

The Party Wall etc. Act 1996

The Party Wall etc. Act 1996, introduced in July 1997, sets out the procedures and requirements for any owner of land or buildings who wishes to undertake building works that affect the land or building of an adjoining owner.

The Act covers:

- Works to be carried out directly to an existing party wall or structure.
- New buildings on or astride the boundary line between properties.
- Excavation within 3 or 6 metres of a neighbouring property.

Anyone intending to undertake work, anywhere in England or Wales, of the kind described in the act (summarised in brief above) must give notice to adjoining owners of their intentions.

Serving notice is the first step in a party wall matter and it is crucial that the notices are detailed correctly, so no delays are incurred and to allow a smooth process through to commencement of works.

Whilst the Act allows 'any person not being a party to the matter' to be appointed as a surveyor, the best solution is to appoint someone well versed with party wall procedures and construction processes.

Lucas Lee & Partners have a wealth of experience in Party Wall matters, acting for both the building owner (party wishing to undertake works) and the adjoining owner. We are also members of the Pyramus & Thisbe club, an organisation promoting excellence in Party Wall Matters.

For more information on The Party Wall etc. Act 1996, please contact David Wood or Rob Lucas.