

Services to Communities

Garry Dallas

Director

Kilncraigs, Greenside Street, Alloa FK10 1EB
Tel: 01259 450000 Fax: 01259 727450

1. Chief Executive
Clackmannanshire Council
Greenfield
Tullibody Road
Alloa
FK10 2AD

Contact: Mr A. Mackenzie
Tel: 01259 450000
Our ref: BS/AGM/SM/DB/07/11
Your ref:
Date: 11th April 2011

2. Walsh Bros
15 Castle Street
Alloa
Clackmannanshire
FK10 1EU

Dear Madam

Building (Scotland) Act 2003

Dangerous Building Ref. No. DB/07/11

Dangerous Wall Between 15 Castle Street and Lime Tree House Alloa

I refer to the emergency safety operations recently carried out by Clackmannanshire Council at the above property and wish to comment as follows:-

It was brought to the attention of this Authority that the northern boundary wall indicated in red on the attached location plan had partially collapsed. During a subsequent inspection, it was noted that a section of the wall had collapsed and remaining adjacent sections were in a dangerous condition. On further examination of the northern, eastern and southern boundary walls to the premises various signs of significant cracking, mortar bed erosion to brickwork and stonework, suspect foundation/original stone base wall structure was evident and southern wall also exhibits being out of vertical alignment to a degree which may result in the wall being in an unstable condition and in danger of collapse.

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

The Council's Building Standards Team have, therefore, instructed the erection of safety fencing within the adjacent public carpark to the north of your premises to ensure the unstable portions of the wall adjacent to the collapse does not present a danger to the occupiers of the dwellings or any member of the general public.

The enclosed Notice Ref. No. DB/07/11 sets out timescales and instructions 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 removal of the dangerous sections of the wall as this represents the least expensive method of removing or reducing the danger. No reinstatement of the wall will be carried out as part of this process.

On receipt of the final account for the operations noted above the costs shall be recharged to the appropriate owners.

Should you wish to discuss the contents of this letter or the attached Dangerous Building Notice please do not hesitate to contact me direct.

Yours faithfully

**ALASTAIR MACKENZIE
BUILDING STANDARDS & LICENSING TEAM LEADER
REGULATORY SERVICES**

