

Construction and demolition work

Advice to Householders and Contractors



Guidelines for good practice

Construction and demolition works are usually noisy and can take place in areas which are normally quiet. Although the work may not last long, the disturbance caused by noise and dust and other issues may lead to problems for people who live and work near the site. The Council often receives complaints from people about this disturbance.

It is in everyone's interests to try to foresee any problems which could arise and plan ways to avoid them. Contractors should obtain a copy of British Standard 5228 which is Code of Practice containing information and procedures for noise control on construction and open sites. Copies can be obtained from HMSO or via any good bookshop.

- ◆ Give neighbours who may be affected by particular operations at least 48 hours notice.
- ◆ Select the quietest suitable plant and equipment and keep it properly maintained and observe safe working practices.
- ◆ Make sure that all sub-contractors are told to carry out their work in compliance with agreed guidelines on noise and dust and other matters.
- ◆ For long-term and complex projects, arrange for detailed liaison with the local community, through structured meetings with residents.
- ◆ Avoid the need to park on the street by providing on-site parking wherever possible.
- ◆ Inform Environmental and Community Health Services where your activities might be expected to cause disturbance. Care must be taken to avoid damage to neighbours property. Detailed law exists on this.
- ◆ Sites should be surveyed for the presence of asbestos-containing materials by a competent person. Detailed law exists on working with and disposal of such material.
- ◆ Keep the public footpaths and highways in a clean and tidy state.
- ◆ DO NOT light bonfires; the penalties for offences are severe and the exemptions are very restricted.
- ◆ Take all reasonably practicable steps to prevent noise and dust from causing nuisance.
- ◆ Ensure that any particularly noisy operations are carried out within 'reasonable hours of work' - times overleaf.
- ◆ Do not allow the use of radios on the site in circumstances where they could cause disturbance.





Reasonable hours of work

7am – 7pm weekdays

7am – 1.30pm Saturdays

There should be no noisy working on Sundays or Bank Holidays working,

A lower level of work activity may be tolerated between 7pm and 10pm, but work should be programmed so that off-site vehicles need not visit the site between 7pm and 7am. These suggested working hours are for guidance only and it is recognised that there will be situations where the presence of noise-sensitive neighbours mean that the hours of work should be limited to, for instance, 8.00am to 6.00pm or that some deliveries or engineering works such as the pouring of ready-mix concrete will require exceptional consideration.

The law

Contractors and sub-contractors should bear in mind that the Council has extensive powers to control noise and other nuisance from building sites under the Control of Pollution Act 1974 and the Environmental Protection Act 1990 if informal action fails to solve any problems. This can involve prescribing working hours and methods.

All sites are different but the guidelines set out in this leaflet can be adapted to suit most conditions and cover the main issues that, from experience, lead to most complaints.

Further information:

For major construction programmes, demolitions or if you would like further advice and information, please contact Environmental and Community Health Services at an early stage.

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