

Garry Dallas
Director

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See Distribution

Contact: Mr. P. Watson
Direct Tel: 01259 450000
Our Ref: BS/PW/SM/DB/08/07
Your Ref:
Date: 16 May 2007

Dear Sir/Madam

The Building (Scotland) Act 2003
Dangerous Building Ref. No. DB/08/07
Dangerous Masonry Piers Supporting a Cast Iron Pipe at Alva Glen, Alva

If the recipient of this document is not the owner of the building/structure concerned, this document must be forwarded to the owner without delay.

I refer to the emergency safety operations carried out by Clackmannanshire Council on 27th March 2007 at the above property and wish to comment as follows.

It was brought to the attention of this Authority that a masonry pier supporting a large diameter cast iron pipe was in a dangerous condition. During a subsequent inspection it was noted that a section of the pier indicated in red on the attached location plan supporting the cast iron pipe was in an unstable condition, in danger of collapse and in close proximity to a public footpath.

The Council's Building Standards Team have therefore instructed the erection of safety fencing and signage along the public footpath to ensure the public cannot readily gain access to the area of ground at risk. This work has effectively met the terms of Item 1 in the attached Notice, however, should the owner(s) wish to effect their own means of preventing access to the risk area please contact this office to discuss the matter.

The enclosed Notice (DB/09/07) sets out timescales in which the owners are required to carry out operations necessary to permanently remove the danger. Failure to meet these timescales will result in the Council's Building Standards Team instructing the necessary remedial works which normally involve the least expensive method of permanently removing the danger.

The Council has been carrying out an investigation into determining ownership and responsibilities regarding the pipe since late March. It has now been established that there are possibly 3 owners. All potential owners have been contacted and are listed below.

It would be of great assistance if you would provide this Authority with a copy of your title deeds covering the area of land on which the pipeline is located in order that ownership responsibilities may be identified. Should the owner(s) be unwilling/unable to remove the danger within the specified timescales the Building Standards Team will appoint a contractor to carry out the necessary safety measures. On receipt of the final accounts for the completed works, the owner(s) shall be recharged the costs involved.

This letter should be treated as formal notification of operations executed under Sub Section 3 of Section 29 (Dangerous Buildings) of the above Act. On receipt of the final account for the operations noted above, the costs shall be re-charged to the appropriate owner.

Should you wish to discuss the contents of this document in greater detail, please do not hesitate to contact this office.

Yours faithfully

**MR. A. G. MACKENZIE
BUILDING STANDARDS TEAM LEADER
DEVELOPMENT SERVICES**

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