

Demolition Notice

The Building Act 1984 section 80

This form is to be completed by the owner, the person who intends to carry out demolition or their agent.
If the form is unfamiliar please read the notes on the reverse side or consult the office indicated above.

1. Owner of building (or their agent)

First name:	<input type="text"/>	Surname:	<input type="text"/>
Address:	<input type="text"/>		
Postcode:	<input type="text"/>	Telephone:	<input type="text"/>
Email:	<input type="text"/>		

2. Person(s) or company carrying out the work

Name:	<input type="text"/>		
Address:	<input type="text"/>		
Postcode:	<input type="text"/>	Telephone:	<input type="text"/>
Email:	<input type="text"/>		

3. Address or Location of building(s) or part(s) to be demolished (include block plan at 1:1250)

Address:	<input type="text"/>
Postcode:	<input type="text"/>

4. Proposed work

Description and use of building(s) or part of building(s) to be demolished:

Anticipated date of commencement:

Anticipated length of demolition works:

5. Additional information

A copy of this notice has been sent to (please indicate):

- ☐ a) The building's electricity supplier;
- ☐ b) The building's gas supplier;
- ☐ c) The occupier(s) of any building(s) adjacent to the building(s) to be demolished. A completed method statement and block plan accompany this notice.

Please note it is an offence to commence demolition work prior to receiving a Section 81

Notice from all local authorities under the Building Act 1984.

9. Statement

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

Full name:	<input type="text"/>	Signature:	<input type="text"/>
Date:	<input type="text"/>		

Personal data collected through this form will be held and processed in accordance with the General Data Protection Regulation, the Data Protection Act 2018 and, except where otherwise stated, in accordance with the Council's Privacy Statement. The Council's Privacy Statement, including more information about your data protection rights, can be found at www.sevenoaks.gov.uk/privacy

Section 80: Requirement to give local authority notice of intended demolition.

Section 81: Power of local authority to serve notice concerning demolition.

Section 82: Contents of notices under Section 81.

Section 83: Appeals.

1 Notice of intended demolition, except in respect of buildings described in paragraph 4, must be given to the Council before demolition and the demolition must not be commenced until either;

1a the Council have served notice under Section 81; or

1b the period of six weeks from the giving of notice of intended demolition has expired. (This period may be extended in writing by the person who gave that notice).

If demolition works commence before consent, then the person in contravention shall be guilty of an offence and liable on summary conviction to a fine.

It is the normal practice in this district for the Council to serve notice under Section 81. Such notice will usually be served well within the six week period.

2 A copy of the notice of intended demolition should also be sent or given to:

2a the occupier of any building adjacent to the building to be demolished;

2b the relevant public gas supplier; and

2c the relevant public electricity supplier and any other person authorised by a licence to supply electricity to the building.

3 The notice which the Council will serve under Section 81 may require the person on whom it is served:-

3a to shore up any building adjacent to the building which the notice relates;

3b to weatherproof any surfaces of an adjacent building which are exposed by the demolition;

3c to repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it;

3d to remove material or rubbish resulting from the demolition and clearance of the site;

3e to disconnect and seal, at such points as the local authority may reasonably require, any sewer or drain in or under the building;

3f to remove any such sewer or drain, and seal any sewer or drain with which the sewer or drain to be removed is connected;

3g to make good to the satisfaction of the local authority the surface of the ground disturbed by anything done under paragraph (e) or paragraph

3h above;

3i to make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building;

i) to make such arrangements with regard to the burning of structures or materials on the site as may be reasonably required:-

ii) if the building is or forms part of special premises, by the Health and Safety Executive and the fire authority; and

3j to remove any asbestos found in building(s) and to dispose of such asbestos in a safe and satisfactory manner;

3k to ensure that the site is left in such a condition which does not, or is not likely to, become detrimental to the public;

3l to ensure that the site is effectively fenced and secured against entry at all times;

3m to provide a method statement of the demolition as to the extent and nature of protection of the public, removal of debris, correct filling of the basements and method of shoring/weather protection of adjacent properties;

3n Adequate and suitable provision in the form of water sprays should be used to reduce dust nuisance during demolition work.

4 Notice of intended demolition is not required in the respect of any demolition of the whole or part of a building in the following categories:-

4a a demolition in pursuance of a demolition order made under Part IX of the Housing Act 1985; and

4b 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 1,750 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, or 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.

This form has been prepared to assist persons to give such notice. The notice may however be in any suitable written form, with copies to the persons/organisations mentioned at 2 above. (The non-possession of the prepared forms is not acceptable as a reason for not giving written notice). Details of appeal procedure against a Section 81 notice will be given on the notice.

Official use only

Application no: