

30,000 Notices and 9,000 Awards

What ten years of party wall notices, responses and awards say about how neighbours actually behave under the Party Wall etc. Act 1996.

31,161 notices · 9,304 awards · data to October 2026 · anonymised aggregate statistics only

PART 1 Headline findings

2 in 3

Most neighbours dissent.

33% of adjoining owners consent (half of those only subject to a schedule of condition) and 67% dissent. Of these dissenting owners, 36% agree to an agreed surveyor and 64% appoint their own.

17 days

The 14-day clock is running slower.

Median time from notice to a recorded response is 17 days. Only 44% respond inside the statutory 14 days, 22% inside a week, and a quarter take more than a month.

73 days

Notice to award takes about ten weeks.

Median 73 days from first notice to the award being served. A quarter are done in 45 days, a quarter take over 116, and one in ten takes more than 193 days.

32 days

An agreed surveyor saves a month.

Median notice-to-award is 52 days with an agreed surveyor against 84 days with two surveyors. On averages the gap is six weeks (68 vs 110 days).

5.5×

Corporate neighbours almost never consent.

Where the adjoining owner is a company, 60% appoint their own surveyor and 11% consent. Private freeholders split 29% own surveyor, 34% consent. Company leaseholders are the most contested of all at 69% own surveyor.

47% vs 26%

London is a different country.

Inside the London postal districts, 47% of neighbours appoint their own surveyor and 22% consent. Outside London it is 26% and 35% respectively. London awards also take five weeks longer on average (111 vs 76 days).

-41%

December is the quiet month, March the peak.

Across 2018 to 2025 the number of notices served in December is 41% below March. Thursday is the most common day to serve a notice and to serve an award.

20 days

Awards are getting faster.

Median notice-to-award has dropped from 91 days for notices served in 2017 to 68 to 71 days for 2024 and 2025 notices.

61%

The 10-day letter works.

A 10-day letter goes out on average 20 days after service. 61% of those neighbours then respond. 30% still end up with a section 10(4)(b) appointment.

2.47

Developers have more neighbours and more friction.

Where the building owner is a company there are 2.47 adjoining owners per job against 1.71 for private owners, and those neighbours consent less than half as often (10% vs 24%).

PART 2 Volume, mix and seasonality

Notices served per year

The number of notices in the data has roughly tripled since 2017. 2020 shows no pandemic dip at all, and 2025 was the busiest year on record.

Year of notice	Notices
2017	1,371
2018	2,593
2019	2,524
2020	2,681
2021	3,264
2022	3,490
2023	4,080
2024	3,773
2025	4,151
2026 (to 7 October)	2,997

Which sections get served

Excavation (section 6) and party structure (section 2) notices are served in almost equal numbers, with line of junction (section 1) on about a quarter of notices. The mix has barely

moved in ten years. Combined notices are the norm: 38% of neighbours receive two or more sections at once.

Notice combination	Neighbours	Share
Section 2 only (party structure)	8,789	28.2%
Section 6 only (excavation)	7,233	23.2%
Sections 2 + 6	6,529	21.0%
Sections 1 + 2 + 6	5,296	17.0%
Sections 1 + 6	2,317	7.4%
Section 1 only (line of junction)	757	2.4%
Sections 1 + 2	240	0.8%

Any section 2: 67% of notices. Any section 6: 69%. Any section 1: 28%. Section 6(1) alone accounts for 87% of excavation notices; 6(2) (six-metre) appears on 9%.

Seasonality

Notices run ahead of the building season: the first half of the year averages about 2,390 notices a month in the pooled 2018 to 2025 data, the second half about 2,030. March is the peak and December the trough, 41% lower.

Month served (2018 to 2025 pooled)	Notices	vs March
January	2,178	-19%
February	2,315	-14%
March	2,681	peak
April	2,153	-20%
May	2,524	-6%
June	2,502	-7%
July	2,303	-14%
August	2,074	-23%
September	1,997	-26%
October	2,250	-16%
November	2,006	-25%
December	1,573	-41%

Day of the week: Thursday is the busiest day for serving notices (21% of weekday notices) and for serving awards. Friday is the quietest weekday for notices but the second busiest for awards, which fits surveyors clearing the desk before the weekend.

Where the work is

Just over half of all notices (51%) fall inside the eight London postal districts, but that share has fallen steadily from 68% in 2017 to 45% so far in 2026, so the picture is becoming more national. South-west London alone is 13% of everything.

Area	Share of notices
SW (south-west London)	13.4%
N (north London)	9.2%
E (east London)	7.6%
W (west London)	7.4%
SE (south-east London)	6.8%
NW (north-west London)	6.2%
Outside the London postal districts	49%

Shares are rounded. Figures for individual areas outside London are not shown.

PART 3 How neighbours respond

Outcome of first notice	Records
Consent	14.5%
Consent subject to schedule of condition	14.0%
Dissent, agreed surveyor	20.5%
Dissent, own surveyor	36.8%

Response time

Days from notice to recorded response	Value
Median	17 days
Mean	26 days
Responded within 1 day	5.9%
Within 7 days	22.1%
Within 14 days	43.6%
More than 30 days	26.0%

Neighbours who go the agreed surveyor route are the quickest (49% within 14 days); those appointing their own surveyor are the slowest (40%). 2026 is the fastest year so far at 47% within 14 days due to Party Wall PRO's OAF.

The 10-day letter and section 10(4)(b)

Measure	Value
Notices that get a 10-day letter	28.8%
Neighbours who respond after a 10-day letter	60.8%
Of those served a 10-day letter, later 10(4)(b) letter	30.3%
Notices that end in a 10(4)(b) appointment	8.9%

Who dissents

Owner type is the strongest single predictor in the data, stronger than notice type or region. Company-owned neighbouring property almost always ends with a separately appointed surveyor.

Adjoining owner (consistent records)	Consent	Agreed surveyor	Own surveyor
Private freeholder	33.9%	23.3%	29.2%
Private leaseholder	25.7%	16.2%	42.8%
Company freeholder	10.8%	13.9%	59.7%
Company leaseholder	8.9%	9.3%	68.9%

The remainder in each row is "no response recorded".

Region (consistent records)	Consent	Agreed surveyor	Own surveyor
London postal districts (E, EC, N, NW, SE, SW, W, WC)	22.0%	19.4%	46.8%
Everywhere else	35.4%	21.7%	26.3%

Building owner type (all records)	Neighbours per job	Consent	Agreed surveyor	Own surveyor
Private building owner	1.71	23.5%	18.8%	25.9%
Company building owner (developer)	2.47	9.9%	8.3%	41.8%

Does notice type matter?

Less than anticipated. Excavation-only notices draw the most straightforward consents (12.6% vs 9.8% for party-structure-only, all records), and the combined section 2 + 6 notice is the most contested (34% own surveyor vs 27% to 29% for single-section notices). The more interesting trend is for excavation-only notices over time: any-consent rose from 10% in 2017 to around 25% since 2020, while dissent fell from 42% to 20% in 2025.

Trend in dissent

Year of notice (all records)	Consent	Consent + SoC	Agreed surveyor	Own surveyor
2017	7.9%	3.6%	17.1%	40.9%
2019	8.9%	9.5%	18.3%	31.1%
2021	11.5%	11.6%	17.2%	28.6%
2023	10.8%	10.4%	15.4%	28.1%
2025	10.7%	11.2%	15.2%	25.1%

PART 4 How long it takes

Notice to award

Days from first notice to award served (8,602 awards)	Value
25th percentile	45 days
Median	73 days
75th percentile	116 days
90th percentile	193 days
Mean	96 days
Served within 6 weeks	22.7%
Within 90 days	62.1%
Within 180 days	88.6%
Over a year	2.1%

Year of notice	Awards	Median days	Mean days
2017	484	91	110
2018	937	81	105
2019	881	75	95
2020	895	76	104
2021	848	71	95
2022	1,009	80	103
2023	1,119	70	90
2024	869	68	96
2025	977	71	96

What slows an award down

Factor	Mean days	Median days
Agreed surveyor	68	52
Two surveyors	110	84
Outside London	76	–
London postal districts	111	–
Private freeholder neighbour	84	–
Company freeholder neighbour	111	–
Private leaseholder neighbour	125	–
Company leaseholder neighbour	144	–
1 neighbour on the job	77	–
2 neighbours	87	–
3 neighbours	112	–

Factor	Mean days	Median days
5 or more neighbours	142	–
Section 2 only	88	–
Section 6 only	92	–
Sections 2 + 6 combined	114	–

Notices served in March take longest to reach an award (mean 107 days) and those served in January the shortest (85). December-served notices are also slow (108). Awards for jobs with five or more neighbours take nearly twice as long as single-neighbour jobs, which is the clearest "developer premium" in the data.

PART 5 Five ways party wall surveyors can use this

Practical ideas for party wall surveyors, each tied to a number above. These are suggestions for consideration, not professional advice, and every matter should be approached on its own facts.

144 days

Price and plan by risk profile, not a flat fee.

Mean notice-to-award runs from 84 days with a private freeholder neighbour to 111 with a company freeholder and 144 with a company leaseholder; 77 days with one neighbour against 142 with five or more; London adds about five weeks; combined section 2 + 6 notices are the most contested. Screening each new job against these factors and setting fees to match the job helps stop the hard ones eating the margin on the easy ones.

52 vs 84

Make the case for the agreed surveyor route.

Median notice-to-award is 52 days with an agreed surveyor against 84 with two, and agreed-surveyor neighbours respond fastest. A short conversation before the notice goes out, plus a one-page explainer quoting that month saved, can tip more neighbours toward an agreed surveyor: faster awards, lower costs for the building owner, better reviews.

193 days

Turn timing into a selling point with architects and builders.

The median is 73 days from notice to award and one job in ten takes over 193. Many clients still treat party wall matters as a two-week formality. Encouraging referrers to instruct three to four months before work starts, and being the firm that warns about delay early rather than causing it, builds lasting referral relationships.

61%

Chase every notice on a fixed schedule.

Only 44% of neighbours respond within the statutory 14 days. When the letter goes out, 61% of neighbours then respond. Sending it promptly once the 14 days have passed is a cheap way to win back weeks on many jobs. Set the reminders right!

-41%

Plan marketing and workload around the seasons.

March is the peak and December is 41% quieter. Notices served in January reach an award fastest (mean 85 days, against 107 for March). Marketing to architects and homeowners from November to February, encouraging clients to serve in January to beat the spring rush, and using quiet months such as December and September to clear backlog can all pay off.

Spend less time chasing paperwork and more time on site

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