



Development & Environment Services

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Clackmannanshire Council

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George & Margaret Menzies
158 Claremont
Alloa
FK10 2ER

Contact: Mr A.G Mackenzie

Tel: 01259 450000

Our ref: BS/PW/AM/DB/05/15

Your ref:

Date: 1st June 2015

Dear Sir/Madam

Building (Scotland) Act 2003

Dangerous Building Ref. No. DB/05/15

Dangerous Chimney on Separating Wall Between 25 - 27 and 29 - 31 Smithfield Loan, Alloa

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 Building Standards Team that commenced on 23rd April 2015 and wish to comment as follows:-

It was brought to the attention of this Authority that a number chimney pots on the central chimney stack had become dislodged at the above properties.

After an inspection by this team, the chimney was deemed to be in a dangerous condition. In the interest of public safety, access scaffolding was erected to remove the pots and to allow a further inspection by a structural engineer. Following this inspection it was decided that the chimney should be reduced in height to avoid any further danger.

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

Having carried out preliminary title deed checks it would appear that the repair costs associated with the chimney are shared equally between the 8 properties comprising 25, 25A, 27, 27A, 29, 29A, 31 and 31A Smithfield Loan, Alloa.

I would suggest that it may be in your interest to provide this Authority with a copy of your title deeds in order that the costs incurred by the Council regarding the scaffolding and other associated safety/repair works can be allocated appropriately. Once I am in receipt of the final accounts of the completed works instructed by the Council, the owners shall be invoiced for their proportion of the costs involved.

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

Please note a similar letter has been sent to:

Mr & Mrs Keir 1 Woodhead Place Coalsnaughton FK13 6LQ (for 25A)

Alison Cowan 33 Montrose Way Dunblane FK15 9JL (for 27)

Mr & Mrs Sanchdev 20 Braehead Alloa FK10 2EW (for 27A, 29A)

Shafiq Siddique 11 Sorley's Brae Dollar FK14 7AS (for 29)

Norman Scott Bairners 12 Penreich Road Bridge of Allan FK9 4LY (for 31)

Leela Sanchdev 20 Braehead Alloa FK10 2EW (for 31A)



The Government Standard