

Control of Demolition

The Building Act 1984: Sections 80 – 83

Information and Guidance

Introduction

The Building Act contains provisions that enable local authorities to control demolition works for the protection of public safety and to ensure adjoining premises and the site are made good on completion of the demolition. A notice of conditions is issued that require certain works to be undertaken to achieve these aims.

Information required

- Location Plan indicating buildings to be demolished.
- Demolition Method Statement.
- **'Refurbishment and Demolition Asbestos Survey'** and asbestos clearance certification where appropriate
- Evidence from Development Control that **'prior approval'** planning application has been made or is not required.
- Details of all drainage sealing.

Procedure

Section 80 of the Act places an obligation on anyone intending to demolish a building to give notice to the Local Authority and send copies of the notice to the utility services (Gas, Water and Electricity) and also to adjoining owners and/or occupiers. **A standard form of notification is enclosed in this pack for your convenience.**

On receipt of the notice and required payment, a surveyor from the council may carry out a site survey to determine what conditions will be necessary to control the process of demolition, the remedial works needed on adjoining buildings, the effect on services and the treatment of the site on completion.

If necessary a site meeting will be arranged with all interested parties to discuss the issues arising out of the proposed demolition.

The council has the statutory period of six weeks to issue the demolition notice (we aim to turn round the application in a shorter time period provided all the required supporting information is complete and satisfactory).

Copies of the notice will also be sent to the adjoining owners/occupiers that we are of the opinion will be affected by the demolition works.

When notified of commencement, the surveyor will carry out inspections during the course of demolition and on completion to ensure the conditions of demolition are met.

Attention is drawn to the Construction Design and Management Regulations 2007 that apply to all demolition works.

**NOTICE OF INTENDED DEMOLITION
Building Act 1984**

1. Address of building(s) to be demolished:

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2. Name and address of Owner:

.....

3. Name and address of Agent:

.....

Tel No.....

Tel No

4. Name and Address of Demolition Contractor:

.....

Tel No (office hours) Tel No(out of office hours)

5. Name and Address of keyholder if premises are vacant:

.....

6. Type / method of demolition to be used:

.....

***(Demolition Method statement and 'Refurbishment and Demolition Asbestos Survey' required
please forward copy with application)***

7. What services are to be disconnected?

Gas: Yes / No **Electricity:** Yes / No **Water:** Yes / No

Telephone: Yes / No **Other (please state)**.....

8. Does the building contain any form of dangerous / offensive materials? **Yes / No**

e.g. Asbestos, stored chemicals, combustible / inflammable / explosive materials etc

Continued overleaf

9. If it does, has the Health and Safety Executive been notified? **Yes / No**
If Yes indicate Date of notification
10. Do you intend to carryout the burning of any part of the structure or materials on site?
Yes / No If YES please give details (*please note we do not accept burning on site as a general condition*).
11. Intended commencement date:
12. Please state the contract period of demolition:
13. State how many dwellings (if any) are to be demolished:
- 14. A copy of this completed notice should be sent to the local gas and electricity offices (as appropriate) and to the occupiers of any adjacent buildings.**
15. This notice **must be accompanied by a site plan** to a scale of N.L.T 1:1250 showing the position of the building(s) to be demolished and the boundaries of the site.
The plan should indicate drainage details of both foul and surface water that are:-
(a) to be discontinued and grubbed up; b) to remain in use; and c) the method of sealing redundant drainage / inspection chambers (if any).

Declaration / Owners Representative

1. I confirm that * I / we am / are the owner / agent for the above building and * am / are authorised to accept formal notices in connection with the demolition of the above building.
2. I confirm that a copy of the Notice of Intended Demolition has been * sent / given to the occupier(s) of adjacent buildings. The gas company. The electricity company and the water company.

Statement is given in relation to demolition works as described and is submitted in accordance with section 80 of the Building Act 1984.

Name: _____ Signature: Date:

Please return this Notice, payment, method statement, asbestos survey and site plan to:
Planning and Building Control, Tameside MBC, PO Box 304, Ashton Under Lyne, OL6 0GA

Note: If submitting your Notice by email, payment can then be made either over the telephone by calling 0161 342 4460 or by cheque, payable to TMBC and sent to the address above



email – building.control@tameside.gov.uk

IMPORTANT

This notice must be submitted at least six weeks prior to the proposed demolition. Failure to do so is a contravention of the above 'Act' and may result in prosecution.

You are also advised to speak to Development Control 0161 342 8355 regarding the need for a planning application for the demolition work proposed.

Schedule of Service Providers

Electricity Company:

United Utilities
Customer Service Department
2nd Floor
Hartington Road
Preston PR1 8LE
Fax: 01772 848239

Gas Company:

National Grid
Isolations Team
Brick Kiln Street
Hinckley
Leicester LE10 0NA

Water Company:

Billing Department
United Utilities Ltd
PO Box 50
Warrington WA55 1AQ

Health and Safety Executive:

Grove House
Skerton Road
Manchester M16 0RB
Telephone: 0161 952 8200
01772 836 200

Environment Agency:

Environment Agency
Appleton House
430 Birchwood Boulevard
Birchwood
Warrington WA3 7W
Telephone: 01925 543 594
0370 8506506