

Garry Dallas

Director

Kilncraigs, Greenside Street, Alloa, FK10 1EB

Fax: 01259 727450

See Distribution

Contact: Mr A Mackenzie

Direct Tel: 01259 450000

Our Ref: BS/AM/MG/DB/10/07

Your Ref:

Date: 25 April 2007

Dear Sir/Madam

The Building (Scotland) Act 2003

Dangerous Building Ref. No. DB/10/07

Dangerous Chimney at 11-13 and 15-19 Mill Street, Alloa, Clackmannanshire

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 during the afternoon and evening of Friday 20th April and the afternoon of Sunday 22nd April 2007 by Clackmannanshire Council at the above property and wish to comment as follows.

It was brought to the attention of this Authority that the chimney indicated in red on the attached location plan presented a danger to the occupants of the building and the general public using the adjacent public footpath and highway.

During a subsequent inspection of the building it was observed that the chimney constituted an immediate danger and having taken all reasonable measures to contact the owners the Council's Building Standards closed a section of the public footpath, erected scaffolding and removed the dangerous portions of the chimney.

It should be noted that the Council have only removed the loose stonework and made the chimney/wallhead watertight by securing a temporary tarpaulin. You shall require to complete permanent repairs without undue delay to ensure further stonework does not become loose and to prevent water ingress into the building.

The scaffolding shall remain in place for a period of time to allow:

1. The Council to periodically inspect the temporary safety measures taken.
2. The owners to effect final/permanent repairs to the chimney and wallhead.

In addition to the erection and removal costs associated with the scaffolding there is also a hire charge incurred. Accordingly, the quicker permanent repairs are finalised by the owner(s) the lower the hire charges 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.

As the properties lie within a conservation area the Council's Planning Team should be contacted regarding the proposed remedial actions to be carried out by the owners.

I also enclose for your urgent attention a Dangerous Building Notice DB/11/07 that specifies operations and timescales in which the owners must effect permanent repairs to the building.

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

Yours faithfully

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

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