

# PARTY WALL MATTERS

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www.bellrockgroup.co.uk

## ACTING FOR BUILDING OWNERS & ADJOINING OWNERS

Party wall representation for those undertaking construction work near a boundary & those affected by such work. Compliance with Party Wall legislation Party Wall Etc Act 1996

### How can Bellrock help?

We act for the building owners proposing to undertake work near a party wall. Bellrock assess legal and technical requirements of developer's proposals and identifies relevant parts of the Party Wall Act. We then assess the extent of party walls impacted by proposals. Obtaining formal appointment under the Act, we identify adjoining owners and serve relevant notices in a timely way.

Once we have identified the adjoining owners, we undertake schedules of condition of their property, produce and agree party wall awards with their surveyor and act for the adjoining owner to protect their party wall interests. Bellrock can also appoint third party surveyors under the Act, as well as monitor the construction work and agree additional awards as necessary. We check the schedule of condition on completion, receive any notices and respond accordingly. On occasion, we also agree any financial matters under the Act.

### What's in it for you?

- Anyone undertaking work near a party wall must comply with the Party Wall Act with very few exceptions. This is complex and needs to be right
- Under the Act the building owner is the developer and the adjoining owner is the impacted neighbour
- By undertaking the necessary activities in a timely manner, the work won't be delayed or stopped by other owners nearby. Nearby properties are protected from damage and potential movement can be properly monitored
- Work-flow management - using our Concerto software, we can ensure the required legal governance is followed and maintained
- We ensure that costs are apportioned correctly so you only pay what you need to

## EXPERIENCE

- RICS Chartered Surveyors
- Over 100 years combined experience
- Use of high tech monitoring solutions
- Experts in party wall legislation and practice
- Members of party wall specialists organisation Pyramus and Thisbe
- All types of party wall situations covered:- major redevelopments, housing, commercial, repairs and maintenance

### Some project examples:

- Major housing development with retaining party wall for building owner
- Complex retrospective housing for adjoining owner
- Development of listed building in City of London for adjoining owner
- New housing development of social housing landlord as building owner
- Acting as "third surveyor" in dispute resolution
- Multiple neighbour party wall matter for hospital development
- Informal advice to building owners as developers on need for party wall notices
- Informal advice to adjoining owners on whether Party Wall legislation applies to neighbouring works

### Technology

- High tech automated monitoring systems to detect movement of adjoining owners' property

### Delivery

In excess of 30 PW surveyors



## technical & real estate services

Technical & Real Estate Services is one of the service offerings within the Bellrock group, providing industry experts in project management, building consultancy & property cost management, service charge consultancy and estates management.

- Construction & Project Management
- Building Consultancy
- Mechanical & Electrical Consultancy
- Property Compliance
- Asset Surveys
- Real Estate Consultancy



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