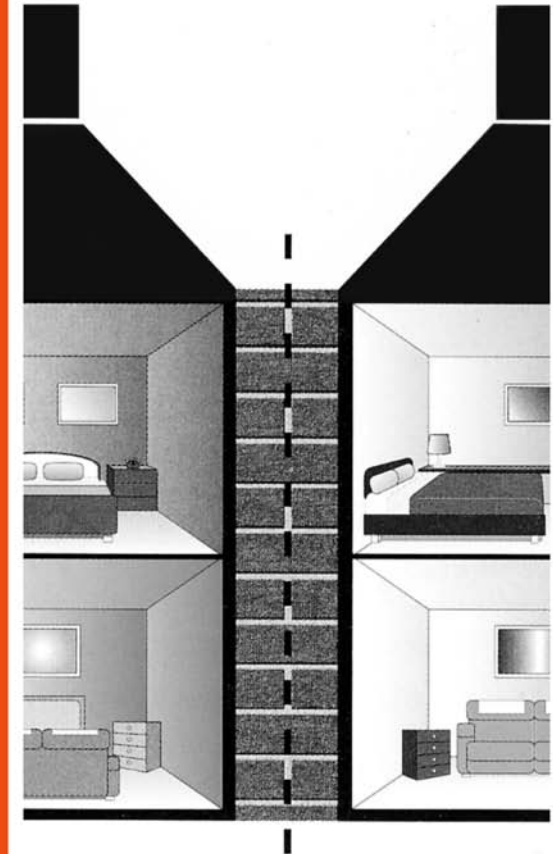


Party Wall Act 1996

..... Information & Guidance



2

Working together to provide the Best in Building Control

Wiltshire Council

Northern Office

Tel: 01249 706535

Fax: 01249 460810

Southern Office

Tel: 01722 434519

Fax: 01722 434247

Eastern Office

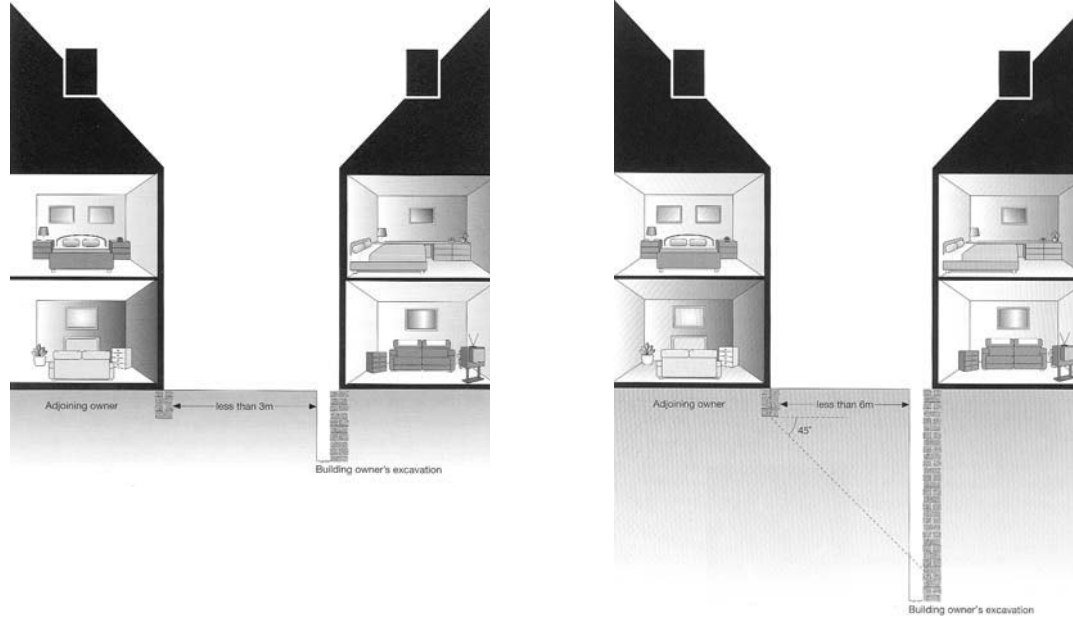
Tel: 01380 734777

Fax: 01380 734775

Western Office

Tel: 01225 770321

Fax: 01225 770337



HOW IT COULD AFFECT YOU

The Party Wall Act 1996 (the Act) came into force on the 1st July 1997. It provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. Under the Act anyone intending to carry out work on or near a party wall must give the adjoining owners written notice of their intentions. Adjoining owners can agree or disagree with what is proposed and where there is a disagreement the Act provides for resolution of disputes. The diagrams in this leaflet give some indications of what can be considered a party wall.

The Act covers work such as structural alterations to a party wall. This could include the placing of additional loads on the wall from steel beams or timber joists. It also covers excavation works within 3 or 6 meters of a neighbouring building depending on the depth of the proposed foundations. Simple works such as hanging shelves or re-plastering are not covered by the Act.

If you believe you are about to carry out works which will come under the requirements of the act you should first speak to your neighbours. You should then detail your proposals in writing and ask for your neighbour's written consent. If a dispute arises you should seek advice from a Party Wall Surveyor.

This is not an authoritative interpretation of the law and reference should always be made to the Act. A detailed explanatory booklet produced by The Office of the Deputy Prime Minister, entitled 'The Party Wall Act etc 1996' is available from your local Building Control office.