

# Party Wall Notices Explained



## What is a Notice?

The **Owners** of the property next to your own wish to carry out building works, some elements of these works fall within the 'notifiable works' as defined by the **Party Wall etc. Act 1996** (the Act).

This type of work requires your neighbours to serve Party Wall Notice to any adjacent property that fits the criteria and in certain case this can be up to 6 Metres (20 ft) away. As your property is adjacent, the enclosed Notice has been issued to you, your details have been taken from the Government's Land Registry website. The purpose of the Act is to ensure that adjacent owners are aware of the proposals and that their property is protected as far as possible. Party wall surveyors must act impartially to administer the Act and are therefore able to act in the interests of both parties.

## What is a Party Wall Award?

A Party Wall Award will usually consist of three sections: 1) a set of guidelines outlining how the proposed works should progress (e.g. details of the proposed works, working hours, time limit for the commencement of the works), 2) a Schedule of Condition survey of the adjoining property, including a full set of photographs and 3) the drawings showing the detail of the proposed works. Once the Award has been agreed, it is issued: a signed copy is sent to the two owners by their agreed surveyor or appointed surveyors. There is a 14 day right of appeal if either owner believes the award to have been improperly made, although appeals are rare.

## What do I need to do?

You should respond to the Notice **within 14 days** and your options are as follows:-

**a) Consent to the works**—This option allows your neighbour to continue their proposed works with no further action under the Act; you will receive no further contact from us regarding this matter. This is not normally an advisable option for major works.

**b) Dissent\* to the works and appoint us as an agreed surveyor**— This option appoints us to act for both sides impartially, administer the Act and produce the Party Wall Award; this will include a Schedule of Condition survey of your property taken before the works begin to ensure that if any damage is caused by the works, it is easily identifiable. Under all normal circumstances the building owner carrying out the works will pay our fees.

**c) Dissent\* to the works and appoint your own surveyor** — This option means that your appointed surveyor will jointly attend the survey of your property, administer the Act and produce the Party Wall Award. Under all normal circumstances the building owner carrying out the works will pay your surveyors fees.

*\*'Dissent' is the wording used in the Act: it does not mean that you are not happy for your neighbours to carry out the works or that you are causing disruption to their works.*

**Please reflect your choice on the enclosed acknowledgment form, kindly providing your contact details and return using the enclosed stamped self-addressed envelope or by e-mailing to [info@apmprojects.co.uk](mailto:info@apmprojects.co.uk)**