days after the date of service of the notice and the second date must be not less than 21 days after the first date. Where, however, this notice requires an application for a building warrant for work required to comply with this notice to be made, then later dates may be substituted if, by the first date, the owner has applied for such building warrant. There are 21 days permitted for an appeal against this notice and 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 not exceeding level 5 on the standards scale. 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

APPENDIX 1 TO DEFECTIVE BUILDINGS NOTICE DFB/01/08

DEFECTS TO BE RECTIFIED

- rising damp
- timber rot/worm attack
- leaking roof coverings
- leaking flashings
- leaking gutters and downpipes
- vegetable matter growing from building
- loose/spalling masonry
- missing, broken, faulty and defective windows and doors
- blocked drains

APPENDIX 2 TO DEFECTIVE BUILDINGS NOTICE DFB/01/08**STEPS TO ENSURE COMPLIANCE/SCHEDULE OF OPERATIONS**

1. Timber rot/damp proof course specialist report to be commissioned to identify all rising damp, rot, fungal or worm attack to all walls, floors and roof construction. Report to identify defects and specify repairs.
2. Roof covering materials to be surveyed to identify all water leaks into the building. Replace all faulty/defective slates identified.
3. When patch repair costs exceed replacement costs, entire section of roof involved to be stripped back, roofing felt applied and re-slatted.
4. All sarking boards etc exhibiting signs of rot, fungal or worm attack to be removed, surrounding boards treated by specialist and timbers replaced.
5. All structural roof timbers identified as exhibiting rot or subject to fungal or worm attack to be removed in accordance with specialist report and surrounding timbers etc treated.
 - * Contractor to be responsible for contacting structural engineer to seek guidance on all structural repairs.
6. All faulty, defective or unserviceable flashings, gutters and downpipes to be replaced or repaired as appropriate.
7. When repair costs exceed replacement costs, entire section of flashing, gutter and downpipes to be replaced.
8. All vegetable matter to be removed from elements of building. Associated areas treated with weed killer/anti fungal agent.
9. All loose or spalling masonry to be suitable repaired or replaced.
10. All broken, faulty or defective windows and door units to be refurbished, repaired or replaced to prevent ingress of dampness and resist unauthorised access.
11. All window and door openings to be inspected and new mastic sealant applied as appropriate to prevent ingress of moisture.
12. All exterior timber door and window frames to be cleaned, loose/defective paintwork removed, filled, primed and provided with topcoat paint finish.
13. All cast iron and metal rainwater goods to be cleaned, loose/defective paintwork removed, primed and provided with topcoat finish.
14. Connections between rainwater goods and underground drainage to be inspected and rodded/cleaning as appropriate.

15. All timber floor coverings within the building exhibiting signs of rot, fungal or worm attack to be removed, surrounding boards treated by rot specialist.

16. All structural floor timbers identified as showing signs of rot or subject to fungal or worm attack to be removed in accordance with specialist report and surround timbers treated.

* Contractor to be responsible for contacting structural engineer to seek guidance on all structural repairs.