

# Party Wall etc. Act 1996

Bulletin  
Nov 2008

## Slater Property Consultancy Ltd

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### Party Wall Training?

If you are interested in a presentation or training on the Act, we can help. We would be happy to visit your offices and deliver a lunchtime presentation or if you prefer we can offer longer sessions up to half and full day workshops. All delegates receive CPD certificates.

**Tel: 01672 514707**



Appointing Owner: Midas Homes Ltd  
Site: Camborne, Cornwall



Appointing Owner: Somerset City Council  
Site: Taunton

## Welcome.....

For those of us involved in construction projects, the [Party Wall etc. Act 1996](#) is often seen as an obligation, but it can also be a useful tool. By serving a valid notice, this can give rights of access onto neighbouring land and helps remove doubt about work which a building owner can lawfully undertake to a party structure or close up to the boundary.

There are three types of notice:

- ❑ **Line of Junction.**
- ❑ **Party Structure.**
- ❑ **Adjacent Excavation.**

Line of Junction and Adjacent Excavation notices are one month in duration and Party Structure notices are two months.

Of course, if an adjoining owner dissents, these periods can be exceeded by the time taken to produce and serve an award.

When planning your construction projects, we would always advise serving notice as early as possible and allowing contingency time beyond the notice periods to accommodate the preparation of any award.

## Opportunity to Review

There is no doubt we have all been affected by the recent economic difficulties. On a positive note this is an ideal opportunity to review your construction projects to see if the Act applies. It could be a good time to serve your notices well in advance of work commencing which will give good time for the preparation of any awards. If you need help with this review - contact us on 01672 514707

Member of the Royal Institution of Chartered Surveyors  
Member (and Director) of the Faculty of Party Wall Surveyors

Registered Address: 130 High Street, Marlborough, Wiltshire, SN8 1LZ  
Company No 6019712  
Registered in England  
Enquiries: 01672 514707

Slater Property Consultancy Limited also trades as 'The Party Wall Practice'

# Party Wall etc. Act 1996 cont...

## When to serve notice?

In general terms, a building owner needs to serve a party wall notice in order to undertake the following:

1. Work to an existing wall or structure shared with another property;
2. Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property;

3. Excavating within 3 or 6m of a neighbouring property.

You need to serve on **all adjoining owners** which is quite often more than one, even at the same neighbouring address.

Your notices need to be correctly prepared to comply and be enforceable i.e. to permit you to take advantage of the entitlements provided under

the terms of the Act.

Under the Act, 'owner' is defined as people or bodies who are:

1. Freeholder/s;
2. Leaseholder/s for a period in excess of 1 year;
3. Under contract to purchase;
4. Entitled to receive rent from the property.



Appointing Owner: Bannerman Properties Ltd  
Site: Bedminster, Bristol



Appointing Owner: Bryant Homes  
Site: Wokingham



**We are currently working in:**

- Cornwall
- Devon
- Somerset
- Avon
- Dorset
- Wiltshire
- Gloucestershire
- Berkshire
- Oxfordshire
- Bedfordshire
- N'thamptonshire
- Hertfordshire
- Buckinghamshire
- Greater London
- Essex
- Merseyside

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## Who are Slater Property Consultancy Ltd?

SPC Ltd are chartered surveyors who specialise in the Party Wall etc. Act 1996.

We are a firm of party wall surveyors and practitioners based in Marlborough in Wiltshire and we cover most of the south of England, the Midlands and Merseyside.

We regularly advise neighbours in respect of rights and entitlements at the boundary and act as Party Wall Surveyor for both building and adjoining owners.

We also act as Agreed Surveyor on equal behalf of both neighbours.

We conduct professional seminars and presentations on the Act both as training for those who wish to act as Party Wall surveyors and for those wishing to learn more.

Since 2006 we have sat on the board of the Faculty of Party Wall Surveyors.

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