



Demolition of Buildings – Guidance Notes

Notice by person undertaking demolition

If a section 80 demolition notice is required the person undertaking the demolition must:-

1. Give notice to the local authority. This will specify the:-
 - a) Address of the building.
 - b) Owner of the building.
 - c) Demolition contractor's details.
 - d) Proposed method of intended demolition.
 - e) Copy of the asbestos survey.

2. Send a copy of the notice to:-
 - a) The occupier of any building adjacent to the building. Please also provide contact details to neighbours in order that complaints can be dealt with by you in the first instance.
 - b) Any public gas supplier.
 - c) The public electricity supplier.

Demolition work will not commence until the Local Authority has issued the Section 81 demolition notice or six weeks has expired since the submission of the Section 80 notification.

The issuing of a Section 81 notice does not, of itself, infer immunity from other legislation. See below for some matters that may require consideration as part of any demolition.

Asbestos

Your attention is drawn to the Control of Asbestos Regulations which states the legal obligations should asbestos be present on site. Please provide a copy of the latest asbestos survey. Further information is available from the Health and Safety Executive (HSE), see link for HSE website.

Planning permission

Planning permission or discharge of approved planning conditions may be required for the demolition of residential buildings, buildings within a conservation area or listed buildings. Please check with the Planning Department on 01263 516130.

Waste Disposal

The management of waste must be undertaken in accordance with the relevant waste regulations. Further advice can be obtained from the Environmental Protection team at North Norfolk District Council, on 01263 516085.

Waste Storage

All waste stored on site must be securely stored to prevent spurious (illegal) off-site discharges e.g. damping down, covering skips etc.

Site Security

The site must be secure at all times. Regular checks should be made of surrounding fencing.

Dust Suppression

Steps should be undertaken to prevent dust emissions from arising beyond the boundary. Water sprinklers could be used as a form of dust suppression when loading material onto lorries for the removal from site.

Burning on Site

Unless a D7 (Burning Waste in the Open) exemption has been issued by the Environment Agency, burning on a building site is prohibited. Further information is available from the Environment Agency, see the link below for the Environment Agency website.

Hours of Work

Hours of work for demolition are:

- Monday to Friday, 8am to 6pm
- Saturday 8am to 1pm
- No work at all on Sundays or bank holidays.

Avoidance of Nuisance to Neighbours

Comparable with the Considerate Constructor scheme, please provide neighbouring properties or businesses with a contact telephone number to resolve initial complaints locally.

Best practicable means must be employed when undertaking any demolition to avoid a statutory nuisance to occupiers of neighbouring land. A statutory nuisance may be caused, for example, by unreasonable levels of dust, smoke and noise, and by working and unsociable times.

If a statutory nuisance occurs as a result of the demolition works the Environmental Health department may be required to take formal enforcement action to abate the nuisance which may cause a delay to the works or, if unabated, result in prosecution. Further advice can be obtained from the Environmental Protection team at North Norfolk District Council on 01263 516085.

Links:

Asbestos

<http://www.hse.gov.uk/asbestos/regulations.htm>

Burning on Site

<https://www.gov.uk/waste-exemption-d7-burning-waste-in-the-open>



**Building Act 1984
Section 80
Demolition Notice**

This form is to be completed by the owner of the building, their agent, or the company carrying out the demolition. Please see overleaf the requirements of S80 relating to Notice of intended demolition.

1. Owner of Building (or their Agent)

Name: _____
Address: _____
Post Code _____
Tel: _____ Fax: _____ E-mail: _____

2. Demolition Contractors Details

Name: _____
Address: _____
Post Code _____
Tel: _____ Fax: _____ E-mail: _____

3. Address or Location of Building(s) to Which this Notice Relates

Address: _____

4. Proposed Work

- a. Asbestos survey submitted Yes No
- b. Method statement for demolition (please attach as a separate sheet)
- c. Anticipated date of commencement (not less than six weeks from service of this Notice): _____
- d. Anticipated length of demolition works: _____
- e. Hours of work:

| | | | | | | | | | | | |
|-----|--|------|--|-----|--|------|--|-----|--|-----|--|
| Mon | | Tues | | Wed | | Thur | | Fri | | Sat | |
|-----|--|------|--|-----|--|------|--|-----|--|-----|--|

5. Notice Given to:

- a. Occupier of adjacent buildings Yes / No Date
- b. The building's gas supplier Yes / No Date
- c. The building's electricity supplier Yes / No Date

6. Statement

This notice is given in relation to the demolition work described above and outlined in the attached plans and method statement and is submitted in accordance with Section 80 of the Building Act 1984

Name _____ (Owner / Agent / Contractor)
Signature _____ Date _____

Please return this form to the Environmental Protection Team at the above address

Notes:

- A) Where it is intended to erect scaffolding or hoarding on the Public Highway, the consent of the Highway Authority must first be obtained. The Highway Authority is Norfolk County Council.
- B) You must ensure that any necessary planning permission has been obtained prior to demolition commencing.
- C) Section 80 of the Building Act 1984 states:
- (1) This section applies to any demolition of the whole or part of a building except--
 - (a) a demolition in pursuance of a demolition order [or obstructive building order] made under [Part IX of the Housing Act 1985], and
 - (b) a demolition--
 - (i) of an internal part of a building, where the building is occupied and it is intended that it should continue to be occupied,
 - (ii) of a building that has a cubic content (as ascertained by external measurement) of not more than 1750 cubic feet, or, where a greenhouse, conservatory, shed or prefabricated garage forms part of a larger building, of that greenhouse, conservatory, shed or prefabricated garage, or
 - (iii) without prejudice to sub-paragraph (ii) above, of an agricultural building ([within the meaning of any of paragraphs 3 to 7 of Schedule 5 to the Local Government Finance Act 1988]), unless it is contiguous to another building that is not itself an agricultural building or a building of a kind mentioned in that sub-paragraph.
 - (2) No person shall begin a demolition to which this section applies unless--
 - (a) he has given the local authority notice of his intention to do so, and
 - (b) either -
 - (i) the local authority have given a notice to him under section 81 below, or
 - (ii) the relevant period (as defined in that section) has expired.
 - (3) A notice under subsection (2) above shall specify the building to which it relates and the works of demolition intended to be carried out, and it is the duty of a person giving such a notice to a local authority to send or give a copy of it to--
 - (a) the occupier of any building adjacent to the building,
 - [(b) any public gas supplier (as defined in Part I of the Gas Act 1986) in whose authorised area (as so defined) the building is situated,] and
 - [(c) the public electricity supplier (as defined in Part I of the Electricity Act 1989) in whose authorised area (as so defined) the building is situated and any other person authorised by a licence under that Part to supply electricity to the building].
 - (4) A person who contravenes subsection (2) above is liable on summary conviction to a fine not exceeding level 4 on the standard scale.