



# Building Control Services

Council Offices, Adam & Eve Street,  
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## BUILDING ACT 1984 (SECTION 80) Notice of Intention to carry out demolition

This Notice must be completed and copies sent by you to the persons and bodies listed in section 4 below, six weeks before demolition starts. The Council will then arrange for the conditions (a Section 81 Notice) to be sent to you. You must not start demolition work until you receive the conditions from the Council, or until the six weeks expires whichever is the earlier.

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**Description of Building to be demolished:**

3

**Address of Building to be demolished:**

4

**Copies of this Notice must be completed and served on:**

- (a) The Occupier of adjacent buildings
- (b) Gas
- (c) Electric
- (d) Sewerage/Water

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Please tick in the boxes that you have served the Notices as shown

5

**Name, address & telephone number of person who is carrying out the work:**

6

**Addresses of adjacent buildings:**

7

**Name and address of applicant**

8

**I hereby serve Notice on you under Section 80 of the Building Act 1984 of my intention to carry out demolitions as set out above:**

To commence on the .....

SIGNED.....STATUS.....DATE.....

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## **Guidance notes**

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The power to control demolitions is granted to the Local authority in Section 80-83 of the Building Act 1984

Any person intending to carry out demolition of a building must inform the Local Authority in writing:

- by letter or
- by standard notice

And must include:

- Site details
- Intended demolition

They must copy Notice to:

- Neighbours
- Gas supplier
- Electricity supplier

Demolition may commence after the Local Authority has issued a counter notice or after 6 weeks has elapsed from the submission of the notification.

Any counter notice issued will contain certain requirements as to how the demolition is to be undertaken and may include:

1. Request for a method statement
2. Notifying the Local Authority Building Control upon commencement
3. Details of site security/protection of the public and highway
4. Details of adjacent/included risks i.e.:
  - Asbestos removal/disposal
  - Overhead hazards
  - Adjacent services
  - Damping down/burning restrictions
5. Time restrictions on vehicles entering and leaving the site
  - Notification to the HSE under the CDM regulations.

The above list is not exhaustive but are the more common conditions set out in any counter notice.

## **Exemptions**

Notification under Section 80 of the Building Act 1984 is not required for

- (a) A demolition order made under part IX of the Housing Act 1985( because the Local Authority will serve the counter notice regardless)
- (b) The internal part of an occupied building intended to continue to be occupied
- (c) A building not more than 1750 cu.ft measured externally (50 cu.m)
- (d) A green house ,conservatory , shed or prefabricated garage
- (e) An agricultural building unless near or touching another non agricultural building

Note: Demolition does include a part of a building ( i.e.: an unsound wall to a dwelling being demolished would be controlled)