

# Party Wall & Licence Matters

## Party Wall - Why Bother?

**Silver has an established and experienced team of Party Wall Surveyors dealing with all forms of neighbourly matters for Building and Adjoining Owners.**

If you are extending, demolishing, constructing or remodelling a property of virtually any type you need to be aware that the works may be subject to the Party Wall etc Act 1996 and we are able provide strategic advice for all construction related matters in order for you to understand your responsibilities under the Act.

The case law surrounding the Party Wall Act is substantial and you are advised to consult surveyors experienced in this field, before becoming embroiled in legal procedures which can have huge cost implications for you in a dispute.

### **Do you understand your responsibilities under the Party Wall etc Act 1996?**

- By Ignoring and not complying with the Act you are at risk of:
  - Injunctions
  - Delays on site
  - Missed contract dates, handover dates
  - Increased costs
  - Judges take a dim view of people who ignore statute. Ignorance is not defence!



**Simon Barnes MRICS**  
**Senior Party Wall Surveyor**  
simon.barnes@silverdcc.com

Simon has more than 20 years experience in the property and construction industry and worked with a wide variety of building types.

We can provide advice and assistance in the following areas:

### **Building Owners**

- Advice on action and protocol.
- Review of the lease requirements.
- Production of terminal schedule of dilapidation.
- Production of quantified demand.
- Negotiation of claim.

### **Adjoining owners**

- Advice on action and protocol.
- Review of the lease requirements.
- Review of the landlords schedule, providing recommendations and response.
- Negotiation of settlement.

### **Associated Matters not covered by the Act**

- Certain demolition.
- Access Licences.
- Crane Oversail Licences.
- Boundary Determinations.
- Rights of Light
- General site matters.

**If you wish to discuss any matters in more details, please do not hesitate to contact Simon or Liam.**



**Liam McDermott**  
**Senior Party Wall Surveyor**  
liam.mcdermott@silverdcc.com

Liam has ten years experience in dealing with neighbourly matters and an extensive knowledge of working with both Building and Adjoining Owners.