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FREE GUIDE · PARTY WALL ETC. ACT 1996

The Party Wall timeline

What happens, and when, from first planning your project to completing the work. Timings are typical; every project is different.

1

3+ MONTHS BEFORE YOUR BUILD

Plan and talk to your neighbours

Get your drawings together, speak to your builder about access, and tell your neighbours what you're planning.

2

DAY 0

Notices are served

Once you instruct us, we check the Land Registry for every owner and serve the Notices, usually within 48 hours.

3

DAYS 1–14

Your neighbour responds

They have 14 days to choose one of three routes:

Consent
No surveyors needed. You can go ahead once the notice period ends.

Agreed Surveyor
One surveyor acts for both owners and prepares the Award.

Own surveyor
Each side has a surveyor, who agree the Award together.

4

IF THERE'S NO REPLY

Formal 10-day letter

For Party Structure and Excavation Notices, no reply means a dispute is deemed to arise. We send a 10-day letter; if there's still no reply, a surveyor is appointed for your neighbour under section 10(4)(b).

5

WEEKS 2–6 (TYPICAL)

Schedule of Condition and Award

The neighbouring property is inspected and recorded, then the Award is agreed and served on both owners. Either owner has 14 days to appeal.

6

1 OR 2 MONTHS AFTER NOTICES

Work can start

Once the notice period has ended and you have consent or an Award in place. Your neighbour can agree in writing to start sooner.

7

DURING AND AFTER THE WORKS

Follow the Award, then a final check

Your builder follows the Award. If damage is alleged, the condition is checked against the Schedule; a final inspection is made on completion.

Start early and avoid delays

Allow at least three months before your planned start date. Send us your drawings for your fixed fee.

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