

PARTY STRUCTURE NOTICE

67 Bellvue Road
South Croydon
London
CR8 7PL

John Willis
65 Bellvue Road
South Croydon
London
CR8 7PL

17 January 2023

Dear John Willis,

The Party Wall etc. Act 1996 Notice of proposed works under section 2 of the Act - Party Structure Notice

As the owner of 67 Bellvue Road, South Croydon, London, CR8 7PL, which is adjacent to your premises at 65 Bellvue Road, South Croydon, London, CR8 7PL, I Brenda Willis of 67 Bellvue Road, South Croydon, London, CR8 7PL notify you that in accordance with my rights under section 2 of the Party Wall Act etc. Act 1996 I intend to carry out building works.

Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

The proposed works are: Cut pockets no more than halfway into the party wall to allow steel beams to be inserted.

I intend to start work on or after 06 February 2023.

If you are content for the works to go ahead as proposed, please complete, sign and return the attached letter within 14 days of receiving this letter.

If you do not confirm in writing that you are content for the works to go ahead as proposed, we will be 'in dispute' under the Act.

In the event of any dispute between us under the Act, would you be willing to agree to the appointment of an 'Agreed Surveyor'? If the answer is yes, I suggest using Bright Futures Ltd of 92 Hertfield Avenue, Enfield, London, EN2 9QR, but would be happy to receive your alternative proposal. If the answer is no, please let me know who you would like to appoint as your surveyor.

Yours sincerely,

Brenda Willis

Date of signature

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What Is A Party Wall? A celebration wall surface agreement is a lawful file that describes the legal rights and duties of homeowner regarding a common wall surface. One of the primary steps is guaranteeing an extensive event wall agreement is in place. This paper should lay out each party's civil liberties and maintenance duties worrying common wall surfaces, helping to decrease disagreements. By clearly specifying that is in charge of what, a well-drafted agreement can stop several typical problems from occurring.

When Do You Require A Celebration Wall Award?

- Both proprietors are generally responsible for repairs, yet specific obligations may rely on any kind of agreements in place.
- Event wall agreements typically include information on how expenses for maintenance or repair services are shared.
- This requires continuous usual use of a celebration wall for the recommended amount of time.
- You will certainly then enter the a dispute resolution process, the purpose of which is to prepare a party wall 'award'.

- If you are not sure, talk with your neighbours or inspect the Government's Land Registry.

Yet there might be local regulations requiring the upkeep of light and air. Prior to concerning the conclusion, for that reason, that the event wall home windows might effectively be bricked in, the sensible specialist will inspect the metropolitan policies pertaining to light and air. By regulation, a party wall surface notice must be offered at least two months prior to the planned starting date for job. Nonetheless, the notification is just legitimate for a year, so don't offer it prematurely. Much more significantly, these walls typically serve as fire barriers, conference building regulations and adding to overall fire security. By serving double purposes, shared wall surfaces help reduce the structure footprint, supplying enhanced functional home.

Saint Louis Realty Lawful Sources

If you can get to contract, put the terms in composing and exchange letters, job can start. If they decline or fail to respond, you are considered to be in disagreement; if this takes place, you can contact the owner and try to work out a contract. Before offering notification, conversation to your neighbors concerning your plans and make sure they understand what it is you are intending to do. Either celebration, for example, might increase the height of the wall surface, offered the increase does not reduce its strength. In a similar way either celebration might underpin the wall and sink the structure deeper or raise the density [Ansteysurveyors](#) of the wall surface by adding to it on his own land.

Can my neighbor decline a party wall contract?

They can either grant the job or a neighbor can refuse an event wall agreement. If your neighbor rejects a party wall agreement, they might provide a counter-notice where they ask for adjustments to the strategies.



As we have actually explained, the primary function of an event wall surface arrangement is to shield both the house owner that is performing the work and the owners of neighbouring homes and land. Light drilling into a party wall, for example, to install a rack, will not need sign-off. " A celebration wall contract is a lawful paper that will certainly define the works, notify all celebrations concerning when these works will happen and the processes involved," adds Juan Ramón Sánchez Pernas. " It's purpose is to protect everyone from any kind of possible problems that could arise as the job is carried out. As fun as they might originally seem, event wall agreements are a serious business. Due to the fact that numerous kings intend to increase their spaces bigger and higher, the rules on celebration wall surfaces have been evaluated. This post targets at enlightening the practitioner on the

not-so-obvious rules of the party wall surface. Barnes Walker's realty lawyers draft and testimonial party wall agreements and shared-structure concerns for Florida owners. Open up dialogue with your next-door neighbor regarding any type of problems or future tasks that include your shared walls can go a lengthy means in preserving a harmonious connection.