



**BUILDING CONTROL SECTION  
DANGEROUS STRUCTURE REPORT FORM  
FILE 156**



F.S. 31410

MESSAGE TAKEN BY	DATE/TIME NOTIFIED	NOTIFIER NAME	ADDRESS	LOG No.
	27/9/00		DEVELOPMENT CONTROL	855
STRUCTURE ADDRESS		282 LOUGHTBOROUGH ROAD		
DRAWER/OCCUPIER				
NATURE OF DANGER		Loose states main Building Rear Ext Subsiding		
REMARKS/ACTION TAKEN		OFFICER DEALING		
DATE/TIME SITE VISITED	3/10/00 12.30	SECTION 77	SECTION 78	SECTION 36

**SECTION 78 BUILDING ACT 1984**

NOTIFICATIONS	GAS	ELEC	WATER	TELECOM	FIRE	POLICE	OTHER
ACTIONS TAKEN	WORK UNDERTAKEN BY		NAME OF CONTRACTOR				
	OWNER	L.C.C.					

**SECTION 77 BUILDING ACT 1984**

BIBL/GMP ACT	Final Letter	Site Visit	Second Letter	Final Notices
Date Sent Date Ref	Date Sent Expiry Date	Date	Date	Date
24/10/00				

**SECTION 36 LEICESTERSHIRE ACT 1985**

BIBL/GMP ACT	Initial Letter	Site Visit	Notice Served	Site Visit
Date Sent Date Ref	Date Sent Expiry Date	Date	Date	Date

**OUTCOME**

Danger Removed	Date/Time Visited	Signed	By
	200 3/10/00		

DANGER NOT REMOVED — FURTHER ACTION TAKEN

SIGNED OFF BY	DATE 3/6/04	LOG UPDATED	2226104
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## DANGEROUS STRUCTURE CONTINUATION SHEET

Date	Additional Information	Initials
7/9/01	No progress - no imminent danger at this time	<input type="checkbox"/>
8/3/02	No progress - some tidying has been done. Not immediate. Monitor	<input type="checkbox"/>
3/6/04	Roof tidied - no loose slates at time of inspection. Ext no better no worse. Not dangerous.	<input type="checkbox"/>

Our ref: CPW/BC/CM/PT/152L  
Please ask for:  
Direct line:  
Fax and  
answering service: 0116 2546316



Leicester  
City Council

Environment, Regeneration  
& Development

New Walk Centre  
Welford Place,  
Leicester LE1 6ZG  
East Midlands

[www.leicester.gov.uk/erd](http://www.leicester.gov.uk/erd)

Corporate Director: Peter Connolly

C/o 74 Catherine Street  
LEICESTER  
LE4 6EL

Date: 29<sup>th</sup> January 2004

I certify that I have delivered by hand this day, a notice served under Section 77  
Building Act 1984 to: *FALCON ESTATE AGENTS, 74 CATHERINE STREET  
LEICESTER LE4 6EL*

Signed .....  
(Building Control Surveyor)

Dated *29/1/04* .....

Signed .....  
(Owner/Occupier)

Dated .....

*I explained the requirements  
of the letter and suggested that as Agents they  
had some responsibility*

4380

Our ref: CPW/BC/CMPT/152-L  
Please ask for:  
Direct line:  
Fax and  
answering service: 0116 546316



Leicester  
City Council

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& Development

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Welford Place,  
Leicester LE1 6ZG  
East Midlands

[www.leicester.gov.uk/erd](http://www.leicester.gov.uk/erd)

Corporate Director: Peter Connolly

**BUILDING CONTROL  
RECEIVED**  
21 JAN 2004

C/o 74 Catherine Street  
LEICESTER  
LE4 6EL

PLEASE RETYPE FOR  
HAND DELIVERY ON 28th  
DO ALSO HAND DELIVERY  
FORM

28th  
Date: 7<sup>th</sup> January 2004

Dear Sir

**SECTION 77 - BUILDING ACT 1984**

**ADDRESS:** 282 Loughborough Road, Leicester

I write to draw your attention to a matter which can be dealt with by an application by me to a Magistrates' Court for an order requiring you to do the necessary work, as shown in the schedule below.

If you notify me within 14 days of your intention to do the work before the expiration of 30 days it will avoid the necessity of obtaining a Magistrates' Order.

Yours faithfully

Senior Building Control Surveyor  
Building Safety

**SCHEDULE**

**Site Address:** 282 Loughborough Road, Leicester

**Nature of Danger:** Falling roof slates

**Requirements:** Remove danger



INVESTOR IN PEOPLE

BEY

ENVIRONMENT AND DEVELOPMENT DEPARTMENT  
CUSTOMER SERVICE ACTION FORM

RECEIVED  
29 DEC 2003 Ref Number 167347  
ENVIRONMENT AND DEVELOPMENT

To: Env. Management & Protection Division  
\_\_\_\_\_, Group Manager, Building Ctrl  
Return to Helpline   
Please Tick

CUSTOMER'S DETAILS

Date: 24/12/03 Time: 09:39:57 Source: Telephone Originator:  
Name: \_\_\_\_\_ Tel: \_\_\_\_\_  
Address: 2 \_\_\_\_\_

Agent: \_\_\_\_\_

Type of Contact: Notification

Location: LOUGHBOROUGH ROAD 282 Ward: BELGRAVE

Further Location: \_\_\_\_\_

TYPE OF PROBLEM

Detail: customer rang community public health complaining about the shop on location address is unsafe as customer states slates falling off.  
passed to \_\_\_\_\_

Type Code: misc Miscellaneous Response Days: 10

Ack Date: \_\_\_\_\_

Target Date1: 07/01/04 Completion Date1: \_\_\_\_\_

Target Date2: \_\_\_\_\_ Completion Date2: \_\_\_\_\_

ACTION TAKEN Customer Notified ? (Y/N):

Called on site 31/12/03 - No sign of slates in the street. This property is already subject of action under file No 00/8550, DEC 2003 will hopefully be resolved in the near future

BUILDING CONTROL RECEIVED  
00/8550, DEC 2003

Signature: \_\_\_\_\_ Date: 6/1/03

BSY

(Please detach this page after completing the relevant parts and return in the pre-paid envelope). If there is insufficient space to answer any question please write the number and information on the reverse side of this page.  
INFORMATION CONCERNING: 282 Loughborough Road  
(ADDRESS) Leicester

30 DEC 2003

OFFICER:



- 1. Full name and address of occupier
- 2. Full name and address of freeholder
- 3. Full name and address of mortgagee or lessee or any person who directly or indirectly receives rent from the land
- 4. Full name and address of any person interested in the land, is authorised to manage the land or to arrange for letting of it

NONE

40 74 CATHERINE STREET  
LEICESTER LE4 6EL

NONE

FALCON ESTATE AGENT  
74 CATHERINE STREET  
LEICESTER. LE4 6EL

I acknowledge receipt of your notice dated the tenth day of December 2003 and I HEREBY CERTIFY that the information which I have given is a true and correct statement of the information required by the notice which is within my knowledge.

DATED this 29<sup>TH</sup> day of December 2003

Signed..

NOTE: In the case of a Limited Company the name of the Registered Office is required.

If a partnership has an interest in the premises give the full names and private addresses of all the partners.

ENVIRONMENT, REGENERATION  
AND DEVELOPMENT  
BUILDING CONTROL GROUP  
NEW WALK CENTRE  
WELFORD PLACE  
LEICESTER  
LE1 6ZG

Our ref: PP/BC/CM/PT/152L  
Please ask for:  
Direct line:  
Fax and  
answering service: 0116 2546316



Leicester  
City Council

Environment, Regeneration  
& Development

New Walk Centre  
Welford Place,  
Leicester LE1 6ZG  
East Midlands

[www.leicester.gov.uk/erd](http://www.leicester.gov.uk/erd)

Corporate Director: Peter Connolly

Falcon Estate Agent  
74 Catherine Street  
LEICESTER  
LE4 6EL

Date: 10<sup>th</sup> December 2003

I certify that I have delivered by hand this day, a notice served under Section 16, The Local Government (Miscellaneous Provisions) Act 1976 to:

Signed .....  
(Building Control Surveyor)

Dated 10/12/03

Signed.....  
(Owner/Occupier)

Dated 10/12/03

Our ref: PP/BC/CM/PT/152-L  
Please ask for:  
Direct line:  
Fax and  
answering service: 0116 2546316



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Corporate Director: Peter Connolly

Falcon Estate Agent  
74 Catherine Street  
LEICESTER  
LE4 6EL

Date: 10<sup>th</sup> December 2003

Dear Sir/Madam

**INFORMATION AS TO OWNERSHIP ETC. OF PREMISES**

The notice accompanying this letter requires you to provide certain information as to the ownership etc. of the premises which you occupy.

If you wish to discuss the requirements either by telephone or by visiting my office, the information for this purpose is provided in the Schedule of this letter.

Yours faithfully

Senior Building Control Surveyor  
Building Safety

Encs



INVESTOR IN PEOPLE



**LEICESTER CITY COUNCIL**

**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976**

To: Falcon Estate Agent  
74 Catherine Street  
Leicester  
LE4 6EL

TAKE NOTICE that the Leicester City Council, pursuant to Section 16 of the Local Government (Miscellaneous Provisions) Act 1976, hereby require you to state in writing by 30<sup>th</sup> December 2003 the nature of your interest in the land which you occupy at 282 Loughborough Road, Leicester

ALSO the name and address of any other person known to you as having an interest in the said land, for the Leicester City Council to perform its functions under Section 77 Building Act 1984 in respect of the loose slates and subsidence to the rear addition of 282 Loughborough Road, Leicester

DATED this tenth day of December 2003

Head of Building Control

ENVIRONMENT, REGENERATION  
AND DEVELOPMENT  
BUILDING CONTROL GROUP  
NEW WALK CENTRE  
LEICESTER  
LE1 6ZG

Ref: PP/BC/CM/PT/152-L

NOTE: Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 provides, inter alia, that:-

A person who fails to comply with the requirements of a notice served on him, or, in furnishing any information in compliance with such a notice, makes a statement which he knows to be false in a material particular or recklessly makes a statement which is false in a material particular, shall be guilty of an offence and liable on summary conviction to a fine not exceeding £5,000.



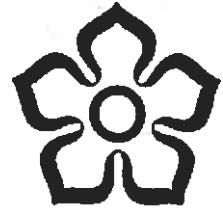
Section 9 C. J. Act 1967 statement of

continuation page 2 )

By 7<sup>th</sup> *date of referral to* ~~November~~ 2003 I had received no details in writing of the interests in 282 Loughborough Road, Leicester and concluded that an offence had been committed under Section 16 of the Local Government ( Miscellaneous Provisions) Act 1976.

Signature.....

## Memo



**Leicester  
City Council**

**Environment &  
Development**

**TO:**

Legal Services  
6<sup>th</sup> Floor – 'A' Block

**Ref:**

**FROM:**

Senior Building Control Surveyor  
Building Safety  
9<sup>th</sup> Floor – 'A' Block

**Ref:** PP/BC/CM/PT/131L

**Extn:**

**Date:** 7<sup>th</sup> November 2003

**282 LOUGHBOROUGH ROAD, LEICESTER  
SECTION 16 NOTICE**

Please find enclosed a copy of the file in respect of the above.

The reason for renewed interest in the building is due to marked deterioration and the need to take action under Section 77 of the Building Act 1984.

I would be pleased if you will arrange for legal action to be taken against Falcon Estates Agents for failure to comply with the requirements of the Section 16 notice served upon them.

I look forward to hearing from you.

Senior Building Control Surveyor  
Building Safety

**Enc:**

Our ref: EMP/BC/CM/PT/152L  
Please ask for:  
Direct line:  
Fax and  
answering service: 0116 2546316



Leicester  
City Council

Falcon Estate Agent  
74 Catherine Street  
LEICESTER

Environment and  
Development

Block A, New Walk Centre,  
Welford Place, Leicester,  
East Midlands LE1 6ZG

Date: 7<sup>th</sup> December 2000

I certify that I have delivered by hand this day, a notice served under Section 16, The Local Government (Miscellaneous Provisions) Act 1976 to:

Signed .....  
(Building Control Surveyor)

Dated 8/12/00.....

Signed No one in.....  
(Owner/Occupier)

Dated .....

*Not open - but signs that post is  
collected - neat piles of paperwork  
on office desk. No build up  
of mail*



INVESTOR IN PEOPLE

Director, Environment & Development  
Peter Webster

*8/12/00*

**Our ref:** EMP/BC/CM/PT/152-L  
**Please ask for:**  
**Direct line:**  
**Fax and**  
**answering service:** 0116 2546316



**Leicester**  
**City Council**

**Environment and**  
**Development**

Block A, New Walk Centre,  
Welford Place, Leicester,  
East Midlands LE1 6ZG

Falcon Estate Agent  
74 Catherine Street  
LEICESTER

**Date:** 7<sup>th</sup> December 2000

Dear Sir/Madam

**INFORMATION AS TO OWNERSHIP ETC. OF PREMISES**

The notice accompanying this letter requires you to provide certain information as to the ownership etc. of the premises which you occupy.

If you wish to discuss the requirements either by telephone or by visiting my office, the information for this purpose is provided in the Schedule of this letter.

Yours faithfully

Senior Building Control Surveyor  
Building Safety

Encs



**INVESTOR IN PEOPLE**  
Director, Environment & Development  
Peter Webster

**LEICESTER CITY COUNCIL**

**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976**

To: Falcon Estate Agent  
74 Catherine Street  
Leicester

TAKE NOTICE that the Leicester City Council, pursuant to Section 16 of the Local Government (Miscellaneous Provisions) Act 1976, hereby require you to state in writing by 22<sup>nd</sup> December 2000 the nature of your interest in the land which you occupy at 282 Loughborough Road, Leicester

ALSO the name and address of any other person known to you as having an interest in the said land, for the Leicester City Council to perform its functions under Section 77 Building Act 1984

DATED this seventh day of December 2000

Head of Building Control

ENVIRONMENT AND DEVELOPMENT DEPARTMENT  
BUILDING CONTROL GROUP  
NEW WALK CENTRE  
LEICESTER  
LE1 6ZG

Ref: EMP/BC/CM/PT/152-L

NOTE: Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 provides, inter alia, that:-

A person who fails to comply with the requirements of a notice served on him, or, in furnishing any information in compliance with such a notice, makes a statement which he knows to be false in a material particular or recklessly makes a statement which is false in a material particular, shall be guilty of an offence and liable on summary conviction to a fine not exceeding £5,000.

Our ref: EMP/BC/RW/af/152-L  
Please ask for:  
Direct line:  
Fax and answering service: 0116 2546316

Admin - Please retype  
for hand  
delivery.



Leicester  
City Council

Environment and  
Development

Block A, New Walk Centre,  
Welford Place, Leicester,  
East Midlands LE1 6ZG

Falcon Estate Agent  
74 Catherine Street  
Leicester

Date: 26<sup>th</sup> October 2000

Dear Sir/Madam

**INFORMATION AS TO OWNERSHIP ETC. OF PREMISES**

The notice accompanying this letter requires you to provide certain information as to the ownership etc. of the premises which you occupy.

If you wish to discuss the requirements either by telephone or by visiting my office, the information for this purpose is provided in the Schedule of this letter.

Yours faithfully

Building Control Surveyor  
Building Safety

Encs



INVESTOR IN PEOPLE

Director, Environment & Development  
Peter Webster



**LEICESTER CITY COUNCIL**

**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976**

To: Falcon Estate Agent

TAKE NOTICE that the Leicester City Council, pursuant to Section 16 of the Local Government (Miscellaneous Provisions) Act 1976, hereby require you to state in writing by 31/10/00 the nature of your interest in the land which you occupy at 282, Loughborough Road, Leicester.

ALSO the name and address of any other person known to you as having an interest in the said land, for the Leicester City Council to perform its functions under Section 77 Building Act 1984.

DATED this 26th day of October 2000

Head of Building Control

ENVIRONMENT AND DEVELOPMENT DEPARTMENT  
BUILDING CONTROL BRANCH  
NEW WALK CENTRE  
LEICESTER  
LE1 6ZG

Ref: EMP/BC/RW/af/152-L

NOTE: Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 provides, inter alia, that:-

A person who fails to comply with the requirements of a notice served on him, or, in furnishing any information in compliance with such a notice, makes a statement which he knows to be false in a material particular or recklessly makes a statement which is false in a material particular, shall be guilty of an offence and liable on summary conviction to a fine not exceeding £5,000.

(Please detach this page after completing the relevant parts and return in the pre-paid envelope). If there is insufficient space to answer any question please write the number and information on the reverse side of this page.

INFORMATION CONCERNING: 282, Loughborough Road  
(ADDRESS) Leicester

**OFFICER:**

1. Full name and address of occupier
2. Full name and address of freeholder
3. Full name and address of mortgagee or lessee or any person who directly or indirectly receives rent from the land
4. Full name and address of any person interested in the land, is authorised to manage the land or to arrange for letting of it

I acknowledge receipt of your notice dated the 26th day of October 2000 and I HEREBY CERTIFY that the information which I have given is a true and correct statement of the information required by the notice which is within my knowledge.

DATED this                      day of                      2000

Signed.....

**NOTE:** In the case of a Limited Company the name of the Registered Office is required.

If a partnership has an interest in the premises give the full names and private addresses of all the partners.

**ENVIRONMENT AND DEVELOPMENT DEPARTMENT  
BUILDING CONTROL BRANCH  
NEW WALK CENTRE  
WELFORD PLACE  
LEICESTER  
LE1 6ZG**

## DSINSPECT Inspection Details

<b>Case No.</b>	05/00018/DBLDG
<b>Date of Inspection</b>	01.02.2005
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INASS
<b>Date/Time Updated</b>	29.07.2005
<b>Inspection Notes</b>	Building not immediately dangerous. There has been some subsidence. Has been like this some time.If it did collapse it will fall within the site, which is farely secure. Vacant building. Try action via planning.
<b>Plot Number</b>	

<b>Case No.</b>	05/00018/DBLDG
<b>Date of Inspection</b>	01.02.2005
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	FVISIT
<b>Date/Time Updated</b>	29.07.2005
<b>Inspection Notes</b>	As INASS
<b>Plot Number</b>	

## DSINSPECT Inspection Details

<b>Case No.</b>	05/00216/DBLDG
<b>Date of Inspection</b>	22.09.2005
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INASS
<b>Date/Time Updated</b>	28.09.2005
<b>Inspection Notes</b>	<p>Memo from General Enquires-LCC gave cause for a site visit to Investigate complaints with regards to subsidence to property.</p> <p>A visual site Inspection of dwelling founs no subsidence cracks, neither evidance of twisted windows and external doors. Outbuilding found to have diagonal shrinkage crack at low level but i suspect de-watering of ground by Laurel tree growing 600mm away (root damage). Laurel tree aprox 125mm in girth and in excess of 5metres high.</p> <p>The property was purchased five years prior and owner is complaining about footpath slab settelment to perimeter of property and adjacent property.</p> <p>No "dangerous" structure exists and no imminent, obvious well, mineshaft or land drain allowing complete garden to de-water.- No further action required.</p>
<b>Plot Number</b>	

<b>Case No.</b>	05/00216/DBLDG
<b>Date of Inspection</b>	22.09.2005
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	FVISIT
<b>Date/Time Updated</b>	03.10.2005
<b>Inspection Notes</b>	As INASS
<b>Plot Number</b>	

**DSINSPECT Inspection Details**

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	03.11.2006
<b>Inspecting Officer</b>	
<b>Status</b>	O
<b>Inspection Type</b>	INASS
<b>Date/Time Updated</b>	11.05.2007
<b>Inspection Notes</b>	Further to a site visit today. Rear addition boarded and suffering settlement movement. Section 77 notice required.
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	10.08.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	10.08.2007
<b>Inspection Notes</b>	Follow up letters sent to owners of No282 _ 284 24th July. To date no response  Periodic inspection  Settlement cracking to elevations facing Vicarage lane and alley. Windows boarded and appears no progress on site since last visit. Collapse does not appear imminent however requires attention.  Spoke with manager of florists, rear addition now in use for storage etc Card left Requested owner to contact office
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	27.06.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	10.08.2007
<b>Inspection Notes</b>	No progress since previous recorded MF inspection
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	24.06.2008
<b>Inspecting Officer</b>	
<b>Status</b>	
<b>Inspection Type</b>	
<b>Date/Time Updated</b>	24.06.2008
<b>Inspection Notes</b>	Telephone call to check on progress (if any), of monitoring. unavailable, message left. Awaiting contact.

<b>Plot Number</b>	
<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	20.11.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	21.11.2007
<b>Inspection Notes</b>	<p>Periodic inspection  #From Kerb side loose slates appear to of been removed from valleys and roof surface (no weather protection provided  #Second floor window glazing removed and ply board from inside  #No support provided to bay or door arch, Still no method of monitoring movement. Does not appear to of been any movement since last visit</p> <p>#Requested that manager contacts office re progress</p> <p>#Application for Magistrates Order sent to all relevant parties, awaiting contact</p>
<b>Plot Number</b>	
<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	25.09.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	25.09.2007
<b>Inspection Notes</b>	<p>Hand Delivered Section 16 notices to The Manager  Flacon Estates and Fairway  Assured Ltd @ 74 Catherine Street</p> <p>Additional copies to be sent by Royal mail recorded delivery</p> <p>Expiry date 8th Oct 2007  (previous letter to @ Falcon  Estate agents expires 3rd Oct 2007)</p>
<b>Plot Number</b>	
<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	08.10.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	08.10.2007
<b>Inspection Notes</b>	<p>On site meeting with the manager of Falcon Estate Agents  Those also present - Team Manager South,  Health _ Safety</p> <p>Requirements of Section 19 Notice conveyed to  , copy of notice given to him and requested to complete in full and return at earliest possible opportunity.  ndicates that the owners have not</p>

	<p>been contacted with reference to the condition of the property.</p> <p>advised what work is required as a metter of urgency</p> <p>1-strip loose roof tiles, and provide tempory weather covering</p> <p>2-Provide acro support below arches and bay</p> <p>3-Remove loose glazed panels and board windows</p> <p>4-carry out remedial works to cracked chimney</p> <p>#Agent agreed to carry out work but would not confirm time scale</p> <p>#Structural enginneers report requested by BC and H_S</p> <p>Will monitor</p>
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	07.01.2008
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	07.01.2008
<b>Inspection Notes</b>	<p>Periodic Inspection, No progress on site since last visit</p> <p>Letter dated 4th Jan and Section 16 delivered to Ishi florist and signed for by member of staff</p> <p>Letter dated 4th Jan and Section 16 delivered to Falcon Estates and Littlecroft Ltd c/o flacon estates.However premises closed letters put through letterbox</p> <p>Deadline 21th Jan Awaiting contact</p>
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	27.02.2008
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	27.02.2008
<b>Inspection Notes</b>	<p>Following Earthquake am 27/2/2008</p> <p>Appears no further movement to rear addition or buldging to gable end brickwork HOWEVER monitoring details have still NOT been provided.</p> <p>Chimney stack appears stable, pots do not appear to of moved</p>
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	05.12.2007
<b>Inspecting Officer</b>	

<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	05.12.2007
<b>Inspection Notes</b>	<p>No progress in site, props monitoring etc</p> <p style="text-align: right;">can not</p> <p>confirm if structural engineer has visited site.</p> <p>Left details for manager to contact office.</p> <p>After telephone call 28/11/07 with falcon estate agents, contact details for owner still not forth coming.</p>
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	05.11.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	05.11.2007
<b>Inspection Notes</b>	<p>Periodic Inspection, NO PROGRESS on site - Several issues of concern still remain.</p> <p>Manager of shop not available, advised that she can be contacted at shop</p> <p style="text-align: right;">Card left at both properties, and a site meeting is to be requested for following day. Awaiting contact</p>
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	22.02.2008
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	22.02.2008
<b>Inspection Notes</b>	<p>Periodic inspection</p> <p>#Appears no movement to rear addition since last vist however details of monitoring etc has still NOT been provided.</p> <p>#Remedial work to chimney stack not carried out, apparently contractor appointed</p> <p>To continue monitoring Follow up information request</p>
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	20.12.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C



<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	20.12.2007
<b>Inspection Notes</b>	Report submitted by tennant provided by surveyor.  In princilpe this may be accepatable provided that means of monitoring/measuring movement are employed.
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	03.10.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	03.10.2007
<b>Inspection Notes</b>	Complaint recieved from customer services re cracking to No 288 Loughborough Road.  However site visit and telephone conversation with member of public, incorect address provided and contact is with referance to No 282. Member of public informed BC are deqling with situation  ##Appears no further movement, however discussion with owner of shop No286 there is serious defects internally. These are to be investigated at arranged site meeting between BC, management company and H_S.
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	19.10.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	19.10.2007
<b>Inspection Notes</b>	Periodic inspection  Section 16 Misc prov Act recieved from falcon estate agents signed <input type="text"/>  No progress on site #loose slate still scattered over roof, broken/loose pane of glass not removed  To follow up and call falcon estate agents
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	19.09.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	03.10.2007
<b>Inspection Notes</b>	Telephone conversation with falcon Estates <input type="text"/>  contact name given as <input type="text"/> refuses to confirm

	<p>surname or details of manager.</p> <p>Confirmed receipt of hand delivered Section 16 notice, and that it will be dealt with by a colleague whose name would not be provided.</p> <p>Awaiting receipt of completed notice - expires 3 Oct 2007</p>
<b>Plot Number</b>	

<b>Case No.</b>	06/00238/DBLDG
<b>Date of Inspection</b>	19.09.2007
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	INTVST
<b>Date/Time Updated</b>	20.09.2007
<b>Inspection Notes</b>	<p>Completed Section 16 notices have not been received from tenants or management company "Falcon Estate" expired 10th Sept.</p> <p>Confirmation of signature and delivery received from Royal mail.</p> <p>follow up hand delivered 16 notices - delivered to tenant @ 282 Loughborough Rd and Falcon Estate agents 74 Catherine St</p> <p>Site inspection Cracking to brick work does not appear to be increased, photos of building dated 19/9/2007 in file. Collapse does not appear imminent however <input type="checkbox"/> Health _ Safety Notified <input type="checkbox"/></p> <p>To monitor</p>
<b>Plot Number</b>	



**BUILDING CONTROL SECTION  
DANGEROUS STRUCTURE REPORT FORM  
FILE 156**



MESSAGE TAKEN BY	DATE/TIME NOTIFIED	OFFICER			LOG NO.				
	5th June 2014 10.03				14/00135/DBLDG				
STRUCTURE ADDRESS	282 Loughborough Road Leicester LE4 5PH								
OWNER / OCCUPIER	Littlecroft LTD								
NATURE OF DANGER	Dangeorous building								
NOTIFIER NAME									
NOTIFIER ADDRESS	City Warden Belgrave, Latimer & Rushey Mead Leicester City Council								
DATE/TIME SITE VISITED		SECTION 77		SECTION 78		SECTION 36		OWNER	

**SECTION 78 BUILDING ACT 1984**

NOTIFICATIONS	GAS	ELEC	WATER	TELECOM	FIRE	POLICE	OTHER
WORK UNDERTAKEN BY	NAME OF CONTRACTOR						
OWNER	L.C.C.						

**SECTION 77 BUILDING ACT 1984**

First Letter Date Sent	Expiry Date	Site Visit Date	Second Letter Date	To Legal Services Date

**SECTION 36 LEICESTERSHIRE ACT 1985**

Initial Letter Date Sent	Expiry Date	Site Visit Date	Notice Served Date	Site Visit Date

**OUTCOME**

Danger Removed	Date/Time Visited	Signed	Log Updated
Signed Off By	Date	Log Updated	

S.16 L.G.M.P. Act Date Sent	Date Returned	Name / Address

**(Building Control)**

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**From:**  
**Sent:** 05 June 2014 10:03  
**To:** buildingcontrol  
**Cc:**  
**Subject:** 282 Loughborough Road

Hi

I began work on this property (**282 Loughborough Road, LE4 5PH**) as an Untidy Site following several complaints from residents in the area, and made a request for the front windows to be repaired and the back yard cleared. I have now noticed that there is a large crack in the structure and due to this, I have been advised to pass this case on to your department.

Following on from Land Registry checks and conversations with previous owners, it seems that Littlecroft LTD are the current owners and people to contact. I have spoken with a [redacted] in relation to this issue, I believe he works for Littlecroft:

Mobile

Littlecroft LTD  
c/o Falcon Estate Agents  
74 Catherine Street  
Leicester, LE4 6EL

Following on from my conversation with [redacted] some work was done on the back yard and the windows at the front were boarded up. However, the rear yard is still full of rubbish and also open to the public, with possible access to the interior of the property. I have not seen any change to the property, or any further work done, in the last month.

Please find pictures attached.

Thank you for your assistance and I look forward to hearing from you soon.

Kind Regards

Belgrave, Latimer & Rushey Mead

**Leicester City Council**

0116 454 1001

[Click here to Leave Feedback On City Warden Service](#)

Please ask for:

Direct line:

Email:

Address:

[bc@leicester.gov.uk](mailto:bc@leicester.gov.uk)

Building Control, Local Services & Enforcement, Phoenix House,  
1 King Street, Leicester LE1 6RN

Website:

[www.leicester.gov.uk/buildingcontrol](http://www.leicester.gov.uk/buildingcontrol)

Our ref:

LSE/BC/PNC/MISTN/152

Date:

26th March 2015



Leicester  
City Council

Littlecroft Ltd  
c/o Falcon Properties  
74 Catherine Street  
Leicester  
LE4 6EL

Dear Sir/Madam

**SECTION 77 - BUILDING ACT 1984**

**ADDRESS:** 282 Loughborough Road Leicester LE4 5PH

**LOG NO.:** 14/00135/DBLDG

I write to draw your attention to a matter which can be dealt with by an application by me to a Magistrates' Court for an order requiring you to do the necessary work, as shown in the schedule below.

If you notify me within 14 days of your intention to do the work before the expiration of 28 days it will avoid the necessity of obtaining a Magistrates' Order.

Yours faithfully

L.C.G.I.

Building Safety Inspector  
Building Safety & Protection Team

See Schedule overleaf.

## **SCHEDULE**

- Site Address:** 282 Loughborough Road Leicester LE4 5PH
- Nature of Danger:** Loose slate roof tiles (it has been noted by another that tiles have fallen onto the pavement).
- Loose/cracked brickwork to side chimney (Vicarage Lane elevation).
- Rear wall possible collapse.
- The cracking to the side elevation (Vicarage Lane elevation) is now suggesting partial collapse.
- Loose timber to front of building (Loughborough Road elevation).
- The site is insecure.
- Requirements:** To make safe and secure building – to address all concerns listed below.
- To investigate and take action on the large crack adjacent to the bay window to the side of the property.
- To take down to good brickwork and make good/safe, chimney stack on the Vicarage Lane elevation.
- To deal with loose woodwork on the front of the building that is hanging down and would fall into the pavement. (This is on the Loughborough Road elevation).
- To make good/make safe all loose slate roof tiles.
- To investigate the rear boundary wall to alleyway. This shakes when an amount of pressure is applied to it.
- To secure the site completely and also to re-board any of the building where the boards are working / have worked loose.

Please contact our office as soon as possible.

**NB** Please contact Planning/Conservation Department for all work/s as this property is within a conservation area.

We request that your latest structural engineers report be forwarded to our office as soon as possible.

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**From:**  
**Sent:** 17 April 2015 11:44  
**To:**  
**Cc:**  
**Subject:** RE: 282 Loughborough Road

Dear

Further to my last.

"N.B. Section 77 letter with Schedule sent by to C/O Falcon Estates on 26/04/15".

As you have correctly pointed out, the date should read 26/03/15.

---

**From:**  
**Sent:** 16 April 2015 13:53  
**To:**  
**Cc:**  
**Subject:** RE: 282 Loughborough Road

Dear

Further to my site visit today and our conversation on return, here is an update.

- 1028 Hrs. site meeting arranged with
- 1120 Hrs. met Scaffolding Contractor ( on site
- Spoke with , Building Contractor on mobile of
- stated that he had been contacted by the owner , can't remember their names....to do the chimney"
- Advised him of more than just a chimney
- Contact No. given for owner as
- 1130 Hrs. spoke with on site as arranged
- Advised that the owner had sent a contractor without informing us
- Scott took photograph of Schedule prepared by to price the work if the owner does not complete all required

N.B. Section 77 letter with Schedule sent by to C/O Falcon Estates on 26/04/15.

---

**From:**  
**Sent:** 15 April 2015 12:30  
**To:**  
**Cc:**  
**Subject:** RE: 282 Loughborough Road

Please proceed



Regards

---

**From:**  
**Sent:** 15 April 2015 11:40  
**To:**  
**Cc:**  
**Subject:** RE: 282 Loughborough Road

Dear

I can prepare a Sect.80 EPA Notice regarding:

- Re-securing
- Removal of waste

I can prepare a Sect.77 regarding

- the rear addition
- other risk areas of the structure.

I have not entered the property so cannot assess the condition.

has been in recent contact with the owner and I've requested the details.

Shall I proceed?

---

**From:**  
**Sent:** 15 April 2015 10:20  
**To:**  
**Cc:**  
**Subject:** RE: 282 Loughborough Road

This building as been on the radar for years

What would be the scope of the notices – S77 in respect of the bay / rear addition in conjunction with the general securing of the building.

What is the condition of the general interior of the building I know the rear addition is a mess.

Regards

Team Manager  
Building Safety And Protection

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**From:**  
**Sent:** 14 April 2015 16:41  
**To:**  
**Cc:**  
**Subject:** 282 Loughborough Road

Dear

This property can be classed as V&D.

There are various Sect. 77 possibly Sect. 78 issues.

I'm prepared to serve Notices and arrange works as required if no response.

has ownership details.

Please advise.

**DSINSPECT Inspection Details**

<b>Case No.</b>	14/00135/DBLDG
<b>Date of Inspection</b>	16.04.2015
<b>Inspecting Officer</b>	
<b>Status</b>	C
<b>Inspection Type</b>	MEETNG
<b>Date/Time Updated</b>	16.04.2015
<b>Inspection Notes</b>	<p>1028 Hrs. site meeting arranged with  1119 Hrs. met Scaffolding Contractor ( )  on site.  Spoke with Building Contractor  on mobile of  stated that he had been contacted by the owner  can't remember their names...to do the  chimney".  Advised him of more than just a chimney. He responded  "yeah, I've got a big list".  Contact No. requested and given for owner as</p> <p>1125 Hrs. left site.  1130 Hrs. spoke with on site as arranged.  Advised that the owner had sent a contractor  without informing Building Safety.  took photograph of Schedule prepared by PNC to  price for the work if the owner does not complete all  required, then left site.  Affixed warning signage and barrier tape to wall near  rear gate.  Photograph taken.  Spoke with and on return to office. Update  given and agreed to hand over to  1352 Hrs. e-mail sent to cc with relevant  contact details.</p>
<b>Plot Number</b>	

