

Garry Dallas
Director

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

See Distribution

Contact: Mr. A. G. Mackenzie
Direct Tel: 01259 450000
Our Ref: BS/AGM/SM
Your Ref:
Date: 8 February 2008

Dear Sir/Madam

Building (Scotland) Act 2003
Dangerous Building Ref. No. DB/06/08
Dangerous Roughcast to Gable Wall of 37, 37A, 39 and 39A 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 carried out on the 7th February 2008 by Clackmannanshire Council at the above property and wish to comment as follows.

It was brought to the attention of this Authority that the roughcast to the gable wall of the above properties was in a dangerous condition. During a subsequent inspection it was noted that areas of the roughcast on the gable wall have lost the bond with the brickwork walling, resulting in a failure and partial collapse of the roughcast onto the driveway below. As some elements of the loose roughcast remain in danger of further collapse, temporary works in the form of securing the area to public access was carried out to remove the immediate danger posed to anyone using the driveway.

This letter should be treated as formal notification of operations executed under Sub Section 3 Section 9 (Dangerous Buildings) of the above Act. On receipt of the final account for the works noted above, the costs shall be recharged to the appropriate owners.

It was also noted during the inspection that the chimney above the failed roughcast may be in need of repair. Accordingly, I would urge the owners to carry out a detailed inspection of the chimney in order to determine what repair works may be necessary.

In order to comply with the terms of the above Act, I also enclose a Dangerous Building Notice which specifies operations and timescales in which the owners must effect the permanent repairs to the building.

Should you wish to discuss the contents of this document or the enclosed Notice in greater detail please do not hesitate to contact me direct.

Yours faithfully

**MR. A. G. MACKENZIE
BUILDING STANDARDS TEAM LEADER
DEVELOPMENT SERVICES**

- 1. The Owner/Occupier 37 Smithfield Loan Alloa FK10 1NH**
- 2. The Owner/Occupier 37a Smithfield Loan Alloa FK10 1NH**
- 3. The Owner/Occupier 39 Smithfield Loan Alloa FK10 1NH**
- 4. The Owner/Occupier 39a Smithfield Loan Alloa FK10 1NH.**

