

Party Wall Act etc. 1996

Some kinds of work carried out to a property may not be controlled by the Building Regulations, but may be work which is covered by the Party Wall etc. Act 1996. This is a separate piece of legislation with different requirements to the Building Regulations. The Party Wall etc. Act makes provision in respect of party walls and excavation and construction in proximity to certain buildings or structures. There will be some instances where both the Party Wall etc. Act and the Building Regulations apply to the work being carried out.

You must find out whether work you intend to carry out falls within The Party Wall etc. Act 1996. This includes work which involves:

- work on an existing wall shared with another property
- building on the boundary with a neighbouring property
- work involving excavating near a boundary

It is essential that you understand your obligations to notify adjoining owners and are aware of the circumstances under which a dispute can arise.

For further information on the Party Wall Act 1996 there is an explanatory Party Wall Act booklet in the external links.