

Demolition Guidance Note



If you are intending to carry out demolition work to a building with a volume greater than 50m³ (subject to the exemptions below) you are required to notify the Council under Section 80 of the Building Act 1984 (The Act).

Exemptions

- Demolition made under the order of the Housing Act 1985.
- A building not more than 1750 cubic feet (50m³) or any greenhouse, conservatory, shed or prefabricated garage.
- An internal part of an occupied building.
- An agricultural building (as defined Section 26 of the General Rate Act 1967).

Demolition work must not take place until we have either issued a notice under Section 81 of The Act or six weeks has passed since the giving of the Section 80 notice mentioned above.

During the six-week period we will send a copy of your notice and a copy of our notice to the Fire Authority and other statutory undertakers, any comments received will be forwarded.

It is also the responsibility of the applicant to issue a copy of their notice to the occupiers of any buildings adjacent to the building being demolished as well as the Gas (Transco) and the local electricity boards (UK Power Network).

If the demolition works involve the removal of asbestos then you are required to have a full risk assessment carried out by a competent person, this will include sampling and analysis of any suspected materials. The risk assessment will highlight whether a licenced asbestos removal contractor is required or whether a contractor who is suitably trained to handle asbestos is permitted.

All work is be notified to the Health and Safety Executive.

Please note that you may also require permission under the Town and Country Planning Acts for your scheme. If the building is listed or in a conservation area special consent may also be required even if the demolition work is exempt from the Section 80 notice as explained above.

You may also be required to serve notice to adjoining owners under the Party Wall Act 1996. Please seek the advice from a qualified Party Wall Surveyor.