

THE PARTY WALL etc. ACT 1996

◆ Celebrating 40 years in Practice ◆

A wall is a “party wall” if it stands astride the boundary of land belonging to two (or more) different owners or if it stands wholly on one owner’s land, but is used by two (or more) owners to separate their buildings.

The Party Wall etc. Act 1996 applies to all property owners throughout England and Wales. It applies in addition to common law rights when someone wishes to carry out defined works to a party wall, work to excavate close to an adjoining structure or work to build on or close to a boundary line or junction. It aims to avoid situations that may frustrate the construction process and is important both in assisting those who wish to carry out building work as well as protecting those who may be affected by it. The process starts with the mandatory serving of notices and, through the appointment of surveyors, results in the production of a legally binding and enforceable ‘award’ between the parties which clearly sets out their rights and responsibilities. The Act provides an efficient framework by which appointed surveyors may take a practical and impartial approach to avoid and resolve disputes.

Glanville has over 20 years of wide ranging experience in this area and can assist with all schemes from small domestic projects to large commercial developments. We are able to undertake a pre-construction site assessment, provide practical advice, identify the relevance of the Act to adjoining owners and also act as Building Owner’s, Adjoining Owner’s or Agreed Surveyor where required.

Contact: Paula McCormack, Hemel Office



Structural Engineering



Civil Engineering



Transport and Highways



Geomatics (Land Surveying)



Building Surveying