

Do I need a Party Wall Award?

A Party Wall Award is a legal document, drawn up under the Party Wall Act, 1996. The government has general guidance on Party Wall Awards, which can be found [here](#).

You must tell your neighbour if you want to:

- Build on or at the boundary of your 2 properties
- Work on an existing party wall or party structure
- Dig below and near to the foundation level of their property

Often your neighbour (or adjoining owner) might agree to works being carried out. If so, they should do this in writing. It is not unusual for an adjoining owner to insist that a Party Wall Award is made by two surveyors. You must pay for both your surveyor and the adjoining owner's if they want to have their own (it is possible for one surveyor to represent both properties).

Surveyors work on behalf of the Party Wall Act itself and not for the wishes of the clients. In this way, an award can be drawn up that ensures that the design of the works to be carried out is such that the works will not compromise either structure.

Often a Condition Survey is carried out on the adjoining owner's property to assess any existing damage. This ensures that if damage occurs to the adjoining owner's property as a result of the work, you will be liable to pay for their repairs. It also means that you can't be asked to pay for repairs for damage that existed before the work began.

Blackwell Structural Consultants has engineers trained to assist in drawing up Party Wall Awards. We can act as a surveyor alongside our role as designers and will complete condition surveys.

To discuss what we might be able to provide for you, please call on 01604 755000 or email info@blackwellconsultants.co.uk