EXPERTS IN PARTY WALL & NEIGHBOURLY MATTERS
**Key Facts**

International property consultants based in the UK

<table>
<thead>
<tr>
<th>40%</th>
<th>65m</th>
<th>20+</th>
<th>500+</th>
<th>90%</th>
</tr>
</thead>
<tbody>
<tr>
<td>FTSE100 are clients</td>
<td>turnover in year to April 2018</td>
<td>countries where we are active</td>
<td>headcount</td>
<td>of our clients have worked with us for five years or more</td>
</tr>
</tbody>
</table>

Regulated by RICS and are Members of the Pyramus & Thisbe Club, ensuring excellence in party wall practice

Award winning

www.geraldeve.com
Whether we are acting on behalf of a developer or a neighbouring owner, our approach is one of identifying, managing and reducing our clients’ risk, whether that risk be of a financial, programme or technical nature.

Richard Fiddes
Partner

Whether you are a property owner, investor, occupier or developer, Gerald Eve provides independent, intelligent and relevant advice based on detailed market knowledge and sector understanding.

Our Party Wall and Neighbourly Matters team sits within our Building Consultancy group, in an environment of construction, project management and development professionals.

We have a deep understanding of the issues that arise and the way in which party wall and neighbourly matters link to key decisions, the importance of getting the timing right and of making early decisions in advance of detailed design.

We also recognise that our advice does not exist in isolation. We therefore draw upon our wider understanding of the real estate market and the other expertise available within Gerald Eve, to deliver considered commercial solutions.

Together, we have the resource, experience and relationships to deliver the best property solutions for your business.
Some of our clients

A L A S K A

Berkeley
Group

Crest
NICHOLSON

Crossrail

Canada Life

Schroders

c•funds

ERICSSON

FORTNUM & MASON

LaSalle

Pernod Ricard

PROLOGIS

SOHO

WHITBREAD

WHSmith

Development
Managers
Limited

Dolphin Living

KING’S
College
LONDON

Legal &
General

LEGO

MULTIPLEX

TKMAXX
What our clients say

“Very approachable and provides advice clearly and succinctly.”

Adam Donovan
Director

“Great service and delivered on time.”

Mark Bacon
Senior Technical Manager

“Improved relationships with neighbours and assisted us in getting the awards in place swiftly and ensured our overall programme remains despite some speedbumps thrown in by third parties.”

David Gabe
Partner

“Very helpful with a polite and friendly approach and went over and above what was expected, which resulted in a successful outcome but only after perseverance on your behalf.”

Janet Johnson
Manager’s Assistant
Service Offer

We work with clients to identify opportunities to manage risk, unlock value, save costs and drive long-term sustainable performance.

We provide a range of building surveying and project management services to support clients at each stage of the property lifecycle:

- Building surveys for investment and occupation
- Dilapidations and lease exit advice
- Party wall and neighbourly matters
- Planned maintenance programmes
- Reinstatement cost assessments
- Building contract administration
- Expert witness and assistance with disputes
- Project and programme management
- Development, bank and fund monitoring
- Employer’s agent

The Fortnum’s store is an established landmark on London’s Piccadilly carrying a rich retail heritage. It was therefore imperative to us that the firm we instructed held not only the depth of knowledge and expertise to do the job but the understanding and sensitivity to work on such an iconic London landmark. Gerald Eve had that understanding and demonstrated a high level of commitment and professionalism.

Nigel McGinley
Chief Operating Officer
Fortnum & Mason

www.geraldeve.com
Service Offer

We work with clients who are developing a property, or are affected an adjoining owner, to identify and resolve difficulties relating to adjacent construction works. This includes matters falling under the Party Wall etc. Act 1996, and associated issues such as scaffold access, tower crane oversail and general liaison which are generally referred to as neighbourly matters. We advise on the strategy for resolving problems that might otherwise have stopped the proposed works such as scaffolding and crane licences.

Our involvement in the early stages of a development will lead to issues being identified and addressed, sometimes through alternative design or negotiations.

Party Wall etc. Act 1996 (the “Act”)
The Act provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near adjoining buildings. A developer proposing to start work covered by the Act must give the adjoining owners notice of their intentions as set out in the Act, which also provides a mechanism for resolving disputes arising from the works. The Act is separate from obtaining planning permission or building regulations approval. Therefore, it should also be noted that statutory obligations under the Act can be commenced prior, or subsequent, to obtaining consent to build a scheme.

We are experts at identifying opportunities to manage risk, increase value, and save costs on a project by offering the following services:

Party Wall & Neighbourly Matters Reports
We prepare reports for clients looking to acquire a site, which sets out the statutory obligations under the Party Wall etc. Act 1996 and associated neighbourly matters such as the site's boundary and consent required for access onto or over neighbouring property to facilitate the proposed works. The report will be informed through site visits, Land Registry and concept drawings for the scheme. This initial report also allows us to provide an accurate fee proposal for dealing with party wall and neighbourly matters.

Schedules of Condition
Prior to the commencement of the works, we create a fully detailed schedule of condition of the neighbouring property/ies and surrounding infrastructure which will be used as a point of reference should any damage occur during the course of the works.

Scaffold Access and Crane Oversail Agreements
We advise around the requirements of enabling scaffold or a crane to oversail neighbouring property, including consent. To do this, the developer must first obtain the affected owner’s consent, which they are not obliged to provide. If consent is not provided, the oversail will constitute a trespass which must then be removed. It is not uncommon for an affected owner to request a consideration fee and reciprocal rights, to be formalised in a licence. Once the crane strategy is known, it is also advisable to approach the affected owners in order to reveal their negotiating positions at an early stage, and where necessary, alternative crane locations could be considered.

Neighbourly Liaison
We always work to build a good rapport with the affected owners and neighbours to ensure that the interests of the site's neighbours are fully considered during the course of the works. We will introduce ourselves to affected parties and prepare a Schedule of Condition prior to serving party wall notices or requesting consent for any oversail requirements. This ensures best working practice and puts us in a good negotiating position.
Our approach

On appointment of Gerald Eve to provide party wall and neighbourly matters services for a proposed development, we first liaise with you to agree a communications strategy with regard to approaching neighbouring property owners. Following this, the approach we usually take is generally as follows:

- Site inspection
- Review proposals
- Produce a **Pre-engagement Party Wall & Neighbourly Matters Report** which will identify “notifiable works”, “adjoining owners”, and any “consent” required, such as scaffold and/or crane oversail, in order to carry out the works
- Serve notice on the adjoining owners under the relevant section of the **Party Wall etc. Act 1996**, or **Neighbourly Liaison** letter if a neighbour is not directly affected under the Act
- The adjoining owner responds to the notice and either consents or appoints a surveyor
- If the adjoining owner doesn’t respond and/or doesn’t appoint a surveyor, then a surveyor can be appointed by the building owner to act on their behalf as prescribed under section 10(4) of the Party Wall etc. Act 1996
- The appointed surveyors agree on the selection of a third surveyor
- Prepare a **Schedule of Condition** of the adjoining owner’s property
- Liaise with building owner’s consultants to obtain information required etc
- Liaise with the adjoining owner’s appointed surveyor to review draft award and **Scaffold Access and Crane Oversail Agreements** (if required) etc
- Agree award/licence
- Carry out works and sign off award upon completion of the works

Clearly very knowledgeable in this chosen field, but more importantly in our view, is able to provide advice in such a way that gives us the confidence to make an informed decision… has been able to suggest solutions to the issues that we faced – in some instances going above and beyond what we imagine the normal scope of party wall surveyor would be.

*Tim Gardiner*
Development Manager
Crest Nicholson
Gerald Eve’s involvement at each project stage

It is beneficial to engage with Gerald Eve at the earliest stage of a development project to ensure that we can highlight potential risks and obligations in good time adherence with the Party Wall etc. Act 1996 and associated neighbourly matters.

**Stages of a project**

<table>
<thead>
<tr>
<th>Stage 1</th>
<th>Site acquisition &amp; appraisal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 2</td>
<td>Planning &amp; design</td>
</tr>
<tr>
<td>Stage 3</td>
<td>Tender</td>
</tr>
<tr>
<td>Stage 4</td>
<td>Construction</td>
</tr>
<tr>
<td>Stage 5</td>
<td>Completion</td>
</tr>
</tbody>
</table>

**Gerald Eve engagement**

<table>
<thead>
<tr>
<th>Stage 1 &amp; 2</th>
<th>Party Wall &amp; Neighbourly Matters Report (Pre-engagement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 3</td>
<td>• Party Wall etc. Act 1996</td>
</tr>
<tr>
<td></td>
<td>• Scaffolding access</td>
</tr>
<tr>
<td></td>
<td>• Crane oversailing agreement</td>
</tr>
<tr>
<td></td>
<td>• Schedule of conditions</td>
</tr>
<tr>
<td>Stage 4</td>
<td>Continuation of Party Wall matters &amp; oversailing requirements</td>
</tr>
<tr>
<td>Stage 5</td>
<td></td>
</tr>
</tbody>
</table>
Gerald Eve was instructed to act on behalf of the Royal Albert Hall to discharge their obligations under the Party Wall etc. Act 1996 and facilitate basement extensions of the south west quadrant. The development comprises the excavation of the south west quadrant and installation of a new two-storey basement extension. Gerald Eve subsequently completed detailed schedule of condition surveys of the adjacent Grade II Listed properties to limit the damages liabilities.
Royal Air Force Club

Property Royal Air Force Club, 128 Piccadilly, London W1
Client Royal Air Force Club
Service Party Wall Surveyor

The scheme involved demolition of the existing squash court and accommodation to the rear of the property and the construction of a five-storey high extension to provide additional accommodation to the existing private members’ club required party wall awards for demolition, piling and superstructure works, and licences to permit crane and scaffold oversail.
Liverpool Street Station

Property: Liverpool Street Station, 11-12 Blomfield Street, London EC2
Client: Crossrail Limited
Service: Party Wall Surveyor

The scheme involved demolition of the existing buildings and the construction of a 40m deep shaft to accommodate ventilation, electrical, mechanical and systems equipment for the Crossrail extension to the station. The Blomfield Street ventilation shaft has reached its final height of five storeys above ground level and is now structurally complete. Mechanical and electrical fit out is underway, to get the structure ready for handover to the railway systems fit out team.

Party wall awards were only required for the demolition and superstructure works because under the Crossrail Act 2008, the obligation for notification under S.6 of the Party Wall etc. Act 1996 was removed.
The scheme involved demolition of the existing buildings, basement excavation, and the construction of buildings to create a 300,000 sq ft mixed use development to include offices, restaurants, bars, retail and public space. This requires party wall awards for demolition, substructure and superstructure works and licences to permit scaffold and crane oversail.
### 250 City Road

<table>
<thead>
<tr>
<th>Property</th>
<th>250 City Road, London EC1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client</td>
<td>Berkeley Homes (North East London) Limited</td>
</tr>
<tr>
<td>Service</td>
<td>Party Wall Surveyor</td>
</tr>
</tbody>
</table>

The scheme involved demolition of the existing buildings, double basement excavation, and the construction of buildings to create an aggregate of approximately 1.2 million sq ft mixed use development to include offices, retail, hotel, and residential, which required party wall awards for demolition, substructure and superstructure works. A Development Agreement was also concluded to address Rights of Light and oversail requirements.
Gerald Eve was instructed to act on behalf of the developer to discharge their obligations under the Party Wall etc. Act 1996. The waterfront development comprised demolition of the existing buildings, site clearance and construction of 88 luxury 1, 2 and 3 bedroom apartments.

Gerald Eve advised on strategy and agreed Party Wall Awards and Access Licences with adjoining owners.
Kettner’s Townhouse

Gerald Eve was instructed to act on behalf of the developers’ joint venture to discharge their obligations under the Party Wall etc. Act 1996 and facilitate the redevelopment of the former Kettner’s restaurant and the surrounding townhouses.

The development comprises the restoration, renewal and redevelopment of 15 properties to include an additional basement level, an internal courtyard pavilion and reinvigoration of the area. Gerald Eve subsequently advised on strategy and agreed Party Wall Awards and Access Licences on behalf of the client.
Wardour Street

Gerald Eve was instructed to act on behalf of the developer to discharge their obligations under the Party Wall etc. Act 1996.

The development comprises major structural works to rationalise the three existing interconnecting buildings and internal space by façade retention and demolition of the existing structure and reconstruction and "infilling" the missing flank section. The existing tenants were retained in occupation at ground floor throughout the works.

Gerald Eve advised on strategy and agreed Party Wall Awards and Access Licences with adjoining owners.
Walker’s Court

<table>
<thead>
<tr>
<th>Property</th>
<th>Walker’s Court, Soho, London W1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Client</td>
<td>Soho Estates Limited</td>
</tr>
<tr>
<td>Service</td>
<td>Party Wall Surveyor</td>
</tr>
</tbody>
</table>

Gerald Eve was instructed to act on behalf of the developer to discharge their obligations under the Party Wall etc. Act 1996 and facilitate the redevelopment of Soho’s iconic Walker’s Court.

The development comprises the restoration, renewal and rebuilding of 15 properties by undertaking demolition, underpinning, double height basement excavation, façade retention and reconstruction, impacting 37 separate ownerships under the Act.

Gerald Eve subsequently advised on strategy and agreed Party Wall Awards and Access Licences with adjoining owners.
The Hub, Premier Inn, 62-68 York Way

Property: The Hub, Premier Inn, 62-68 York Way
King’s Cross, London W1

Client: Whitbread Group Plc

Service: Party Wall Surveyor

Gerald Eve was instructed to act on behalf of the developer to discharge their obligations under the Party Wall etc. Act 1996.

The development comprises Premier Inn’s flagship mixed use scheme of a 389 key Hub hotel with separate retail units comprising demolition, double storey basement excavation and reconstruction within close proximity to King’s Cross Station, and multiple adjoining ownerships.

Gerald Eve advised on strategy and agreed Party Wall Awards and Access Licences with Adjoining Owners.

WHITBREAD
A responsible business

We understand that people are happier, more motivated and perform better when they can express their own identities. The firm is dedicated to creating and enhancing an inclusive workplace culture where diversity is not only accepted but valued – ensuring that we can all be ourselves, while working as a team, simply makes good business sense.

We were early adopters of the RICS Inclusive Employer Quality Mark and a member of Changing the Face of Property, which aims to help improve inclusivity and diversity across the property sector. Gerald Eve is a foundation partner of the charity LandAid.

We hold ISO 9001, ISO 14001 and BS OHSAS 18001 in respect of quality assurance, environmental and health & safety. These certifications are the framework for our approach to continually improve in everything we do.

“Being a responsible business promotes our core values and positively supports the firm by strengthening relationships with our communities and developing the skills and experience of our people.

Sarah Draper
HR Director
Our Offices

London (West End)
72 Welbeck Street
London W1G 0AY
Tel. +44 (0)20 7493 3338

London (City)
46 Bow Lane
London EC4M 9DL
Tel. +44 (0)20 7489 8900

Birmingham
Bank House
8 Cherry Street
Birmingham B2 5AL
Tel. +44 (0)121 616 4800

Cardiff
32 Windsor Place
Cardiff CF10 3BZ
Tel. +44 (0)29 2038 8044

Glasgow
140 West George Street
Glasgow G2 2HG
Tel. +44 (0)141 221 6397

Leeds
1 York Place
Leeds LS1 2DR
Tel. +44 (0)113 204 8419

Manchester
No 1 Marsden Street
Manchester M2 1HW
Tel. +44 (0)161 259 0450

Milton Keynes
Avebury House
201-249 Avebury Boulevard
Milton Keynes MK9 1AU
Tel. +44 (0)1908 685950

West Malling
35 Kings Hill Avenue
West Malling
Kent ME19 4DN
Tel. +44 (0)1732 229420

Please contact:

Richard Fiddes
Partner
Tel. +44 (0)20 7333 6294
rfiddes@geraldeve.com

Marc Capillaire
Senior Associate
Tel. +44 (0)20 7333 6438
mcapillaire@geraldeve.com

Rahul Morar
Surveyor
Tel. +44 020 3486 3789
rmorar@geraldeve.com

www.geraldeve.com