

## Be First Building Control Notice to Local Authority by persons proposing to undertake the Demolition of a Building – Section 80 of the Building Act 1984

The Building Act 1984 | The Building Regulations 2010

*This Demolition Notice is to be completed in full by the building owner or agent. If you are unfamiliar with the process, please contact [buildingcontrol@befirst.london](mailto:buildingcontrol@befirst.london). Please type or use block capitals.*

**Fee Required: £500.00 (no vat)**

<b>1</b>	<b>Location of building or part of building to be demolished</b>			
	Address:		Postcode:	

<b>2</b>	<b>Name and address of building owner</b>			
	Name:			
	Address:			
	Postcode:	Tel:		Email:

<b>3</b>	<b>Name and address of person or firm undertaking the demolition</b>			
	Name:			
	Address:			
	Postcode:	Tel:		Email:

<b>4</b>	<b>Nature and extent of the demolition: how many storey/s dwellings)</b>		
	Description:		Proposed demolition start date:

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**IMPORTANT NOTICE**

Section 80 of the Building Act 1984.

- (2) 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 has given notice to the person under Section 81 below, or
    - ii) the relevant period (in this case six weeks) has expired
  
- (3) 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 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) any public gas supplier (as defined in Part I of the Gas Act 1986) in whose authorised area (as so defined) the building is situated,
  - c) the public electricity supplier (as defined in Part I of the Electricity Act 1989) in whose authorised area (as so defined) the building is situated, and any other person authorised by a licence under that Part to supply electricity to the building.
  
- (4) A person who contravenes subsection (2) above is liable on summary conviction to a fine not exceeding level 4 on the Standard Scale.

**Table 5 is to be completed by the person intending to carry out works of demolition.**

<b>5</b>	In accordance with Section 80 of The Building Act 1984 sub-section (3) above, I confirm that I have given a copy of this notice to the following: -		
	The occupier of any building adjacent to the building to be demolished.	YES/NO	
	British Gas Corporation	YES/NO	
	The Area Electricity Supplier	YES/NO	
	Print Name		
	Signature		Date

**A MESSAGE TO DEMOLITION CONTRACTORS FROM THE HEALTH AND SAFETY EXECUTIVE (HSE)**

You have duties to secure the safety of yourself, your workers, and members of the public during demolition work. The HSE enforces Health and Safety law and can help you by providing you with advice and information.

**The Construction Design and Management Regulations 2007**

The Regulations set out what needs to be done by all parties to manage the work. In brief, CDM requires:

- The client to appoint a CDM coordinator and a Principal Contractor – this could be you.
- The CDM coordinator and Principal Contractor to be competent.
- A Construction Phase Plan to be drawn up before work starts.

Working in partnership



## Be First Building Control Notice to Local Authority by persons proposing to undertake the Demolition of a Building – Section 80 of the Building Act 1984

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- Projects to be notified to the HSE if they last more than 30 days and have more than 20 workers at the same time at any point on the project or exceed 500 person days.

**Controlling the risks:** You need to think about the risks to workers and the public before work starts. You should plan the work carefully to avoid putting anyone at risk. Please visit the HSE website [Construction - Demolition - HSE](#) for comprehensive guidance and advice.

### Other consent required.

Any applicant considering demolition of a building or structure should check if the building is statutorily listed or locally listed and/or in a conservation area. The Council wants to retain its listed buildings as part of the heritage of the borough. Statutorily listed buildings and conservation areas are protected by the Planning (Listed Buildings and Conservation Areas) Act 1990 and listed building consent or conservation area consent will be required for demolition. Locally listed buildings are protected by Planning Policy Statement 5, Planning for the Historic Environment, and local policy. For further information on the statutory and locally listed buildings in the borough please see [Conservation areas and listed buildings](#)

Trees on the site may also be protected by a Tree Preservation Order (TPO). For further information, please see [Tree Preservation Orders](#)