



Demolition Application Form

Notice To Local Authority of Intended Demolition
The Building Act 1984 - Section 80

I ☐ / We ☐ hereby give notice of my ☐ / our ☐ intention/s to undertake demolition
works at the building specified below and **enclose a location plan of the site with the
building to be demolished clearly shown.**

1. Applicant Details

Name

Address

Phone Number

Town

Email Address

Postcode

2. Client Details

Name

Address

Phone Number

Town

Email Address

Postcode

3. Building Owner

Name

Address

Phone Number

Town

Email Address

Postcode

4. Demolition Contractor

Name

Address

Phone Number

Town

Email Address

Postcode

5. Location of Proposed Demolition

Address

Town

Postcode

6. Description of Proposed Demolition

Will the demolition be the whole or part of the site?

Whole ☐

Part ☐

Is the work to be carried out in phases?

Yes ☐

No ☐

Briefly explain what the demolition will entail

7. Charges (to be paid before Demolition Notice Application is registered)

£250.00 (No VAT) per application (Payment details will be emailed following submission of the application)

8. Confirmation of Notification Issued

I ☐ / We ☐ confirm that a copy of the Notice of Intended Demolition has been **sent** ☐ / **given** ☐ to the occupiers of adjacent buildings, the gas company, the electric company, and the water company.

Yes ☐

No ☐

Date sent:

Date given:

Confirmation of Ownership

I confirm that I am ☐ / We are ☐ the **Owner** ☐ / **Agent** ☐ for the above building and **am** ☐ / **are** ☐ authorised to accept formal notices in connection with the demolition of the above building.

Yes ☐

No ☐

Information and guidance: Control of Demolition

(The Building Act 1984 - sections 80-83)

Introduction

The Building Act contains provisions that enable Local Authorities to control demolition works for the protection of public safety and to ensure adjoining premises and the site are made good on completion of the demolition. A notice of conditions is issued that requires certain works to be undertaken to achieve these aims.

Procedure

Section 80 of the Act places an obligation on anyone intending to demolish a building to give notice to the Local Authority and send copies of the notice to the utility services (Gas, Water and Electricity) and to adjoining owners and /or building occupiers. **A standard form of notification is enclosed in this pack for your convenience.**

On receipt of the notice a surveyor from the Council may carry out a site survey to determine what conditions will be necessary to control the process of demolition, the remedial works needed on adjoining buildings, the effect on services and the treatment of the site on completion.

If necessary, a site meeting will be arranged with all interested parties including the surveyor, highways engineer, police, adjoining owners/occupiers and the demolition contractor to discuss the issues arising out of the proposed demolition.

The Council has the statutory period of six weeks to issue the demolition notice but will aim to do this within four weeks or earlier. Copies of the notice will also be sent to the utility services (Gas, Water and Electricity) and to adjoining owners/occupiers as required by the Act.

When notified of commencement, the surveyor may carry out inspections during the course of demolition and on completion to ensure the conditions of demolition are met.

Attention is drawn to the Construction Design and Management Regulations 2007 that apply to all demolition works.

Consultation information

A meeting may be arranged between the Building Surveyor and the Cheshire Police Force Traffic Management Unit, together with Warrington Highways Section.

The purpose of the meeting is to consider effects of the proposed demolition on traffic management due to:

- Access and Egress
- Scaffolding
- Plant
- Waste Disposal Wagons

Their effects on public safety are a primary concern.

The condition of the existing pavements and road surface will be examined and recorded. Agreed locations for access and egress will be determined and specifications provided for their construction.

Advice will be provided should any temporary road closures or alteration to pedestrian routes be necessary.

The situation and location of street and directional signs in the interests of safety will be reviewed and guidance provided in respect of any temporary re-siting works considered necessary.

The cost of any of the above temporary works will be borne by the applicant.

The applicant will be invited to the meeting, it is anticipated that this meeting will be held within two weeks of the notice being given.

It may also be necessary to consult the Planning Officer who will advise whether the building(s) has/have any historical/architectural significance or whether the premises are situated in a conservation area. The purpose is to advise at an early stage whether specific and formal planning consent may be necessary for the demolition works. It is anticipated that this consultation period will take two weeks from the date the notice is given.

Removal of asbestos from buildings prior to demolition works

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 4,000 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 pre-formed 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**'.

1. **You must carry out an asbestos survey** unless you already have the documentation listed in 3 below. The survey must be a Type 3 full access sampling and identification survey. You should confirm that the individual or organisation chosen has adequate, relevant training, experience, and a quality management system. They should be competent and able to carry out the survey in accordance with MDHS.100 'Surveying, Sampling and Assessment of Asbestos-Containing Materials'. To assess the organisation or individual, you can check that they are accredited by the **United Kingdom Accreditation Service (UKAS)**, 21-47 High Street, Feltham, Middlesex TW13 4UN, telephone: 02089 178400.

The client must ensure that the surveyor is given full access to all areas. In our experience many reports of Type 3 surveys contain such clauses that excuse the company from carrying out full access sampling. For example, they can exclude access above 2 metres and into false ceilings, areas where it is dark or areas where there might be live power and locked rooms. These excuses are not acceptable. The client should be aware of such potential limitations and ensure that full access sampling is undertaken.

2. Following the survey, **all asbestos-containing materials identified should be removed** in accordance with The Control of Asbestos Regulations 2006:
 - a) Asbestos cement sheet and textured coating (artex) materials can be removed by non-licensed contractors, but should be done in accordance with '**Asbestos Essentials – Information Sheets**' (available from HSE).
 - b) Most other asbestos materials must be removed by a contractor licensed by the Health & Safety Executive in accordance with the **Asbestos – The Licensed Contractors Guide** (HSG.247). The licensed contractor will be required to provide notification to the HSE or the local enforcing Authority in writing at least 14 days before commencing work. There is a list of licensed contractors available on the HSE website:
[HSE Web Communities – Asbestos Licensing Information – Asbestos Licence Holders](#)
3. When work with asbestos is completed, the work area should be thoroughly cleaned before being handed over for re-occupation. Where the work is licensable, a four-stage clearance procedure should be carried out and a certificate of re-occupation issued by a UKAS accredited organisation or individual as per paragraph 1.

Further information regarding your duties concerning asbestos can be found at:
<http://www.hse.gov.uk/asbestos/campaign/index.htm>.

For copies of the above guidance please telephone HSE Books on 01787 881165