Christopher Anthony
Surveyors

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FREE GUIDE · FOR NEIGHBOURS

Received a Party Wall Notice?

Your neighbour is planning building work near your property and has served a formal Notice under the Party Wall etc. Act 1996. This is a normal step that protects you. Here's what it means and what to do next.

14 **You have 14 days to respond** from the date the Notice was served. Responding is simple, and in most cases it costs you nothing.

1 Check what you've received

- [ ] Which type of Notice it is: Line of Junction (section 1), Party Structure (section 3) or Adjacent Excavation (section 6)
- [ ] Whether drawings are included, and what work is proposed
- [ ] That your name and address are correct, and whether anyone else co-owns your property
- [ ] The date work is planned to start

2 Choose how to respond

Consent

You agree to the work going ahead without surveyors.

GOOD FOR

- Minor work
- Neighbours you know and trust

BEAR IN MIND

- No Award or formal record
- You can still ask for a Schedule of Condition

Agreed Surveyor

You and your neighbour share one impartial surveyor.

GOOD FOR

- Most straightforward projects
- A quicker, simpler process

BEAR IN MIND

- The surveyor acts impartially for both owners

Your own surveyor

You appoint a surveyor of your choice.

GOOD FOR

- Larger or riskier work, such as basements
- Peace of mind

BEAR IN MIND

- Two surveyors can take a little longer

Who pays? The Building Owner normally pays the reasonable fees of the surveyors, including yours, as set out in the Award.

3 What if you don't respond?

For Party Structure and Excavation Notices, if you don't respond within 14 days, a dispute is deemed to have arisen. You will then receive a letter asking you to appoint a surveyor within 10 days. If you still don't respond, a surveyor will be appointed on your behalf. Responding yourself keeps you in control of who acts for you.

4 Protecting your property

- **Ask for a Schedule of Condition.** A record of your property's condition before work starts makes any later damage claim much simpler.
- **Take your own photos** of the rooms and walls next to the works, with the date.
- **Talk to your neighbour.** Most Party Wall matters run smoothly when both sides keep talking.
- **Raise concerns early** with the surveyor rather than waiting until work starts.

5 Responding to a Notice from us

If the Notice came from Christopher Anthony Surveyors, you can respond online using the link or QR code on your Notice. You can consent, choose us as the Agreed Surveyor, or appoint any other surveyor. We act impartially whichever route you choose.

If you've received a Notice from someone else, we can act as your surveyor.

Not sure what to do?

Call us or send us a photo of your Notice. We'll explain your options in plain English, with no obligation.

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