

BUILDING ACT 1984

SECTION 80

NOTICE OF INTENDED DEMOLITION

TO: Building Control

(Delete/Complete as appropriate)

I/We.....of.....

Hereby give notice pursuant to Section 80 of the Building Act 1984 that I/We intend to begin the demolition of (the whole) (part) of a building known as.....

Aton.....and

That the works of demolition intended to be carried out are as indicated in the demolition brief/specification provided, with the anticipated completion date being

SIGNED:..... DATE:.....

NOTES

1. A separate application is required for the erection of any hoarding/scaffold over a Public Footpath/Highway.
2. The provisions of Section 80 of the Building Act 1984 are set out overleaf. Except in the cases referred to in Section 80 (1) (a) and (b), notice of intended demolition must be given to the Local Authority before a person begins demolition of the whole or part of a building.
3. Where a notice of intended demolition is required, the demolition cannot be begun until a period of six weeks from the giving of the notice has elapsed unless the Local Authority has given a notice under Section 81 of the Building Act 1984.
4. It is the duty of the person giving notice to send or give a copy of it to those persons referred to in Section 80 (3) (a) (b) and (c) of the Building Act 1984.

NOTE It may take up to 6 weeks to arrange for any disconnection of supply utilities.

5. It is a criminal offence for a person to fail to give the requisite notice punishable by a fine not exceeding level 4 on the Standard Scale**

Section 80 of the Building Act 1984 provides as follows:-

80 – (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 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 an 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 (as defined in Section 26 on the General Rate Act 1967), 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.

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.

A notice under sub-section (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) the British Gas Corporation, and
- (c) the Area Electricity Board in whose area the building is situated.

A person who contravenes sub-section (2) of the above is liable on summary conviction to a fine exceeding level 4 on the Standard Scale**.

'The relevant period' is defined in Section 81(4) (a) as meaning six weeks from the giving of the Notice under Section 80 or such longer period as the person giving the notice may in writing allow.

Currently £2,500