



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: Ms Cliff

Address: Hand delivered on behalf of the Council to 12 Langour, Devonside, Tillicoultry, FK13 6JG

As owner of
12 Langour, Devonside, Tillicoultry, FK13 6JG

Clackmannanshire Council has considered the available technical evidence relating to the ongoing and sustained ground movement affecting the land upon which your building relies. Having regard to the evidence base, and on the advice of its technical advisers, it is no longer possible to provide positive assurances that the building is safe for occupation.

Whilst no single factor is determinative in reaching this conclusion, the Council has had regard to the evidence of ground movement within the vicinity of the building, the progressive and unresolved nature of the ground movement in this area, the age, traditional build and alteration history of this building; the limited building-specific structural and monitoring information available to it, and the unconfirmed foundation arrangements.

When considered alongside the ongoing ground movement in the wider area, continued ground instability may not only result in additional deformation of the building but is also likely to exacerbate existing defects, leading to a progressive deterioration in the condition of the structure.

Accordingly, it appears to Clackmannanshire Council, 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 above building (currently being carried out by the Mining Remediation Authority (MRA)) must be completed to establish the cause of the ground movement and the effects on the above building's structure and stability; to establish the full extent of remedial works required to be carried out to the above building and site and to ensure that no danger exists to persons in or about the above building or to the public generally.
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 to ensure that no danger exists to persons in or about the above building or to the public generally.
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: 10 July 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