

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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Celebration Wall Agreements Without clear agreements or understanding of these policies, disputes over changes or repair work can escalate right into pricey lawful issues. Consequently, it's necessary to have clear interaction and participation between adjacent owners. On the various other hand, non-structural party walls primarily serve as audio and fire obstacles, producing a more private-- and safeguard-- living setting. These shared wall surfaces prevail in household settings, where they separate devices while maximizing room. They might also encompass shared floors and ceilings, additionally defining possession and upkeep responsibilities.

Can you do work without a celebration wall surface arrangement?

You generally need a Celebration Wall surface Contract if your prepared jobs impact shared walls, boundaries, or involve excavation near a neighbor's home. This ensures both parties agree on the work and potential influences before it begins.



Minor works, such as, chasing for electric job or pipework or drilling into the Party Wall surface to take care of shelving or cooking area systems do not need an Event Wall arrangement. A Party Wall Honor stands for a duration of year from the day of its solution. This would indicate that the structure proprietor need to commence the proposed works within 12 months of the day of the Celebration Wall Award. For the most part when you have gotten a Party Wall Notice it typically suggests that your neighbor(s) have advised a Celebration Wall Surveyor to serve you with a Notification. You will now have a couple of alternatives to choose from within that notification in regards to what you want to do, I.E. do you wish to use a Party Wall Land Surveyor or otherwise? It can get a little challenging so please do not hesitate to give us a call to discuss matters.

Settling Celebration Wall Disagreements

If your neighbor can't pay for timely repairs or upkeep, it can result in more damages and intensify prices for every person included. Adjustments might be limited by developing codes and guidelines, complicating your ability to customize your room. Claims about party walls return to at the very least 1813 and a choice of the English Court of Common Appeals in *Matts v. Hawkins*, 5 Taunton 20 (1813). 10 years prior to the dispute reached court, Hawkins destroyed his structure, leaving the party wall surface standing. In the future *Matts*, whose structure still stood, started to extend the event wall up to sustain a flooring that *Matts* was contributing to his building.

- Ultimately, landlords and occupants might enter into disagreements due to damage during construction or from boundary concerns.
- Their everyday actions can make a huge difference in protecting against damage and staying clear of problems with neighbors.
- However, intend the damage is brought on by an occupant's actions, such as drilling without permission, knocking openings in the wall, or otherwise going beyond the typical use of the properties.
- This wall surface isn't simply a boundary; it's a celebration wall surface-- a structure you both very own.
- A Celebration Wall Honor stands for a duration of 12 months from the day of its service.

In this area words "he" is utilized to include "she" and "they" (where there are joint owners or the proprietors are firms or various other type of body). This section is just concerning the Act, which is different from planning or building guidelines control. Another frequent problem is thinking that property surveyor expenses will certainly

constantly be shared. Celebration wall surface conflicts can be costly and disruptive, especially for commercial homes where hold-ups might influence business operations or tenants.

Areas We Serve

This is a preferred choice especially if an Adjacent neighbor does not wish to put a financial worry on the Structure Owner. In many cases if you are the one executing the Structure work then it is more than most likely that it will certainly be on your own paying [Property Wall Agreement Services](#) for the expense. This would certainly likewise consist of the cost of your neighbor(s) property surveyor if they pick to utilize their own surveyor.

What Is An Event Wall What Are The Effects Of Having An Event Wall With The Neighbor Civil Liberties And Downside Of It

Because both residential or commercial properties benefit from the shared wall, both owners have to add to its upkeep. This shared duty can be helpful as it decreases individual financial problems. Nevertheless, it can additionally cause disputes if one owner hesitates or not able to pay their share. An instance sometimes researched by law students including a celebration wall surface dispute is Heap v. Pedrick, 167 Pa. 296, 31 A. The parties included disputed the boundary line attracted by an engineer and the subsequent building of a wall surface on that particular border that intruded 1 1/2 in. The court verified a holding that this wall surface was not an event wall surface and consequently needed the offender to ruin and restore the wall without trespass within 1 year.