

## Services to Communities

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Clackmannanshire Council

[www.clacksweb.org.uk](http://www.clacksweb.org.uk)

1. Mr. Mark Robert Moffat  
& Clare Anne Lucy McDonald,  
155 High Street,  
Tillicoultry.

Contact: Mr P. Watson  
Tel: 01259 450000  
Our ref: BS/PW/DC/DB/09/11

2. Mohammed Yasin, 7 Briar Road,  
Newlands, Glasgow (as owner of No 157)

Your ref:  
Date: 15th April 2011

Dear Sir/Madam

### **Building (Scotland) Act 2003**

### **Dangerous Building Ref. No. DB/09/11**

### **Loose Mortar at the Verge on the East Gable Wall at 155 & 157 High Street, Tillicoultry**

**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 recently carried out by Clackmannanshire Council's Building Standards Team at the above property and wish to comment as follows.

It was brought to the attention of this Authority that a section of the mortar verge on the east gable of your property (as shown on the attached photograph) was loose and in danger of falling on the footpath below serving the adjacent building.

After inspection, the Council's Building Standards Team established that the loose mortar was in imminent danger of collapse and have therefore instructed the erection of safety fencing in the curtilage of the neighbouring property to ensure that the loose mortar does not present a danger to persons visiting the adjacent church.

**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 enclosed Notice DB/10/11 sets out timescales in which owners are required to carry out operations necessary to determine to remove the danger. Failure to meet these timescales will result in the Council's Buildings Standards Team instructing the removal of the loose section of mortar at the verge as this represents the least expensive method of removing the danger. No reinstatement of the mortar will be carried out as part of this process.

It may be appropriate for you to provide this Authority with a copy of your title deeds for the above premises in order that costs associated with erection of the safety fencing and, if necessary, the removal of the loose render 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.

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

Yours faithfully

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

**ENC.**

