

SECTION 80 DEMOLITION NOTICE

Notice of intended demolition of whole or part of building(s)

The Building Act 1984

The Building Safety Act 2022

The Building Regulations 2010 (as amended)

The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023

The following sections **MUST** be completed

1. Site or Location to which demolition work relates

Address	
Postcode	

2. Description of Building to be demolished, including number of stories and basement.

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3. Name and Address of submitter

Name	
Address	
Postcode	
Email	
Telephone	

NOTE:

A copy of the counter Notice under Section 81 of the Building Act 1984 will be sent to the owner(s).

4. Name and address of the owner(s) of the buildings to be demolished*:

Name	
Address	
Postcode	
Email	
Telephone	

5. Name and address of the owners / occupiers of any adjacent buildings

Name	
Address	
Postcode	
Email	
Telephone	

6. Name and address of the owners / occupiers of any adjacent buildings

Name	
Address	
Postcode	
Email	
Telephone	

7. Name and address of demolition contractor

Name	
Address	
Postcode	
Email	
Telephone	

8. Planning Information

Does this proposal require Planning Permission, or prior notification?	Y / N (Circle/Delete As Appropriate)
Has Planning Permission been granted?	Y / N (Circle/Delete As Appropriate)
If so, please provide planning number:	

9. Anticipated Start Date

Date	
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10. Charges

Fees and Charges:

Bolton Council is entitled to charge for the reasonable expenses of preparing a Notice under Section 81 of the Building Act 1984 and supervision of work on any site. Charges will be made to the person on whom the Notice is served and will be £300.00.

A fee of £300.00 is payable on submission of this Notice

Method of payment (please tick one)

Cheque	Credit/Debit card

- To pay by credit/debit card over the phone on 01204 336033
- or by cheque, payable to Bolton Council and please include the reference and relevant address

11. Notices Issued:

It is the duty of the person giving this notice to send or give a copy of it to:

1. the occupier of any adjacent building
2. the public gas supplier
3. the public electricity supplier

12. Declaration

I hereby deposit a Section 80 Notice in accordance with the requirements of the Building Act 1984.

Name	Signature	Date

The application for Reversion Approval with full plans to inform the local authority is restricted to certain building types. Additional information will also be required to accompany your application, depending upon the reversion proposal.

Further information can be found in the attached notes and checklist. This form cannot be used for Building Control approval applications for higher-risk building work or stage of higher risk building work or for work to existing higher-risk buildings. Applications for building work to higher-risk buildings can be made: [Manage a building control application for a higher-risk building - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Additional Notes: -

1. **This Notice must be accompanied by an appropriate block plan, which indicates the boundaries of the proposed demolition site.**
2. You are advised to check whether Planning Permission or prior notification is required for the proposed demolition works.

Demolition work relating to residential and/or listed buildings and/or buildings in conservation areas may require Planning Permission.
3. **This Notice should be submitted no later than 6 weeks before the intended start date.**
4. No work should be started until you have a received counter Notice under Section 81 of the Building Act 1984 from Bolton Metropolitan Borough Council specifying conditions under which the demolition is to be undertaken, or 6 weeks has elapsed since this notice was submitted.
5. The Building Act 1984 requires that you inform National Grid, United Utilities and the owner/occupier of any adjacent building of the proposed demolition.
6. The attention of persons giving notice is also drawn to the requirements of the Control of Pollution Act 1974 regarding the control of noise from demolition operations, the Clean Air Act 1993 regarding the emission of dark smoke and the requirements of The Environmental Protection Act 1990 concerning the disposal of waste material (i.e. to a licensed site). Further information regarding these matters may be obtained from the Environmental Health Department.
7. Safe working practices on site are a requirement of the Construction (Design and Management) Regulations 2015 and the Construction (Health, Safety and Welfare) Regulations 1996. Further details regarding these matters may be obtained from the Health and Safety Executive. Our Highways Team should be contacted with regard to obtaining road opening permits, scaffolding, hoarding or skip licences, or any other matter affecting the highways.

Party Wall etc. Act 1996.

Your attention is drawn to the Party Wall etc. Act 1996, which came into force on 1st July 1997. Independent (legal) advice should be sought on its implications in relation to the works detailed within this Notice.

NOTE: FAILURE TO COMPLY WITH THIS LEGISLATION RELATING TO DEMOLITION UNDER THE BUILDING ACT 1984 MAY RESULT IN YOU BEING FINED UP TO £2,500

Office use only: Section 81 Notice required by:	
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Section 80/MTC/Oct2001

Notice to local authority of intended demolition

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 the Housing Act 1957, and
 - (b) a demolition –
 - (i) of an internal part of a building, where the building is occupied, and it is intended that it should remain occupied.
 - (ii) of a building that has a cubic content (as ascertained by 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 of 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.
- (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 have given a notice to him under section 81 below, or
 - (ii) the relevant period (as defined in that section) has expired.
- (3) A Notice under subsection (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 the person giving such a notice to the 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.
- (4) A person who contravenes subsection (2) above is liable on summary conviction to a fine not exceeding level 4 on the standard scale.

Notes

- 1750 cubic feet is approximately equal to 50 cubic metres.
- “relevant period” is six weeks from giving notice or a longer period as agreed in writing with the person who gave notice.
- National Grid Gas
- United Utilities Electric

- Level 4 fine is currently £2,500

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015.

The Construction Design and Management Regulations apply to all demolition irrespective of the number of people employed on site or the length of time the works will take

The conditions set under section 81 of the Building Act 1984 have health and safety implications, which can affect how the demolition works are to be undertaken.

Therefore, to comply with the Construction, Design and Management Regulations 2015, the person undertaking the Principal Designer's role for the project should be aware of the requirements, so that he can included them in the Pre-Tender Health and Safety Plan.

Note: Supporting guidance is available in the HSE CDM Legal (L) Series guidance documents and Industry Guidance

[Construction - Construction Design and Management Regulations 2015 \(hse.gov.uk\)](https://www.hse.gov.uk/legislation/cdm2015/)

Information Sheet

Removal of Asbestos from buildings prior to demolition

Asbestos was used extensively as a building material in England and Wales from the 1950's through to the mid 1980's. Although some of this material has been removed over the years, there are many thousands of tonnes of asbestos still present in buildings. It is estimated that over half a million non-domestic premises currently have some form of asbestos in them. It is estimated that asbestos related diseases still account for 4000 deaths per annum.

You are most likely to come across asbestos in the following materials:

- Sprayed asbestos and asbestos loose packing – generally used as fire breaks in ceiling voids.
- Moulded or preformed lagging – generally used in thermal insulation of pipes and boilers.
- Sprayed asbestos – generally used as fire protection in ducts.
- Fire breaks, panels, partitions, soffit boards, ceiling panels and around structural steelwork.
- Insulating boards used for fire protection, thermal insulation, partitioning and ducts.
- Some ceiling tiles.
- Millboard, paper and paper products used for insulation of electrical equipment. Asbestos paper has also been used as a fireproof facing on wood fibreboard.
- Asbestos cement products which can be full or semi-compressed into flat or corrugated sheets. Corrugated sheets are largely used as roofing and wall cladding. Other asbestos cement products include gutters, rainwater pipes and water tanks.
- Certain textured coatings.
- Bitumen roofing material.
- Vinyl or thermoplastic floor tiles.

Asbestos has been used in all sorts of places, so you cannot presume buildings are free from it.

Prior to demolition you have a legal obligation to

ensure that all the buildings involved are free from asbestos containing materials. Please refer to The Control of Asbestos Regulations 2006.

You must carry out an asbestos survey, the survey must be a Refurbishment and demolition survey (formerly type 3). You should confirm that the individual or organisation chosen has adequate, relevant training, experience and a quality management system.

Further information regarding your duties concerning asbestos can be found on the HSE website.

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