

Services to Communities

Garry Dallas

Director

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LT Management Services Ltd
31 Haverscroft Industrial Estate
New Road
Attleborough
Norfolk
NR17 1YE

Contact: Mr P. Watson
Tel: 01259 450000
Our ref: BS/PW/JW/DB/10/13
Your ref:
Date: 20th August 2013

Dear Sir/Madam

Building (Scotland) Act 2003
Dangerous Building Ref. No. DB/10/13
Cross Keys 118 Stirling Street Alva FK12 5EH

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 carried out by Clackmannanshire Council Building Standards Team on 19th August 2013 at the above address and wish to comment as follows.

During a routine inspection of a neighbouring property one of my Surveyors noted that the stone coping stones on the western gable wall of the above building have slipped from their original position. It would appear that the timber fascia/sign is the only barrier preventing the coping stones from falling onto the public footpath below.

Persons using the adjacent alley serving the escape route from the licensed premises and accessing the dwelling house are at risk from the slipped coping stones, accordingly the alleyway has been sealed off using security fencing. The fencing will remain in place until the dangers presented by the slipped coping stones are removed. Unfortunately the erection of the fencing has effectively blocked the escape route from the licensed premises resulting in the permanent closure of the premises until the dangers have been removed. I have spoken with the Designated Premises Manager on the premises and wish to express my thanks for her cooperation in this matter.

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

You will shortly receive a Dangerous Building Notice advising you further on the matter including timescales in which remedial work must be started and completed. You will no doubt be anxious to reopen the licensed premises and I would, therefore, urge you to contact this office as soon as possible to agree the remedial operations necessary to remove the danger.

The local authority will shortly be in receipt of the final account for the works involved in erecting/removing the safety fencing, these costs shall be recharged to the registered owner.

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 STANDARDS & LICENSING TEAM LEADER
REGULATORY SERVICES**

ENCS

