



**Erewash & West  
Nottinghamshire  
Building Consultancy**

Total Reclaims Demolition Ltd Ltd  
Melvyn Robert House  
Wigwam Lane  
Hucknall  
Nottinghamshire  
NG15 7SZ

**Regulatory & Housing Services,  
Building Control**

Town Hall, Ilkeston  
Derbyshire DE7 5RP  
Switchboard: 0115 907 2244  
E Mail: buildingcontrol@erewash.gov.uk

Please ask for: Jane Hubbard  
Direct Tel: 07812 487970  
Application Ref: JMH/B122716  
Date: 30 January 2025

Dear Sirs

**BUILDING ACT 1984, SECTION 81  
Site 13b - Portal Limited Little Oak Drive Annesley Nottinghamshire NG15 0DR**

**Whereas**

1. You are a person undertaking the demolition of the following:-

**SITE 13B - PORTAL LIMITED, LITTLE OAK DRIVE, ANNESLEY, NOTTINGHAMSHIRE, NG15 0DR**

2. Under the Building Act 1984, Section 81(1), Erewash Borough Council may serve notice on you requiring you to take action under all or any of paragraphs (a) to (j) of Section 82(1), which reads as follows:-
- a) To shore up any building adjacent to the building to which the notice relates.
  - b) To weatherproof any surfaces of an adjacent building that are exposed by the demolition.
  - c) To repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it.
  - d) To remove material or rubbish from the demolition and clearance of the site.
    - i. (Refer also to paragraph 'J')
  - e) To disconnect and seal, at such points as the local authority may reasonably require, any sewer or drain in or under the building.
  - f) To remove any such sewer or drain, and seal any sewer or drain with which the sewer or drain to be removed is connected.

- g) To make good to the satisfaction of the local authority the surface of the ground disturbed by anything done under paragraphs (e) or (f) above. (Refer also to paragraph 'J')
  - h) To make arrangements with the relevant suppliers for the disconnection of the supply of gas, electricity and water to the building.
  - i) To make such arrangements with regard to the burning of structures or materials on the site as may be reasonably required –
    - (i) if the building is or forms part of special premises by the Health and Safety Executive and the Fire Authority, and
    - (ii) in any other case, by the Fire Authority.
  - j) To take such steps relating to the conditions subject to which the demolition is to be undertaken and the condition in which the site is to be left on completion of the demolition, as the local authority may consider reasonably necessary for the protection of the public and the preservation of public amenity.
3. Under Section 82(3) of the Building Act 1984, before a person complies with a requirement under paragraph (e), (f) or (g) or Section 82(1) he shall give to the local authority:-
- (a) At least 48 hours' notice in the case of a requirement under paragraph (e) or (f), or
  - (b) At least 24 hours' notice in the case of a requirement under paragraph (g).

Now therefore the Borough Council hereby gives you notice in accordance with Section 81(1) and 82(2) of the Building Act 1985 that you are required within 2 months from the date hereof to take such action under paragraphs (a) to (j) to the said Section 82(1) as is specified in the Schedule hereunder written.

And the Council hereby gives you notice that under Section 82(3) of the Building Act 1984, you are required to give to the Borough Council:-

- i. At least 48 hours' notice in the case of a requirement under paragraphs (e) or (f) to the said Schedule hereunder written, and
- ii. At least 24 hours' notice before executing the works specified in paragraph (g) to the said Schedule hereunder written.

You are reminded of the legal duties associated with the proposed work under the Health and Safety Legislation, in particular the Construction (Design and Management) Regulations 2007, The Construction (Health, Safety and Welfare) Regulations 1996 and Regulations dealing with removal of asbestos. These matters are dealt with by the Health and Safety Executive, The Pearson Building, 55 Upper Parliament Street, Nottingham NG1 6AU (Telephone 0115 9712801) who can be contacted for further information.



Cert No 16180  
IS09001

THE SCHEDULE herein before referred to -

- Paragraph (a) Adjacent buildings are to be adequately shored up
- Paragraph (b) Exposed surfaces of adjacent buildings are to be suitably weatherproofed
- Paragraph (c) Any damage caused to property or the highway shall be fully repaired.
- Paragraph (d) All demolition, removal of Asbestos (if discovered), fuel tanks, contaminated waste must be done by qualified personnel with materials disposed of appropriately, within 21 days from the date of complete demolition of the superstructure.
- Paragraph (e) Disconnection/Connection of any drain or sewer to be inspected by Erewash Borough Council Building Control before being covered up.
- Paragraph (f) Capping of redundant drains to be inspected by Erewash Borough Council Building Control officer before being covered up.
- Paragraph (g) Ensure that any excavations/reinstatements within the public highway are notified to Derbyshire County Council as the Highway Authority.
- Paragraph (h) All services must be disconnected prior to any demolition works commencing by the relevant Utility Company.
- Paragraph (i) No Burning of materials allowed.
- Paragraph (j) Secure the whole site to prevent unauthorised access at all times.
- Provide Erewash Borough Council with a site plan of the building(s) to be demolished and a site ground contamination investigation report.
- Insure that all relevant parties are informed of the demolition and removal of fuel tanks and have all relevant documentation.
- Adequately protect the highway from damage which may be caused by the demolition works.
- Demolition work must fall between the times of  
08:00 to 18:00 Mondays to Fridays  
08:30 to 16:30 Saturdays  
AT NO TIMES Sundays and Bank Holidays.

Signed:



Kevin Renshaw  
Building Control Manager

Date: 30 January 2025