



Develop your properties and protect your assets with our Rights of Light and Party Wall advice

In 2023, TFT advised on over **£1 billion** of neighbourly matters projects and strengthened our consultancy team

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 Rights of Light, Daylight & Sunlight and Party Wall 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 clear commercial advice.

Get in touch with us today for a free consultation to understand your needs.

Who have we helped recently?



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

TFT Rights of Light services: Whether you're planning a project or need to protect your rights as a neighbour

Developers

- Undertake preliminary desktop reviews at pre-purchase stage or RIBA stages 1 & 2, to establish potential risks.
- Undertake detailed technical assessments to determine the impact to neighbouring properties,
- Provide clear and concise feedback to maximize development potential, whilst minimizing risks.
- Rights of light reports setting out on-going risks, compensation and strategy.
- Planning daylight/sunlight reports to support planning submissions.

Local Authorities and Funders engage us to undertake peer reviews of third party Daylight/Sunlight and RoL reports.

Architects turn to us when they need approachable consultant who act quickly and provide clear advice, on behalf of the client.

Neighbouring Owners

- We review neighbouring developing sites and identify potential breaches.
 - We act to safeguard your legal right to light.
 - We verify technical assessments.
 - We negotiate settlements and reciprocal rights.
- Our surveyors act fairly and will not cause unnecessary disputes between neighbouring owners.



Meet the specialists



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

Richard leads TFT's neighbourly matters specialists across the UK, with over 20 years experience for working specialist practitioners. He has successfully led complex and high-profile projects in relation to planning daylight, sunlight and rights of light throughout the UK, and particularly within dense inner-city environments.

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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.

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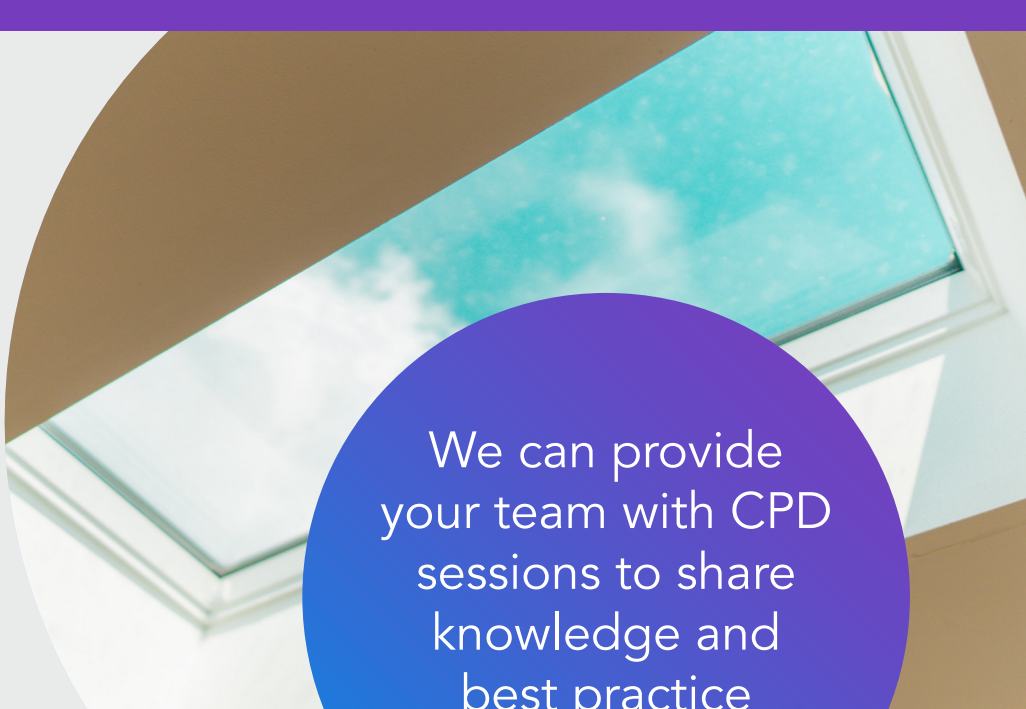
Rights of Light & Daylight and Sunlight

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

- Familiarise ourselves with project proposals and provide initial desktop advice.
- Liaise with the project team on all matters relating to planning daylight/sunlight and rights to light as necessary
- Identify the relevant neighbouring buildings and the effect on their land and/or buildings.
- Prepare 3D analysis models and undertake the relevant assessments.
- Provide detailed design advice to help mitigate risks, including 'cutback' and 'envelope' models.
- Prepare detailed reports setting out technical findings, strategic advice and potential compensation.
- Liaise with insurers and Provide reports for insurance purposes.
- Negotiate rights of light settlements with neighbouring property owners.

Once our reports are submitted our involvement continues throughout the planning stage to ensure compliance with local planning authority requirements.

Beyond the planning stage we continue with strategic Rights of Light advice and actions. Either up to the stage where the neighbouring owners acquiesce on their rights or where necessary, negotiation is required to reach agreeable settlements.



We can provide your team with CPD sessions to share knowledge and best practice advice.

Get in touch



Rights of Light

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