



DANGEROUS BUILDING NOTICE

Building (Scotland) Act 2003

Notice under Section 29 and 30 requiring owner to reduce or remove the danger constituted by a building

To: Mr and Mrs Payayo

Address: Sent by email and by recorded delivery to 15 Dunmoss View, Coalsnaughton, FK13 6BF

As owner of
15 Dunmoss View, Coalsnaughton, Clackmannanshire, FK13 6BF

Clackmannanshire Council have been made aware by their appointed structural engineers that the above building has reached a point where excessive twist and deflection of the main load-bearing elements are evident and the extent of observed movement means that stress levels within the building's superstructure is now exceeding original design limits as evident by the structural defects observed.

In addition to the above observations, when considered alongside the ongoing ground movement affecting the site and your property, the indication would be that there also remains a risk of further structural movement. Continued ground instability may not only result in additional deformation of the building but is also likely to exacerbate the existing defects identified during the inspection, leading to a progressive deterioration in the condition of the structure.

It appears to Clackmannanshire Council, therefore, that the above building constitutes a danger that requires to be reduced or removed, the Council therefore require that the undernoted steps must be undertaken to secure compliance with this notice.

1. Investigations into the ground movement affecting the building (currently being carried out by the Mining Remediation Authority (MRA)) must be completed to establish the cause and effect of the ground movement to the building's structure and stability; to establish the full extent of remedial works required to be carried out and to ensure that no public danger exists.
2. To complete any and all remedial works and repairs identified by the investigations as being required to the building as a result of the investigations noted above in the interests of public safety.
3. The above building should remain secure and access prohibited to any members of the public or residents until steps 1 and 2 have been completed.

A building warrant is not required, and a completion certificate need only be provided where the Local Authority has done the work.

The following further steps must be undertaken:

1. Steps 1 and 2 must be commenced at the date of this Notice.
2. The works contained in Steps 1 and 2 should be completed no later than 12 months from the date of this notice.

Signed:

Dated: 26 June 2026

Jacob Muff
**Team Leader Planning and Building Standards
for Clackmannanshire Council**

NOTES

1. Any applicant aggrieved by the requirements of this Notice may, within 21 days of the date of the Notice, appeal to the Sheriff.
2. Later dates may be substituted where there is an appeal, until the appeal is withdrawn or finally determined.

WARNING

If you fail to carry out the work specified in this Notice you may be guilty of an offence under the Building (Scotland) Act 2003 and liable on summary conviction to a fine. In addition, the Local Authority may carry out the work itself and claim from you as a debt any expenses reasonably incurred by it in doing so.

Address to which you should send any correspondence:

Planning & Building Standards Team Leader
Kilncraigs
Greenside Street
Alloa
FK10 1EB
Telephone: 01259 450000
E-mail: buildingstandards@clacks.gov.uk