



BUILDING CONTROL INFORMATION SHEET



Demolition

In order to ensure that there is a minimum of inconvenience to the public and occupiers of adjacent property as a result of and during demolition works, there are certain legal requirements that must be satisfied by the person intending to carry out the works.

Under Section 80 of the Building Act, anyone wishing to demolish or partially demolish a building must complete and submit the necessary Demolition Notice to the Building Control Section. This should be submitted at least six weeks before the intended works commence. The reason for this time-scale is to allow the Building Control Surveyor time to consider what conditions it is necessary to impose, which will vary in each case.

In order to assist us, the Demolition Notice you submit should be accompanied by a location plan, the addresses of all adjacent properties and a method statement. This must be site specific and include details relating to how the property will be demolished, site safety, temporary support and weather-proofing to adjacent properties where appropriate.

In addition, the Building Control Surveyor may require other works to be carried out: i.e. remove demolition materials from site, seal off drains, make good any damage etc.

Only minor demolition works are exempt from this requirement and the Building Control Section will be pleased to offer further advice.



As well as giving this Notice to the Council you will also be required to notify adjoining owners and statutory undertakers (i.e. Electricity Board, Gas, Water etc.) of your intentions.

Please remember – for health and safety reasons, demolition works are not permitted to commence until you have received the official notice from the Council.

Failure to comply with this or any condition on the Notice is a criminal offence, and you may be liable on conviction to a substantial fine.

Permission is also required from the Council's [Planning Department](#) to demolish certain buildings. You should therefore contact Development Control (01983 823552) to check if Planning Permission or Listed Building Consent is required in each particular case.

You are also reminded of your duties under other Health and Safety legislation, enforceable by the Council's Environmental Health Department and the Health and Safety Executive.

Building Control, Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS

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