

***The Party Walls etc ACT 1996***

***Start Party Walls***

***Five Types of***

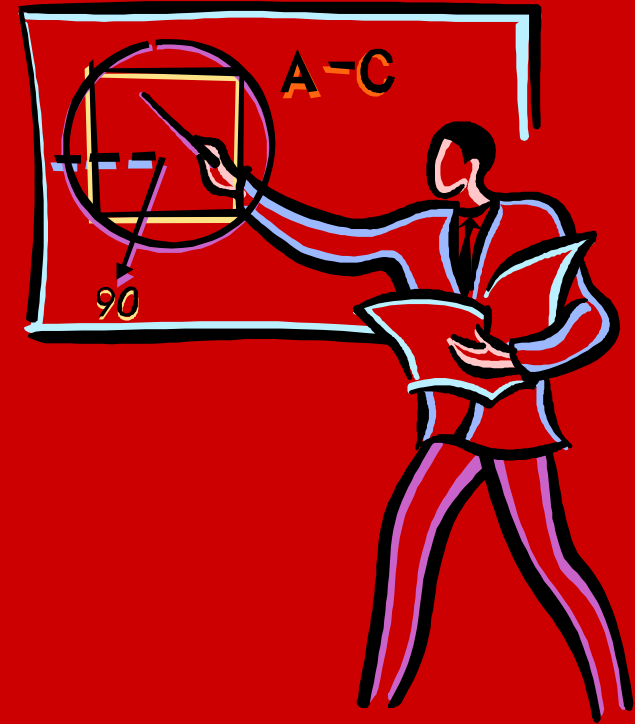
***Party Walls***

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# Lecture Format

Every lecture will follow the same format:

- Feedback & your building survey
- Party Walling by MGH
- Guest expert speakers.
- Last half hour Q & A



# What we are doing today



- MGH review -
- The Why, What, and Who of Party Walling
- Guest Expert speakers
- Q & A

# Goal - Plan - Action



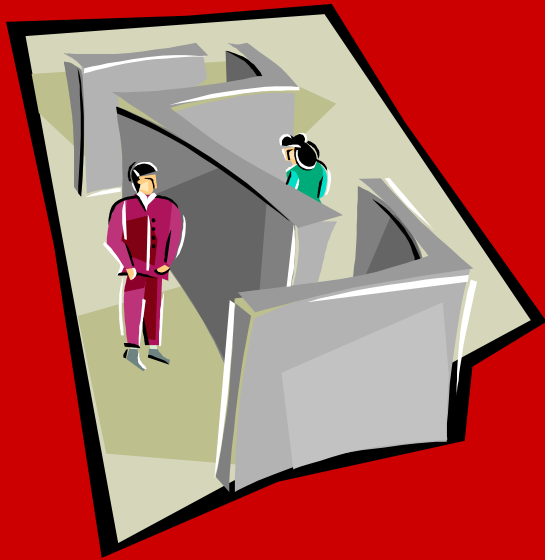
- **Goal - Understand Party Wall etc ACT 1996 and pass exam**
- **There will be exam questions on Party Walls**
- **Plan – Read on PWs in advance of lectures**
- **Action – Worked examples**

# Why are Party Walls important

- If a Party Wall is shared, work to them or near them can affect other properties which can upset the owners a lot! And be a costly experience
- Party Wall agreement helps manage the process using a legal frame work



# Why Building Owner's View?



**The rights of the Building Owner are to use the part of the wall belonging to the neighbour (Adjoining Owner) almost as if it were his own, to build on it, cut into it or thicken it**

# Why Adjoining Owner's View?

To ensure that in advance of the work, building owners notify their neighbours of the intentions and that their neighbours have the right (in most cases) for an award to be prepared that considers the risk to the adjoining owners and provides them with protection now and in the future



# What do Party Walls look like?



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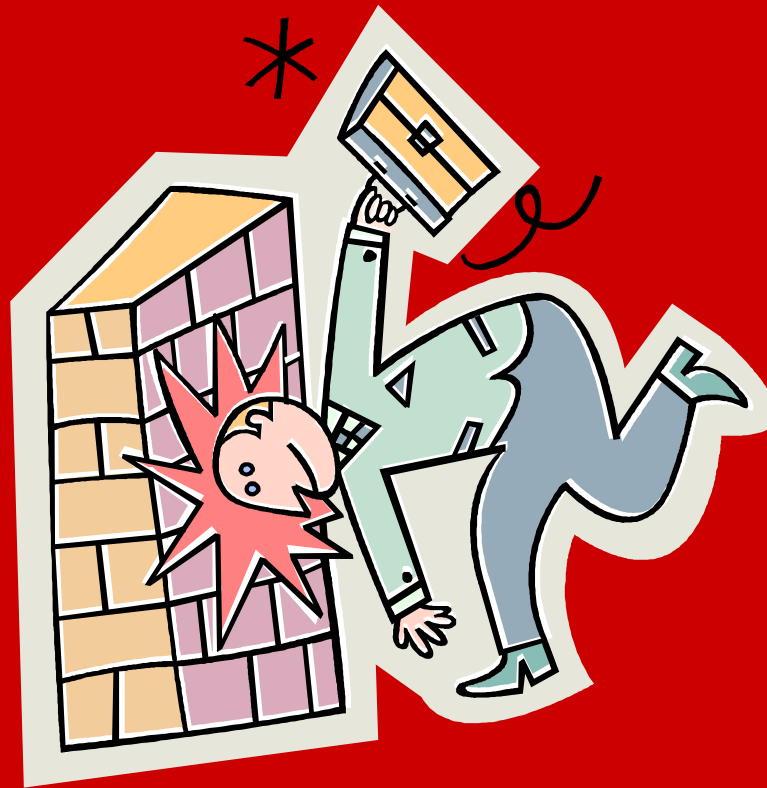
# What do Party Walls look like



**Five types:**

- **3 Common Sense**
- **2 Uncommon Sense**

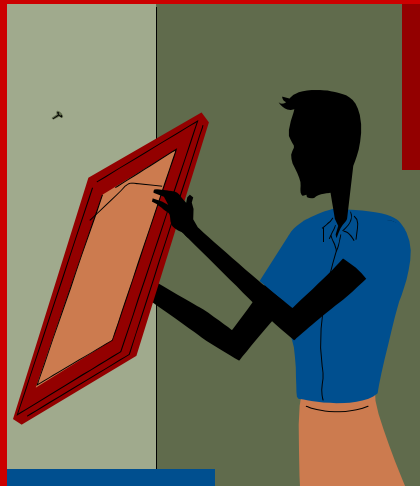
# Common Sense Party Walls



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1

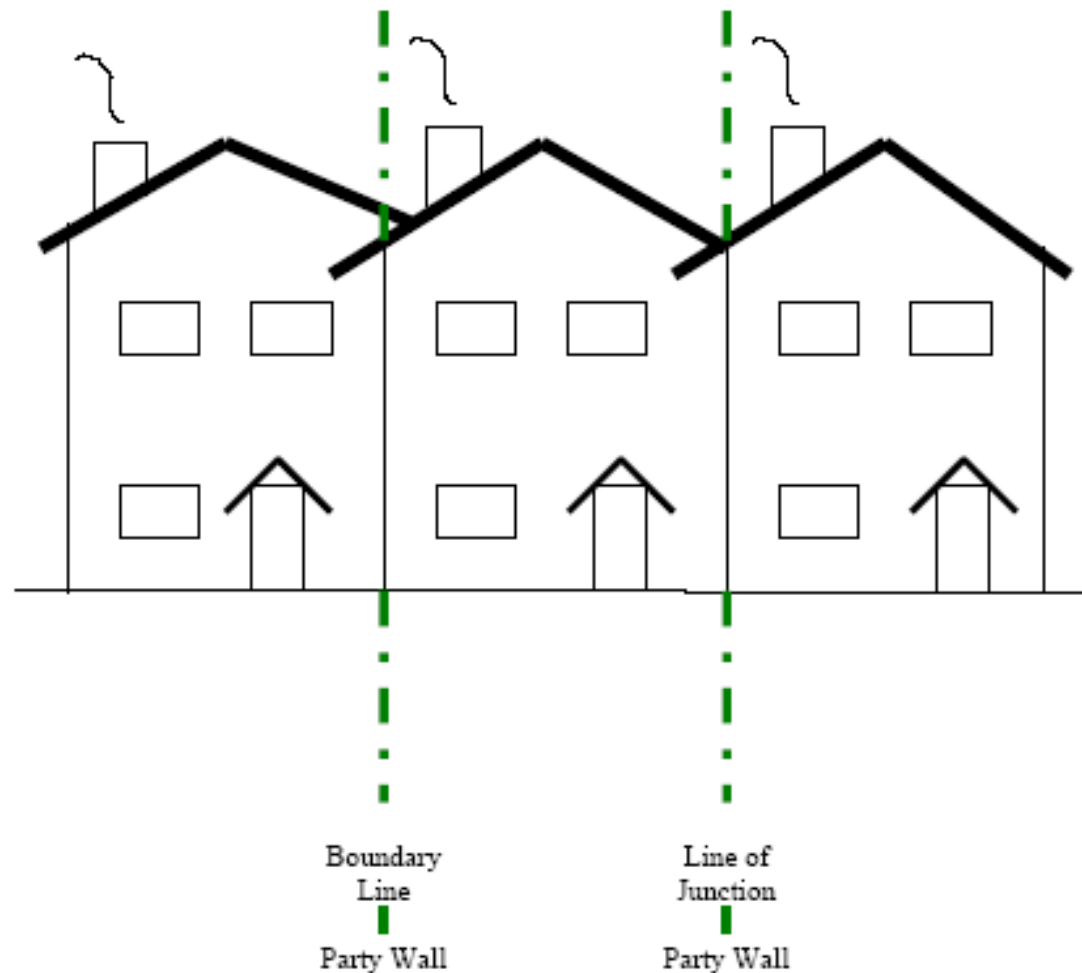
# 1. A wall that separates two buildings on the boundary line



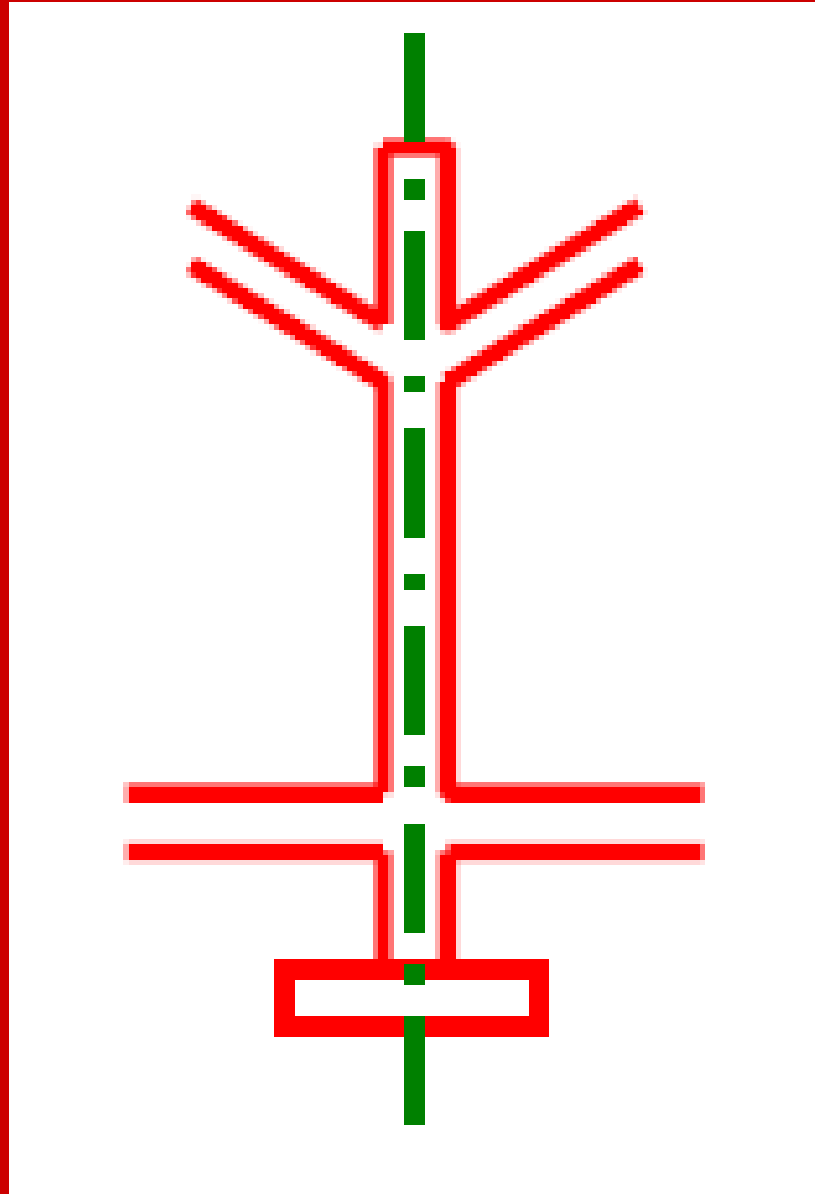
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# 1/ Elevation

Party Wall Separates Two Buildings (or More)



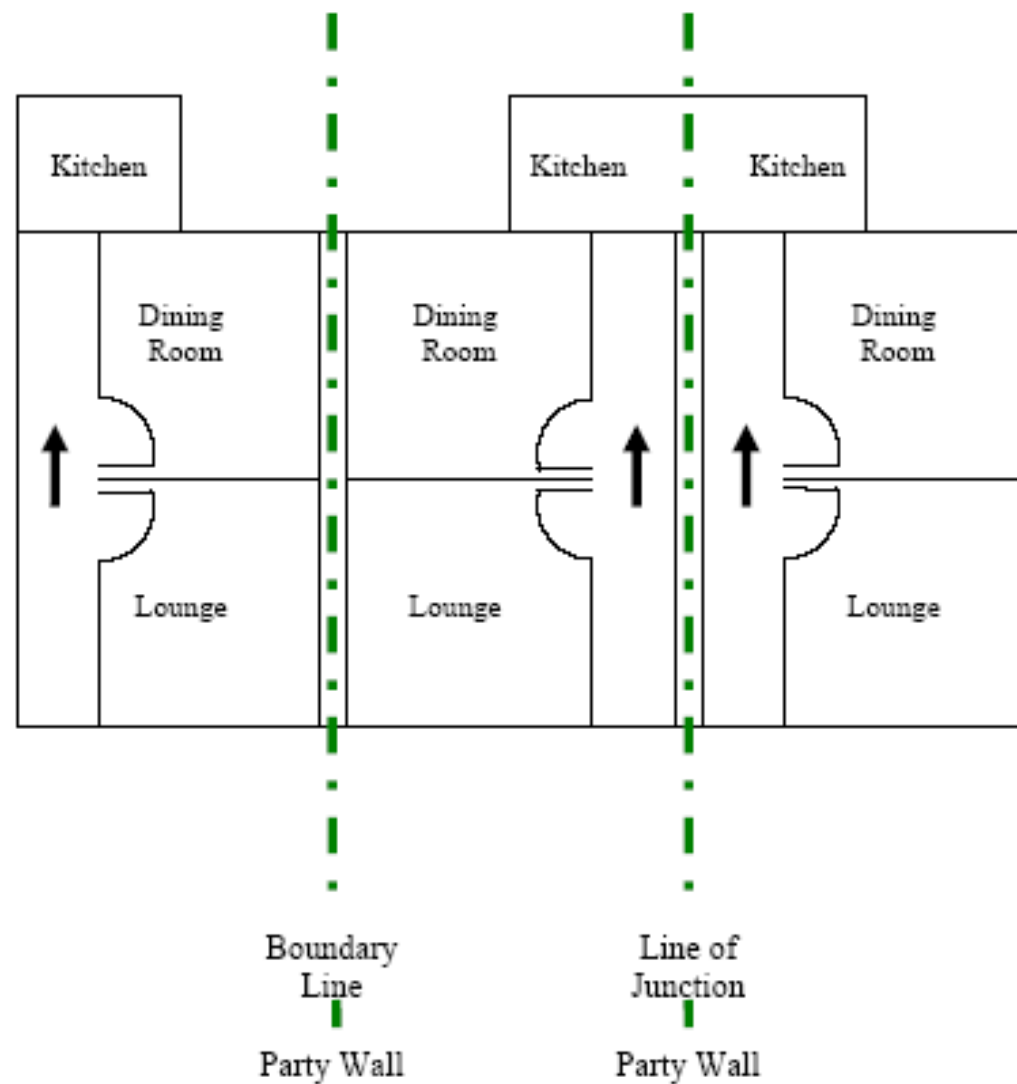
# 1/ Separates two buildings (or more)



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# 1/ Plan

Party Wall Separates Two Buildings (or More)



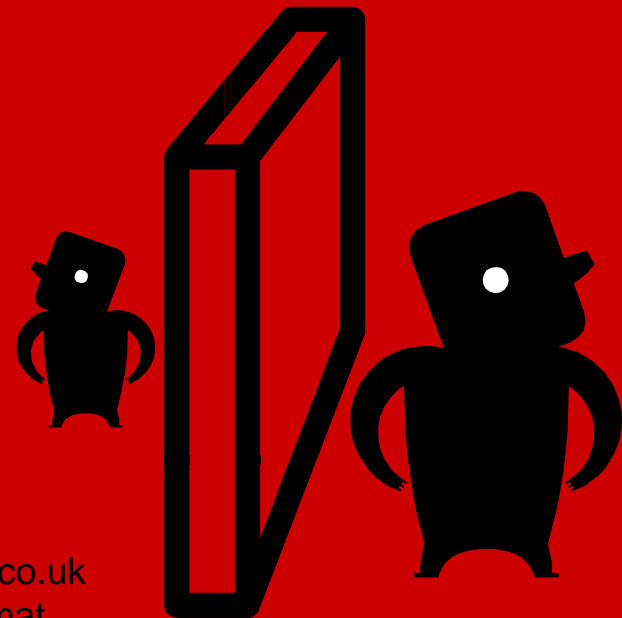
**It's been said that Party Wall  
surveyor acts for the Party Wall!  
So make sure it is a party wall.**



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2

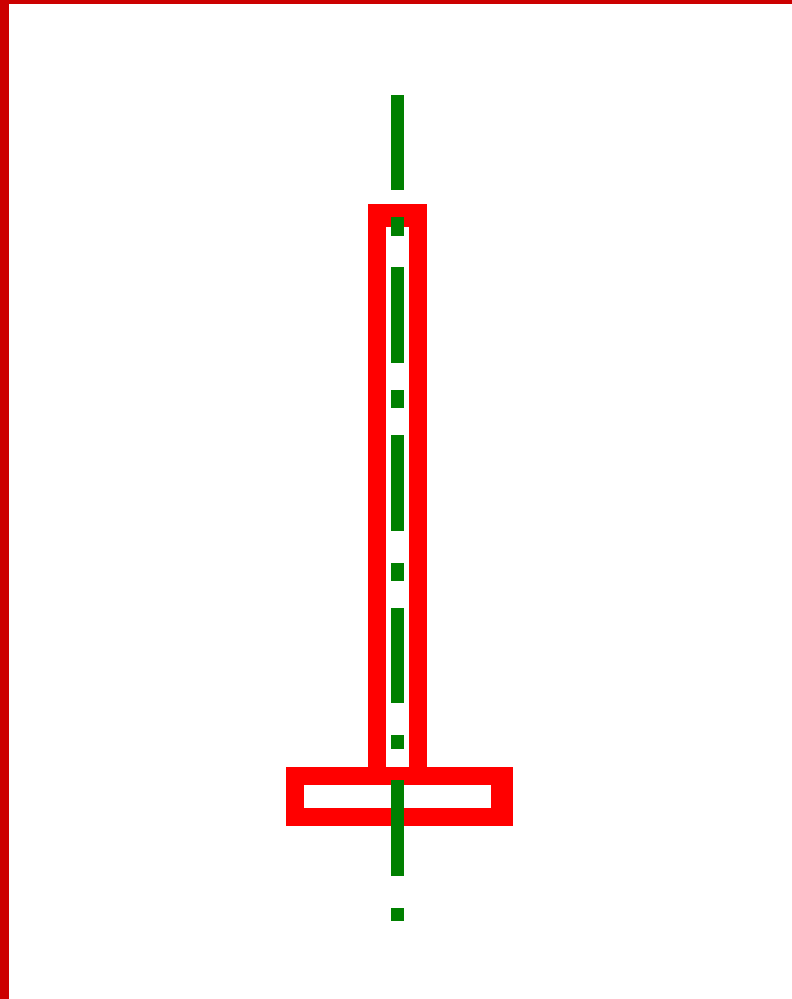
**2. And a wall Not part of the building  
But separates different owners  
know as a Party Fence**



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## 2/ Party Fence Wall- Not part of a building but separates different owners



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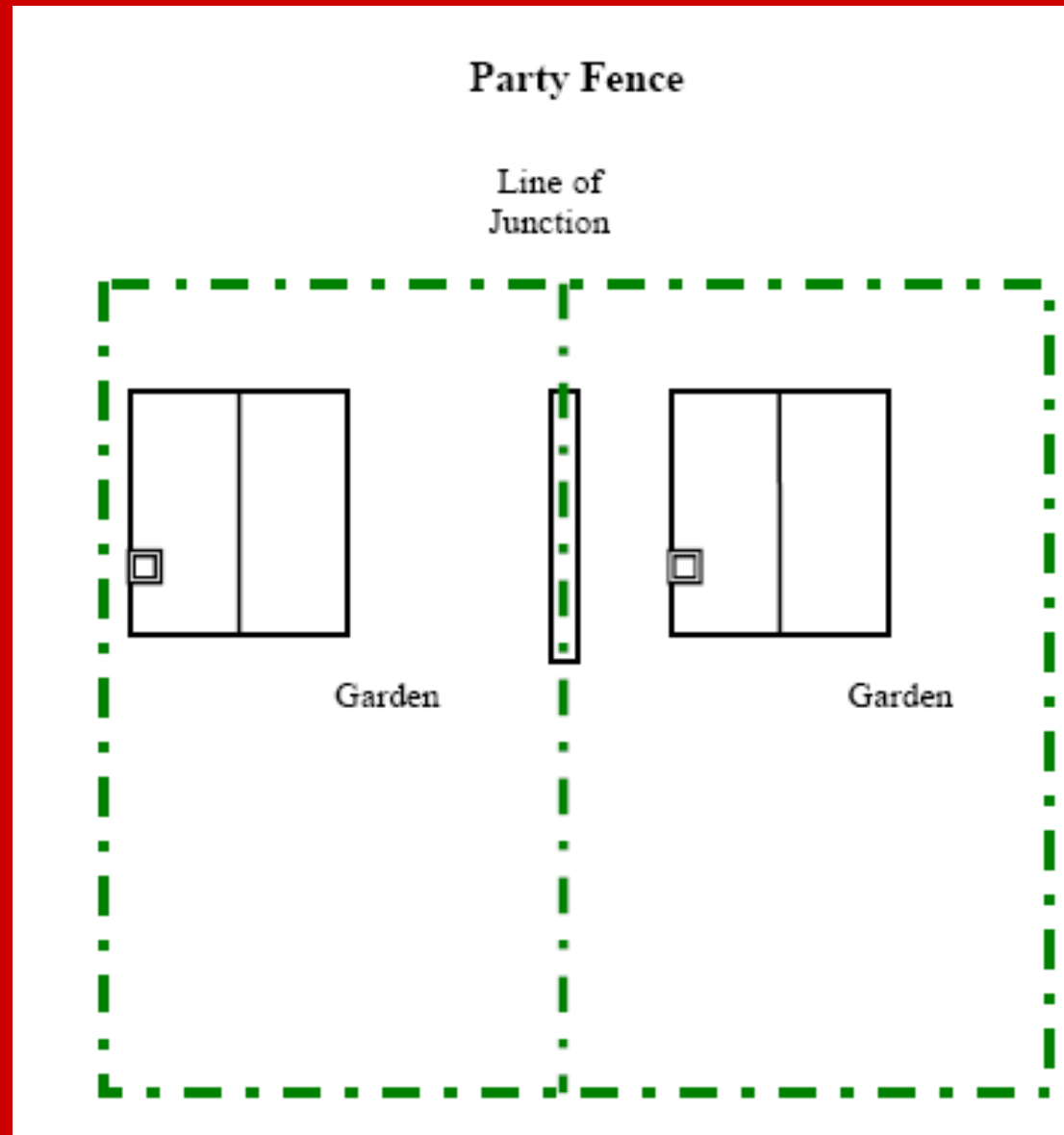
# Party Fence Wall

**This is sometimes known as a  
courtesy wall by neighbours on  
residential properties**



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## 2/ Plan – Party Fence Wall



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## 2/ A Party Fence Wall



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# Complying with the Party Wall Act does not mean that you don't have to comply with Planning Permission or Building Regs



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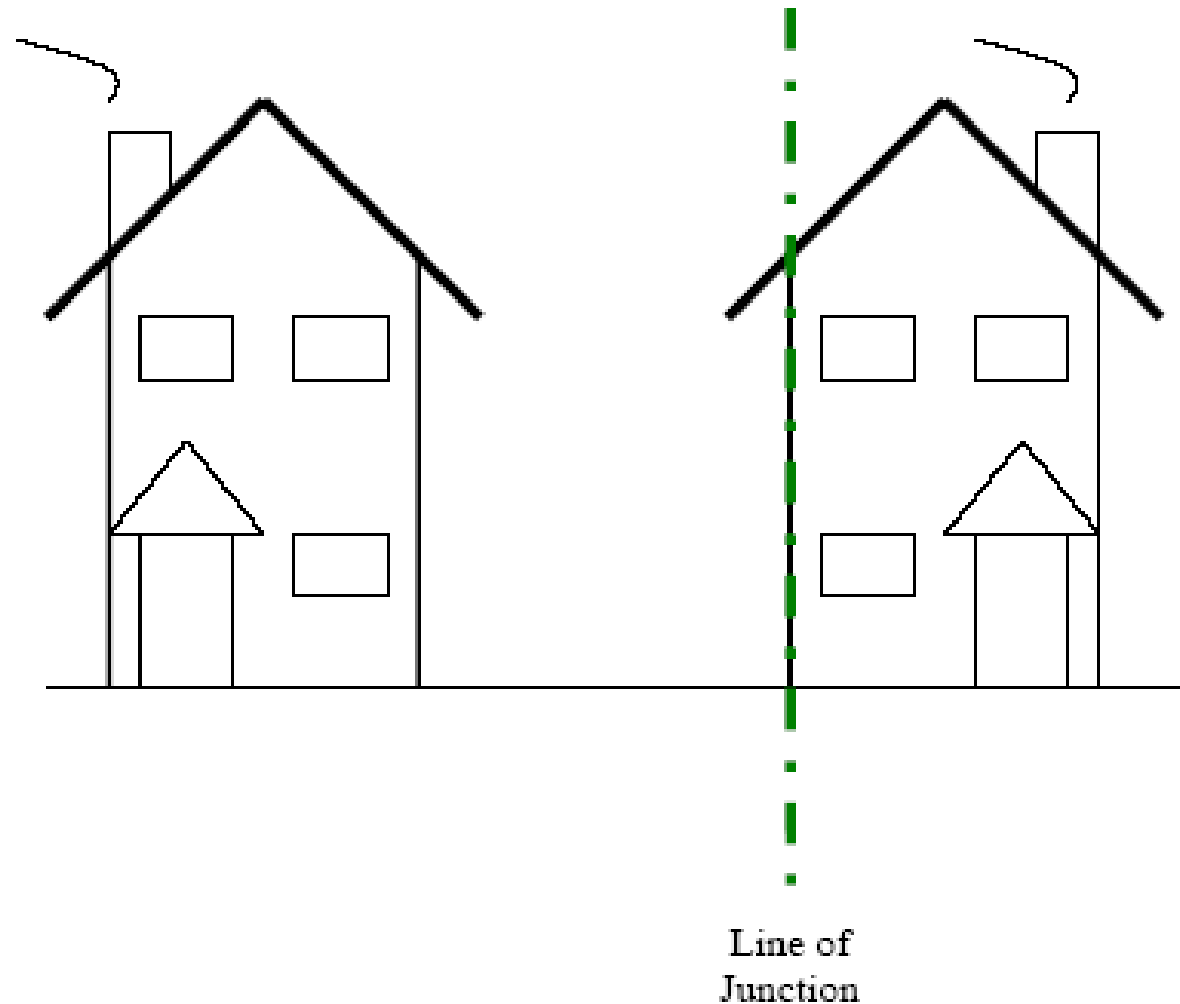
3

**A wall that's part of one building on the boundary line (but could be used by a neighbouring owner)**



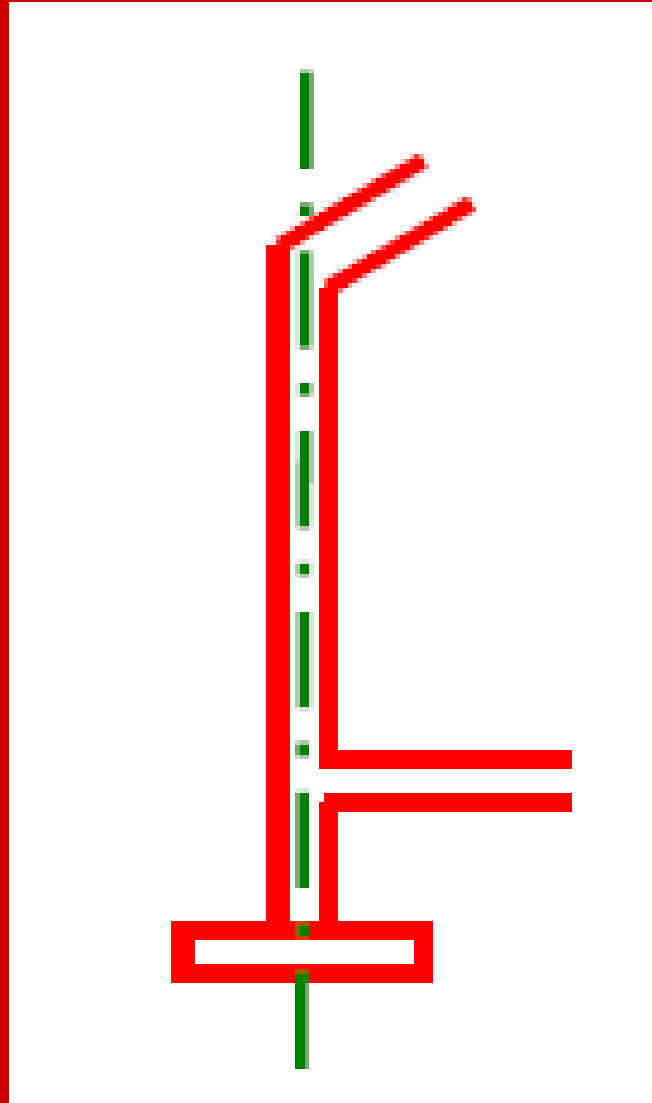
# 3/ Elevation

Party Wall Part of One Building



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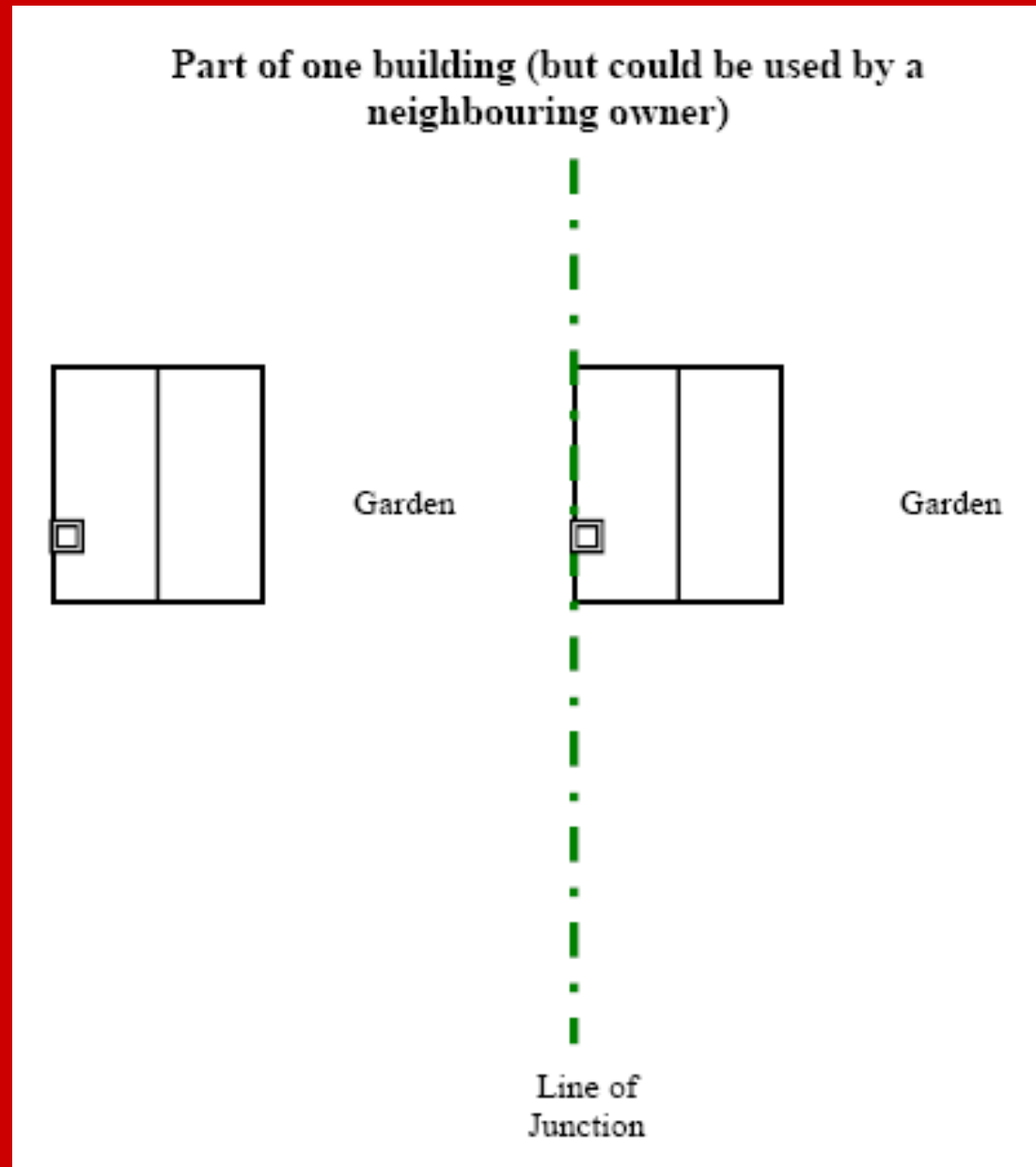
### 3/ Part of one building (but could be used by a neighbouring owner)



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# 3/ Plan

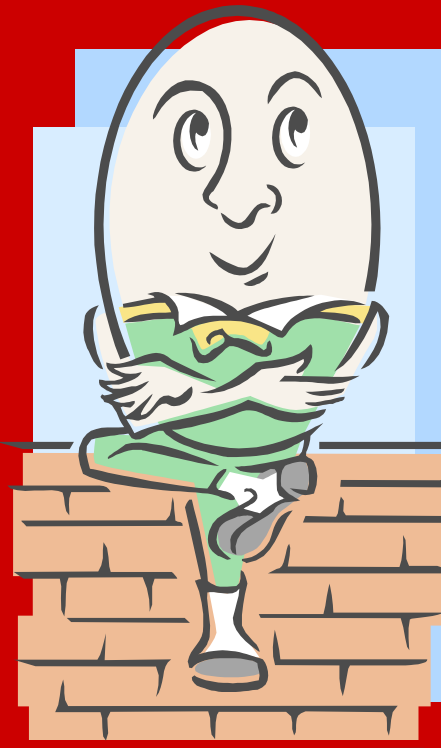


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**Complying with  
Planning  
Permission or  
Building Regs  
does not mean that  
you don't have to  
comply with the  
Party Wall Act**



# Uncommon Sense Party Walls

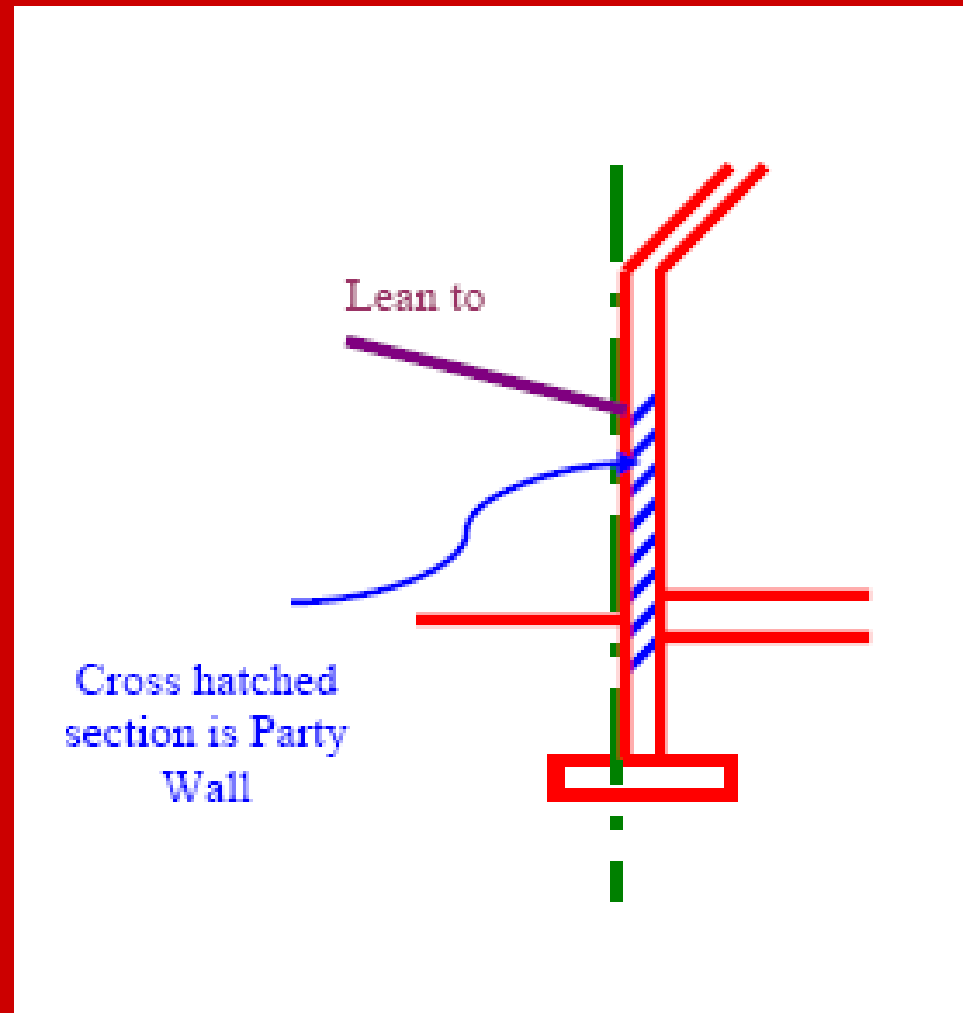


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# 4

**Wall wholly on owners land but  
is used by two (or more) owners  
to separate the buildings**

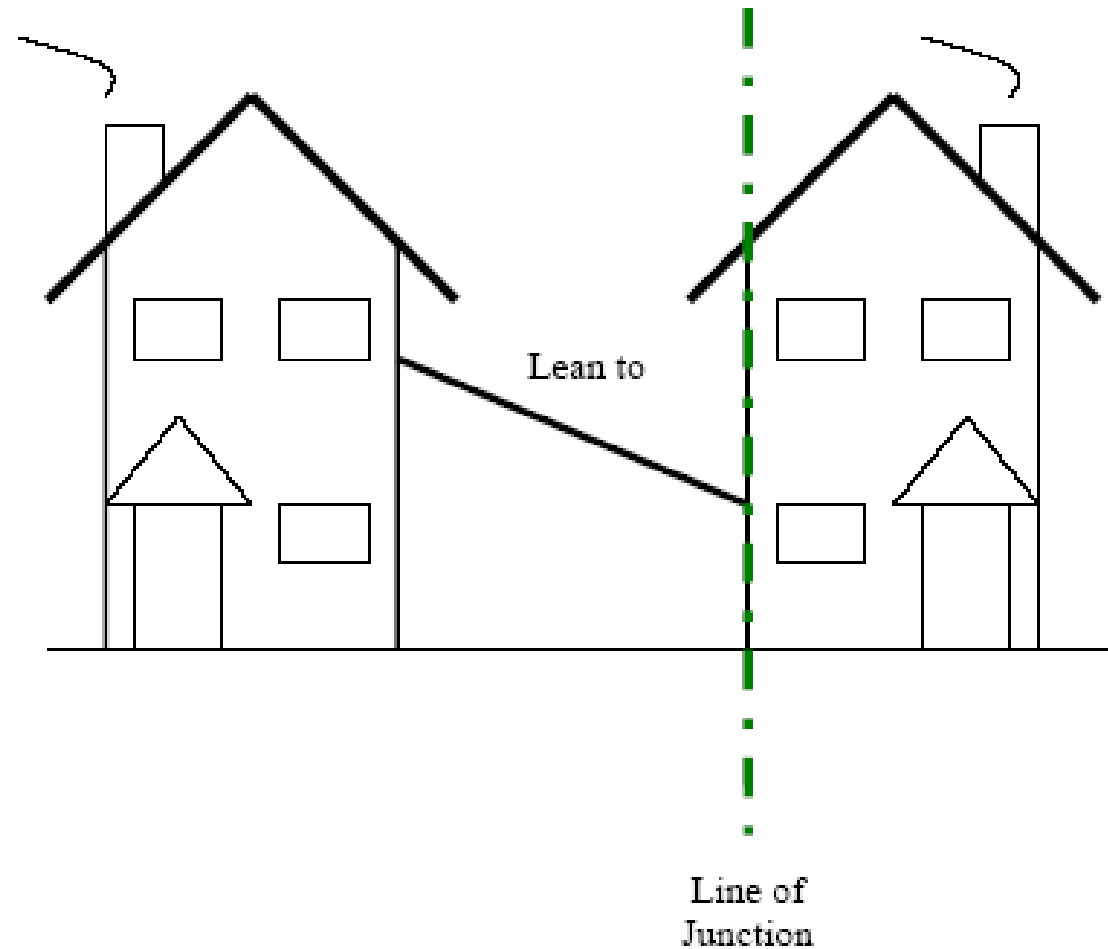
## 4/ Wall wholly on owner's land but is used by two (or more) owners



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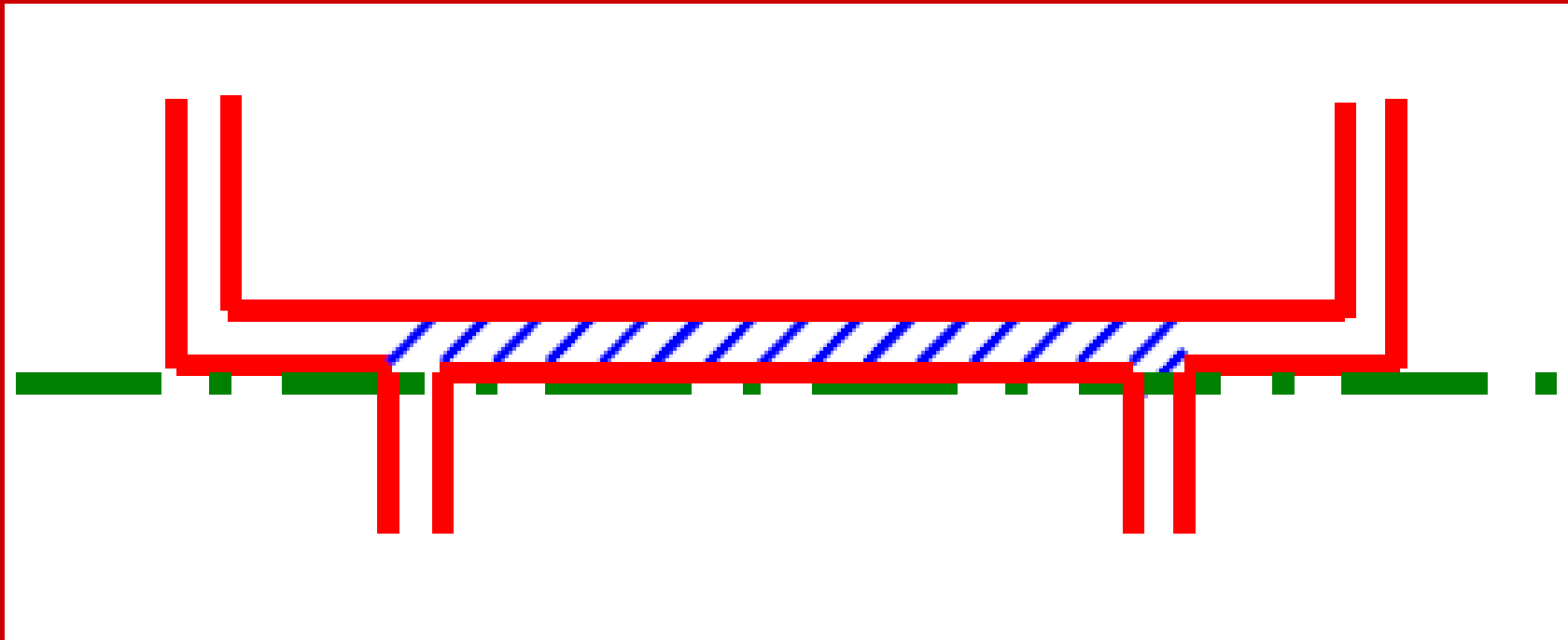
## 4/ Elevation

Wall wholly on owner's land but is used by two (or more) owners to separate their building



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## 4/ In Plan view



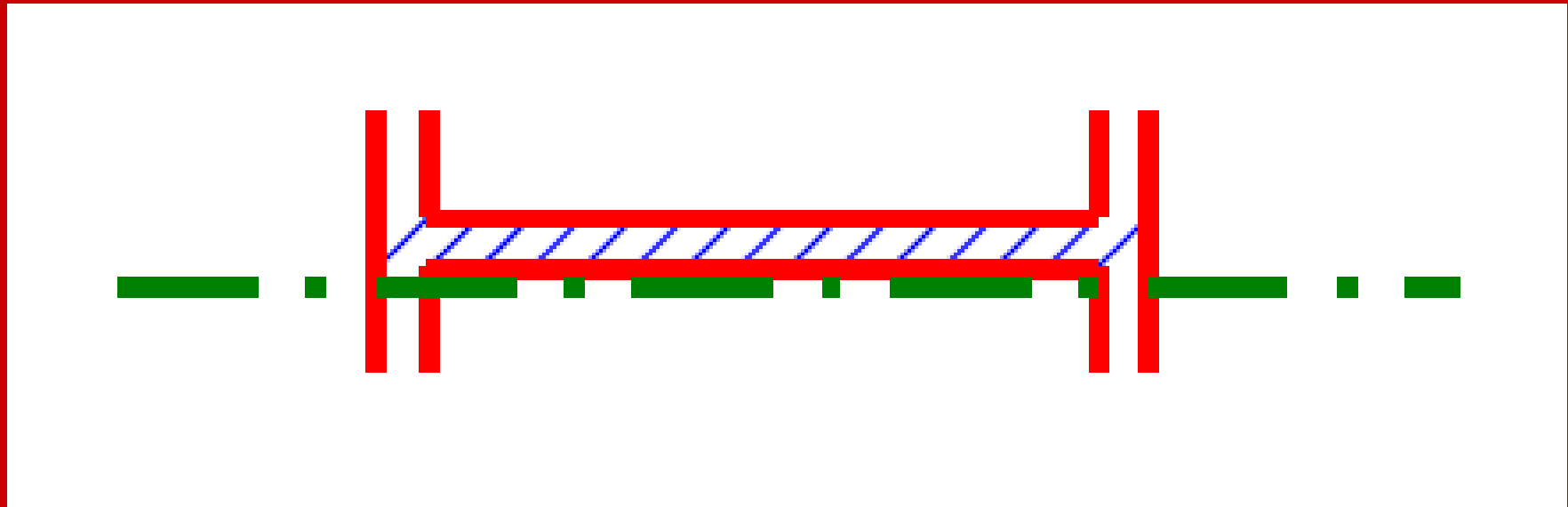
# 5

**A wall or floor separating buildings or parts of buildings by a separate stairs or entrance (example flats)**



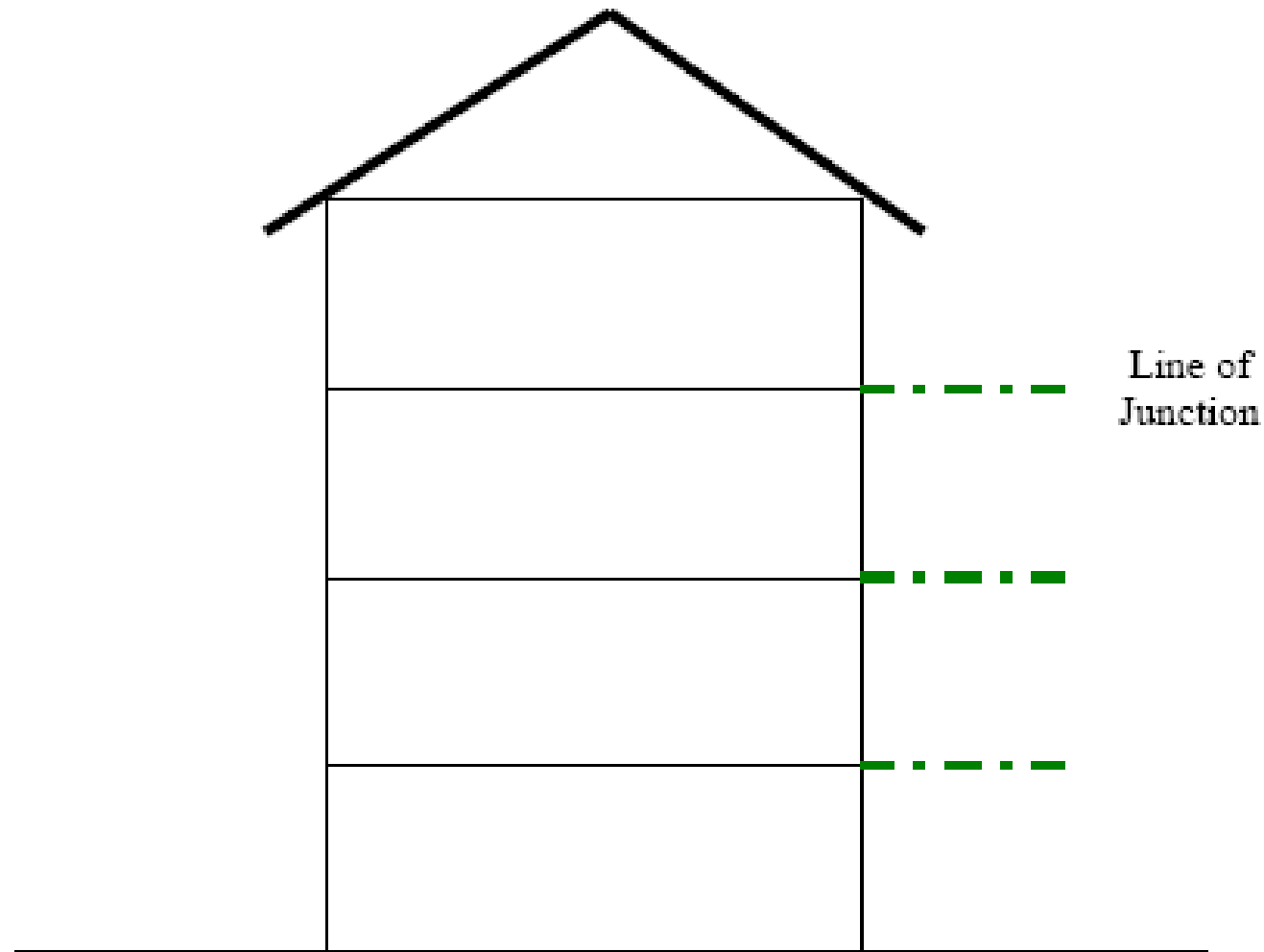


## 5/ A separating floor in elevation



# 5/ Elevation

## A Separating Floor - Party Structure



# 5/ Party Structure



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# Who?



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# Who?

- **Advising surveyor**
- **Building Owner – BO**
- **Adjoining Owner/s – AO/s**



# Who?

- **Appointed BO PW Surveyor**
- **Appointed AO PW Surveyor**
- **Third Surveyor**



- **Agreed Surveyor**



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# Relationship

- The relationship between the appointing owner BO or AO is not a client and agent relationship.
- It is a statutory relationship.
- The surveyors' duty is to see that the Act is properly complied with.



# Costly PW Example

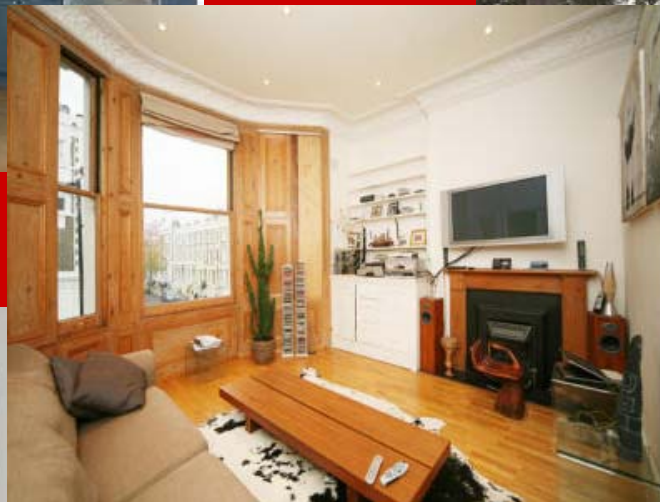


## Work

Removing a structural wall and adding a load bearing beam to a second floor three bed apartment in Ladbroke Grove, Kensington, London

# Guess the Value

## Ladbroke Grove 3 Bed apartment



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# Ladbroke Grove, Kensington, London

- One Bed – 300k plus
- Two Bed - £400 to 1 million
- Three Bed 500 to 2 million
- 4 Bed - 2 million to 5 million

# 5/ Party Structure



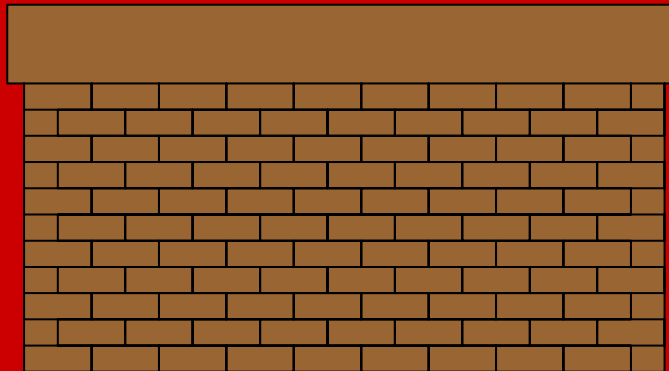
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# Questions to ask

- Is it a Party Wall or Party Fence?
- Can the PW Act be used?
- Do I have the knowledge / experience to deal with it?



# Example for you



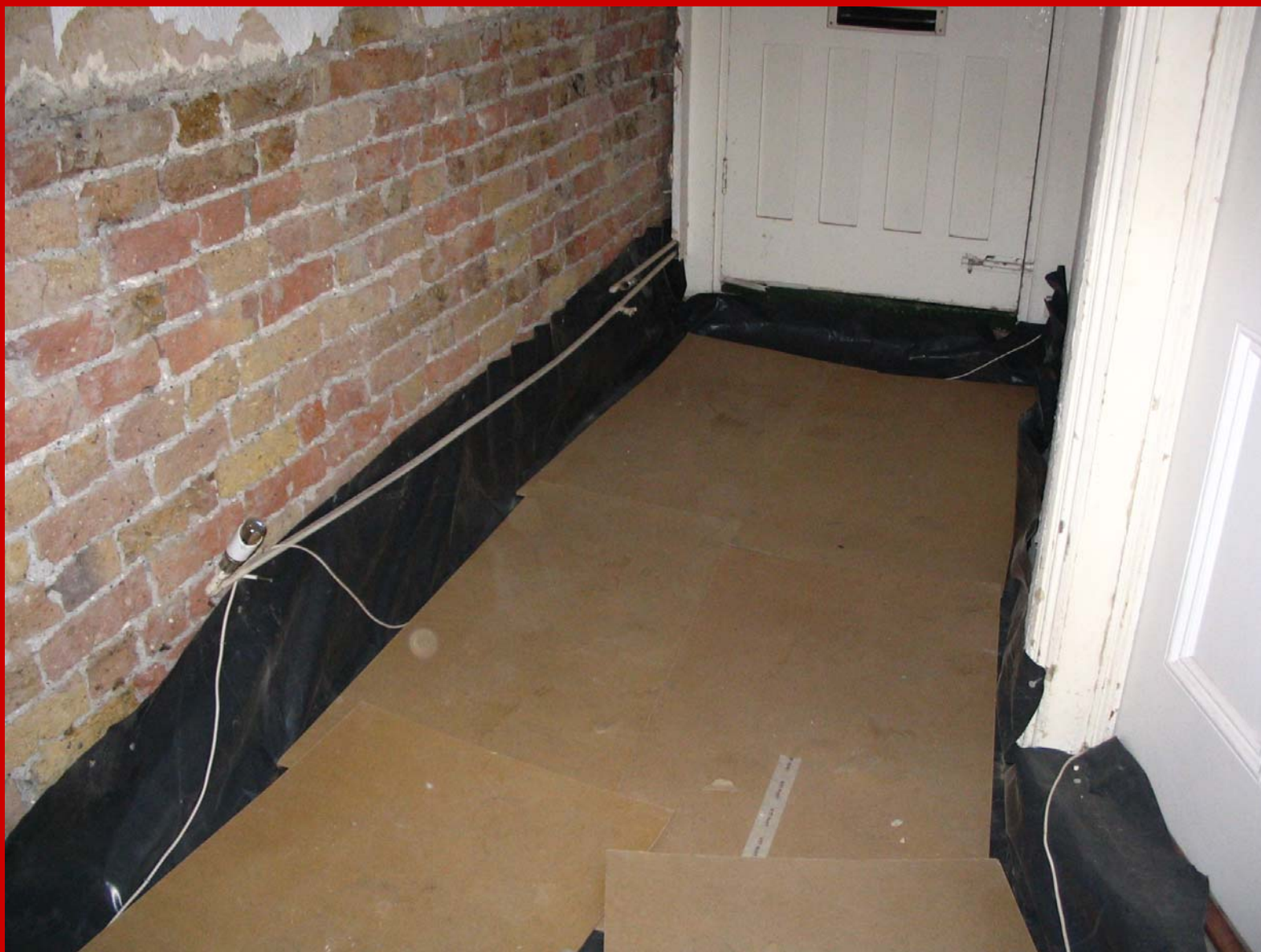
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# Does this require a PW award?



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# Examples of when PW not used

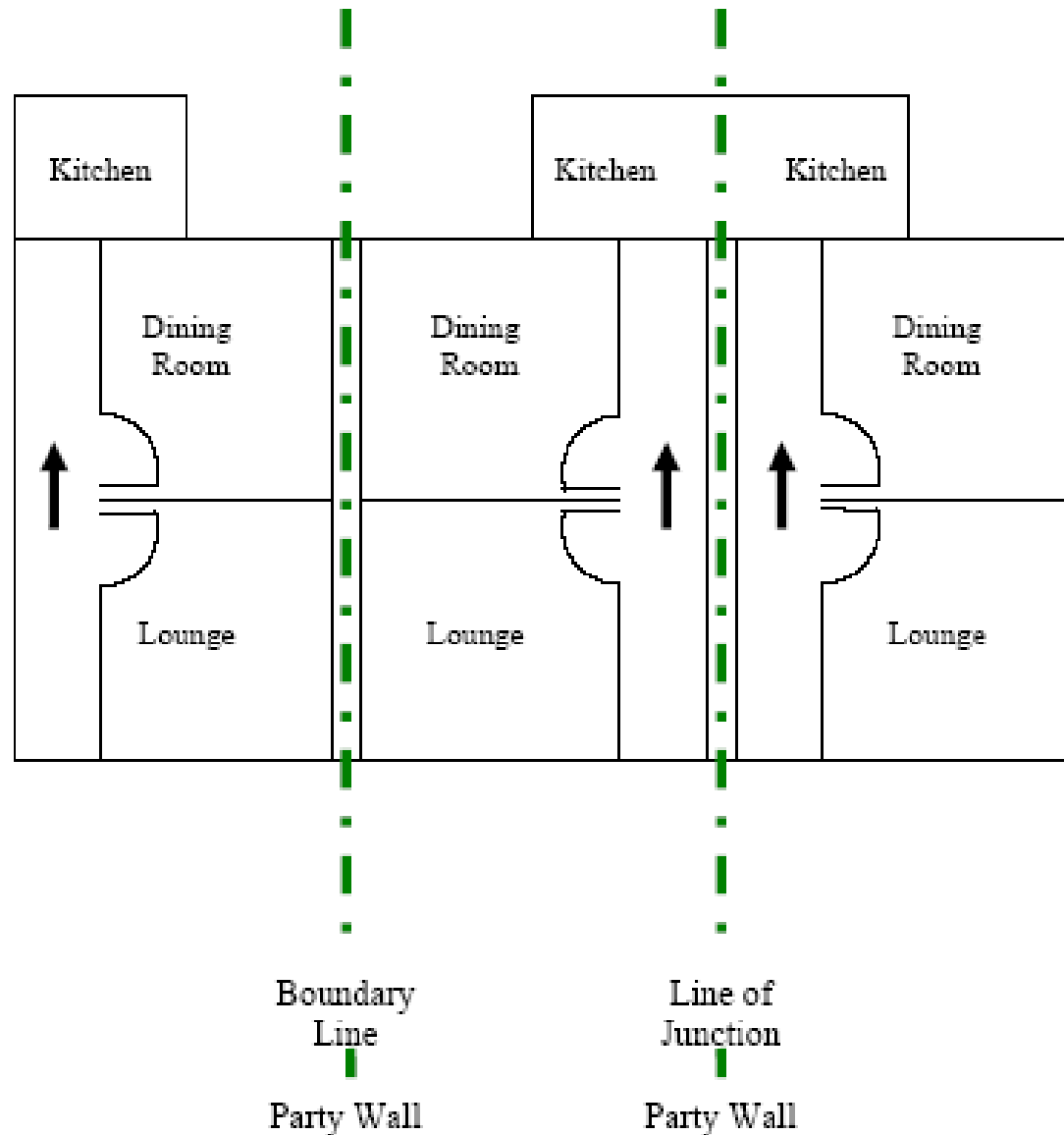
Not minor stuff, for example:

- Small screw fixing
- Cutting in electric cables



**Question : Adding an injected damp proof course?**

## Party Wall Separates Two Buildings (or More)



# Beware of Wise Old Surveyors

Wise old surveyors know the act inside out and will be able to quote sections to you. They will be waiting for you to make a mistake in serving (sorry, I meant awarding) the act and many will not be looking for an easy settlement but working the rules.



# Something to do - Web sites

- [www.fpws.org.uk](http://www.fpws.org.uk)
- [www.partywalls.org.uk](http://www.partywalls.org.uk)
- [www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

**Find some more good Party Wall web sites by  
next week**

# Reading List



## Reading List

- **The Party Wall etc ACT 1996 Explanatory Booklet - “the Claret book” you have had this months!**
- **A Practical manual for party walls surveyors - John Anstey**
- **Misunderstandings and Guidance: Party Walls etc. Act 1996 - Alex Frame**
- **Party Walls - Stephen Bickford-Smith Jordan books**
- **Party walls Case in Point – RICS**
- **Party Wall Act Explained (The Green book) Pyramus & Thisbe Club**