

Notice of Intended Demolition

Notes, guidance and information on Demolitions

Section 80 of the Building Act 1984 places a duty on any person intending to carry out the demolition of a building to first give notice to the Local Authority of their intention to do so. This requirement applies to all demolitions **EXCEPT** those falling into one of the following categories:

- A building with a volume less than 1750 cubic feet (approx 50m³)
- The demolition is of an internal part of any occupied building, which is intended to remain occupied
- The proposed demolition is of a greenhouse, conservatory, shed or prefabricated garage, that forms part of a larger building
- Certain agricultural buildings, unless contiguous with another building that is not an agricultural building
- A demolition order under the Housing Act 1985 has been served

Unless one of the exemption criteria above is applicable, a demolition notice **MUST** be submitted to the Local Authority. The demolition works should **NOT** be commenced until either;

- A. The Local Authority has issued a counter notice to the person submitting the demolition notice; **OR**
- B. A period of 6 weeks has elapsed since the demolition notice was submitted.

A counter notice served by the Local Authority may include conditions which will need to be complied with during the course of the works. These conditions are intended to be supplementary provisions to protect adjacent properties and public amenity. They do not replace or remove any duties on the person carrying out the work under the Health and Safety At work Act 1974, the Construction (Design and Management) Regulations 2015, or any other legislation. It is the responsibility of the person(s) carrying out the demolition work to ensure that it is carried out in a manner that is safe for both those on the site and members of the public who may be near to the site. This includes taking appropriate precautions when dealing with asbestos and other harmful materials.

A demolition notice should be submitted and should be accompanied by a site plan indicating the site of the proposed works and the extent of the building(s) that are to be demolished.