

What is a Party Wall Notice?

If your neighbour is a private owner please contact them direct.

What is a party wall agreement and do you need one?

A party wall is a wall, boundary, or outbuilding that you share with another household. These are common between terraced and semi-detached houses but can also affect detached properties if you share a garden wall or invisible boundary line.

Whether you're building an extension or converting your loft, if you're undergoing a substantial renovation and have neighbours, then it is likely you need to consider the Party Wall Act.

If your neighbour lives in a Bolton at Home property you must serve the notice to Bolton at Home, however we advise you also inform your neighbour of any proposed works

You must tell Bolton at Home 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

You must give notice to Bolton at Home between 2 months and a year before you plan to start building works.

Once you've given notice Bolton At Home can:

- give consent in writing
- refuse consent, which will start the [dispute resolution process](#)
- serve a counter notice requesting additional works be done at the same time
- Bolton at Home must let you know in writing within 14 days if they consent to your notice, and you must do the same with any counter notice. A counter notice must be served within a month of the first notice.

For further information and templates of documents please visit:

<https://www.gov.uk/party-walls-building-works/when-how-tell-them>

Please visit LEASE for independent advice <https://www.lease-advice.org/>

If you require any further information from Bolton at Home, please contact us on:

01204 328000 or email OwnerOccupierPermissions@boltonathome.org.uk