

# Too close for comfort?

## Protect your property and projects with our neighbourly matters advice

With greater density of developments and redevelopments across the UK, huge opportunities for local economies come with potential risks for building owners and adjoining owners. TFT is here to help all parties navigate planning requirements, mitigate damages and facilitate the development process with neighbourly matters support. Our experts can support you with Party Wall, Rights of Light, Daylight & Sunlight advice and access to neighbouring land.

We have already seen a major increase in the need for this advice, and our national team of specialists are ready to support your next project with fast, efficient and jargon-free commercial advice. Get in touch with us today for a free consultation to understand your needs.

In 2022, TFT advised on over **£1 billion** of neighbourly matters projects and strengthened our party wall consultancy

### Who have we helped recently?



**Office development**  
**Sector:** Office  
**Services:** Party Walls, Rights of Light  
**Location:** Manchester  
**Client:** M&G



**Nation wide portfolio**  
**Sector:** Industrial  
**Services:** Party Walls, Rights of Light  
**Location:** UK wide  
**Client:** Tesco



**Local authorities**  
**Sector:** Education  
**Services:** Party Walls, Rights of Light  
**Location:** UK wide  
**Client:** Various



**Central London**  
**Sector:** Office  
**Services:** Party Walls (adjoining owner), Rights of Light  
**Location:** London  
**Client:** Confidential



**Student scheme**  
**Sector:** Residential  
**Services:** Party Walls, Rights of Light  
**Location:** Bath  
**Client:** Confidential



**Wellington Wimbledon**  
**Sector:** Office  
**Services:** Party Walls, Rights of Light  
**Location:** Wimbledon  
**Client:** Columbia Threadneedle

### TFT Party Walls services:

Whether you're planning a project or need to protect your rights as a neighbour

#### For Building Owners and Developers

- We advise you on your statutory obligations under the Party Wall etc. Act 1996 (the Act)
- We avoid project delays with early neighbour communications, efficient surveying and fast serving of notices
- We ensure notices are served correctly, avoiding invalid notices which can compromise a project
- We protect you from unjust claims of damage
- We support Scaffold and Crane over-sail licences as well as access rights to neighboring lands to undertake works.

**Local Authorities** involve us in their PMP (planned maintenance programs).

**Architects** turn to us when they need approachable surveyors who act quickly on behalf of the client.

#### For Adjoining Owners

- We protect your interests by administering provisions under the Act such as:
  - Security for expenses and enclosure costs
  - Working hours
  - Mitigation of potential damage
- Our surveyors act fairly and impartially and will not cause unnecessary disputes between neighbours.



We can provide your team with CPD sessions to share knowledge and best practice advice. Get in touch with [Imaycock@tftconsultants.com](mailto:Imaycock@tftconsultants.com) to find out more.

### Meet the specialists



**Richard Nosworthy**  
 Director  
 Neighbourly Matters, Rights of Light, Daylight & Sunlight

Richard leads TFT's neighbourly matters specialists across the UK. He is a specialist in daylight, sunlight and rights of light.

**in** [@Richard\\_Nosworthy](#)  
[rnosworthy@tftconsultants.com](mailto:rnosworthy@tftconsultants.com)  
 +44 (0) 791 897 3822



**Louis Maycock**  
 Director  
 Party Walls

Louis heads up our Party Wall Consultancy, bringing over 15 years of experience in general practice including party wall advice for both high-end residential and commercial projects. He is a chartered surveyor and member of both the Pyramus and Thisbe Club and the Faculty of Party Wall Surveyors.

**in** [@Louis\\_Maycock](#)  
[lmaycock@tftconsultants.com](mailto:lmaycock@tftconsultants.com)  
 +44 (0) 734 100 6918

Get in touch for a **free consultation** or to learn more about how TFT can support you

### TFT's Party Wall process

We combine in-depth knowledge of legal requirements with approachable and proactive consultation through the whole process. We will:

- Familiarise ourselves with project proposals
- Identify the adjoining owners and the effect on their land and/or buildings
- Prepare and serve relevant notices
- Open negotiations with adjoining owners and their appointed surveyors (if applicable)
- Prepare detailed schedules of condition of adjoining owner properties and lands
- Negotiate, conclude and publish party wall awards. Including dealing with special foundation consent and security for expenses
- Liaise with the project team on all matters relating to party wall works as necessary

Once awards are published our involvement continues throughout the contract and post-contract stages to ensure compliance with the terms and conditions of the awards. We attend site meetings as necessary and deal with complaints arising from the works. On completion we carry out final inspections and recheck schedules of condition, then discharge the party wall awards.

### Get in touch



**Party Walls**  
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**Rights of Light**  
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