



Building Act 1984

1984 CHAPTER 55

PART III

OTHER PROVISIONS ABOUT BUILDINGS

Defective premises, demolition etc.

80 Notice to local authority of intended demolition.

- (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 [^{F1}or obstructive building order]made under [^{F2}Part IX of the Housing Act 1985], and
 - (b) 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 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 ([^{F3}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.
- (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.

Status: Point in time view as at 28/03/2024.

Changes to legislation: Building Act 1984, Section 80 is up to date with all changes known to be in force on or before 26 May 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details)

- (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 a person giving such a notice to a local authority to send or give a copy of it to—
- (a) the occupier of any building adjacent to the building,
 - [^{F4}(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,]
 - [^{F5}(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.

Textual Amendments

- F1** Words inserted (*retrosp.* 1.4.1986) by Housing and Planning Act 1986 (c. 63, SIF 15), s. 24(1), **Sch. 5 para. 11(1)(2)**
- F2** Words substituted by Housing (Consequential Provisions) Act 1985 (c. 71, SIF 61), ss. 4, 5(2), Sch. 2 para. 58(3), **Sch. 4**
- F3** Words substituted by S.I. 1990/1285, art. 2, **Sch. para. 7**
- F4** S. 80(3)(b) substituted by Gas Act 1986 (c. 44, SIF 44:2), s. 67(1)(3), Sch. 7 para. 30, **Sch. 8 para. 33**
- F5** S. 80(3)(c) substituted by Electricity Act 1989 (c.29, SIF 44:1), s. 112(1)(3), Sch. 16 para. 31, **Sch. 17 para. 33**

Modifications etc. (not altering text)

- C1** S. 80 excluded (7.12.2022) by The A417 Missing Link Development Consent Order 2022 (S.I. 2022/1248), arts. 1, **3** (with art. 4)
- C2** S. 80 excluded (28.3.2024) by The A66 Northern Trans-Pennine Development Consent Order 2024 (S.I. 2024/360), arts. 1, **3(1)** (with arts. 18, 35, Sch. 9)
- C3** S. 80(2)(b) excluded (11.2.2021) by High Speed Rail (West Midlands - Crewe) Act 2021 (c. 2), s. 64(1), **Sch. 22 para. 6**
- C4** S. 80(2)(b) excluded (3.11.2022) by The Network Rail (Huddersfield to Westtown (Dewsbury) Improvements) Order 2022 (S.I. 2022/1067), arts. 1, **5(3)**
- C5** S. 80(3)(b) amended (1.3.1996) by 1995 c. 45, s. 16(1), **Sch. 4 para. 2(2)(i)**; S.I. 1996/218, **art.2**

Status:

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