



PROFESSIONAL SERVICES

UNDERSTANDING THE PARTY WALL ACT

It is crucial for property owners to understand the existence and impact of the Party Wall Act etc. Act 1996 (the Act) on any building works they propose to undertake affecting parts of their building shared with or close to a neighbour.

This legislation, designed to protect the rights and responsibilities of both parties during the preparation for and completion of construction projects, plays a significant role in ensuring a smooth and conflict-free process.

Our Expertise

At Frankham, we not only provide independent expertise in navigating the Act but also offer added value benefits to our clients, ensuring that the requirements that the Act impose are properly prepared for, executed efficiently and at minimal cost.

We support our core and extensive expertise in the operation and administration of the Act with bespoke party wall award process mapping and monitoring tools. These are appropriate to all projects from individual residential conversion or extensions projects to commercial and industrial new build schemes with large numbers of affected neighbours.

Our Party Wall team is led by Sean Lawless, a highly experienced and chartered surveyor with over 45 years of expertise acting for both Building and Adjoining Owners as well as Agreed Surveyor and Third Surveyor.

With Sean's guidance, those we support can rest assured that the duties imposed on them by the Act will be handled professionally and quickly. By involving us in the design stage, we can identify any potential issues and work proactively to mitigate them, ultimately avoiding delays and potential conflicts down the line.



What is the Party Wall etc. Act 1996?

The Act is English and Welsh legislation that defines the rights and obligations of property owners (Building Owners) who intend to carry out construction work affecting walls and other structures shared with or close to other neighbours (Adjoining Owners). It aims to prevent disputes by establishing a statutory framework within which works can proceed unhindered and prescribes reasonable protections to be put in place.

When planning a construction project, engaging with a knowledgeable party wall surveyor can be invaluable. At Frankham, we provide a range of services that enable Building and Adjoining owners to navigate the complexities of the Act with confidence.

Efficient Progress

To ensure compliance with the Party Wall Act and keep projects on track, we use bespoke tools that allow us to maintain and improve upon the statutory timescales included in the Act.

We can call upon a bank of experienced in-house surveyors to ensure that (for example) the schedules of condition often required as part of the process can be completed without delay. By using our extensive experience alongside these tools, we provide reassurance to both Building Owners and Adjoining Owners, safeguarding their interests, and promoting a smooth construction journey.

Free Lunchtime Seminars

Understanding the statutory requirements Act is important for both Building Owners and Adjoining Owners. To further support our clients, we offer free lunchtime seminars on our professional services, such as party wall services. These informative sessions provide a platform for property owners, contractors, and other industry professionals to gain a comprehensive understanding of their rights and responsibilities under the Act.

For more information and advice on how the Act affects you, contact:

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