



**Level 3 Award in**

**Understanding the Party Wall etc. Act 1996**

**Qualification Specification**

Qualification Recognition Number: 603/2628/1

ABBE Qualification Code: AwardUPWL317

**April 2019**

## **Why this document is being revised**

This document has been revised by ABBE in April 2019. A summary of the changes made to this document is, as follows:

- New address added to 1.4

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# Contents

## 1. ABBE

1.1 Introduction	4
1.2 Our values, vision and mission	4
1.3 Qualification Specification	4
1.4 Enquiries	4

## 2. Qualification Information

2.1 Qualification Purpose	5
2.2 Who can take this qualification?	5
2.3 Qualification number	5
2.4 Qualification level	5
2.5 Total Qualification Time (TQT)	5
2.6 Progression	5
2.7 Age ranges	6
2.8 Structure of qualification	6
2.9 Barred units	6
2.10 Language	6
2.11 Grading	6
2.12 Pre-course procedures	6
2.13 Qualification Review Boards	6

## 3. Qualification Unit(s)

3.1 Qualification unit(s)	7
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# 1. ABBE

## 1.1 Introduction

ABBE, the Awarding Body for Building Education is a forward thinking organisation that offers a range of apprenticeships, qualifications, benefits and support.

ABBE is regulated by Ofqual for the delivery of a range of qualifications. Our qualifications are nationally recognised helping learners to achieve their full potential and ambitions. The full range of qualifications can be found on our website.

## 1.2 ABBE Mission Statement

**Our Values - Quality through Standards:** Our aim is to provide a high quality experience by building a strong community of mutual support and trust. We can use our collective talents to build meaningful partnerships to help us all to achieve our goals. ABBE is a recognised Awarding Organisation with strong professional integrity.

**Our Vision:** Is that every learner is confident, successful and has the opportunity to achieve their full potential.

**Our Mission:** ABBE Educates, inspires and empowers learners

## 1.3 Qualification Specification

The aim of this specification is to provide learners and centres with information about the content of this qualification. This specification is a live document and, as such, will be updated when required.

Additional qualification details are available for ABBE approved centres in the ABBE qualification handbook.

## 1.4 Enquiries

Any enquiries relating to this qualification should be addressed to:

Awarding Body for the Built Environment (ABBE)  
Birmingham City University  
University House  
15 Bartholomew Row  
Birmingham  
B5 5JU

Tel: 0121 331 5174

Email: [abbeenquiries@bcu.ac.uk](mailto:abbeenquiries@bcu.ac.uk)

Website: [www.abbega.co.uk](http://www.abbega.co.uk)



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## 2. Qualification Information

### 2.1 Qualification Purpose

The need for the ABBE Level 3 Award in Understanding the Party Wall etc. Act 1996 has arisen from approaches by the Faculty of Party Wall Surveyors (FPWS) group who deal with party wall matters on a day-to-day basis and recognise the need for increased understanding of the Act among existing practitioners in the surveying and building sectors.

Knowledge and practice relating to party wall matters generally forms a very small part of existing qualifications in the surveying and construction sectors, yet the need to deal with party wall matters is a regular occurrence for practitioners and is not uncommon to find that party wall legislation is ignored or poorly implemented.

The FPWS see this qualification as a way of accrediting the knowledge of party wall legislation for practicing individuals in the surveying and construction sectors and thus helping to improve practice in this area where currently many mistakes are made by existing professionals.

This qualification is seen as accredited CPD for the surveying and construction sector.

### 2.2 Who could take this Qualification?

This qualification is seen as accredited CPD for the surveying and construction sectors and a way of improving knowledge of party wall matters so that difficulties and disputes in this area can be minimised in the future. It is consequently aimed at existing qualified professionals, but there is no reason why the single unit knowledge award could not be offered at a training stage.

### 2.3 Qualification Number

ABBE Level 3 Award in Understanding the Party Wall etc. Act 1996: 603/2628/1

### 2.4 Qualification Level

This qualification has been listed on the Regulated Qualifications Framework (RQF) at: Level 3

### 2.5 Total Qualification Time

This qualification is allocated Total Qualification Time (TQT) this includes Guided Learning (GL) expressed in hours, which indicates the number of hours of supervised or directed study time and assessment. Credit has also be allocated to this qualification.

- The Total Qualification Time (TQT) for this qualification is: 30
- Guided Learning (GL) for this qualification is: 15
- Credit Value: 3 credits

### 2.6 Progression

This qualification has been designed to encourage participation in education and training in other related areas by:

- enabling existing professionals in the surveying and construction sectors to demonstrate their understanding of the Party Wall etc. Act 1996
- encouraging those with expertise in other surveying and construction areas to become aware of the requirements of the Party Wall etc. Act 1996 and hence help them comply with legislation



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## 2.7 Age ranges

Pre 16	No
16-18	Yes
18+	Yes
19+	Yes

## 2.8 Structure of the Qualification

To achieve the ABBE Level 3 Award in Understanding the Party Wall etc. Act 1996 learners must achieve the one mandatory unit.

Mandatory Unit			
URN	Unit Name	Credit Value	Level
D/616/6961	Understand the Party Wall etc. Act 1996	3	3

## 2.9 Barred Units

Units with the same title at different levels or units with the same content cannot be combined in the same qualification.

## 2.10 Language

ABBE qualifications and assessment materials will be provided through the medium of English.

## 2.11 Grading

This qualification is: Pass/Fail

## 2.12 Pre-course Procedures

This qualification is available to anyone who is capable of reaching the required standards. They have been developed free from any barriers that unfairly restrict access or progression thereby promoting equal opportunities.

There are no pre-entry requirements for this qualification.

## 2.13 Qualification Review Boards

Qualification Review Boards (QRBs) are set up for each qualification. The Boards are drawn from employers, centres, Higher Educational Institutes (HEIs) and others with a vested interest in the sector in which the qualification is used. The purpose of the QRB is to ensure that the content of the qualification and the proposed assessment methodology are fit for purpose and are appropriate to meet the requirements of the sector.

QRBs are ongoing and will be scheduled for specific points within the qualification lifetime; at the notional mid-point and again towards the review date of the qualification. During this process, the QRB will consider any feedback received on the performance of the qualification and will consider if the content, structure, purpose and assessment methodology remain appropriate to the needs of the sector. This will help to improve both our qualification and the specification.



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## 3. Qualification Unit(s)

### Unit 1: Understand the Party Wall etc. Act 1996

Unit Reference Number: D/616/6961

Level: 3

Credit: 3

#### Unit Summary

To enable the learner to demonstrate their knowledge and understanding of the Party Wall etc. Act 1996 and apply aspects of the Act in a range of circumstances.

#### Assessment Guidance

This unit can be assessed using the following method(s):

- Multiple Choice Exam

<b>Learning Outcome The learner will:</b>	<b>Assessment Criterion The learner can:</b>
1. Understand the reasons and purpose for the development and creation of the Party Wall etc. Act 1996	1.1 Identify the problems associated with working on a party wall or party boundary
	1.2 Apply the principles of how the Party Wall etc. Act 1996 overcomes the problems of working on a party wall or party boundary
2. Understand when the basic rights and requirements of the Party Wall etc. Act 1996 apply and to whom	2.1 Clarify when and to whom the Party Wall etc. Act 1996 applies
	2.2 Summarise the definitions, limitations and exemptions that apply under the Party Wall etc. Act 1996
	2.3 Apply the basic rights and requirements of owners and surveyors under the Party Wall etc. Act 1996
3. Understand the rights and obligations of building owners and adjoining owners under the Party Wall etc. Act 1996	3.1 Identify the rights and obligations of owners in respect of their own properties
	3.2 Summarise the rights and obligations of owners for making appointments of surveyors
	3.3 Apply the rights and obligations of owners to a range of party wall situations
4. Understand the roles of building owners and adjoining owners	4.1 Identify the role of building owners
	4.2 Identify the role of adjoining owners
	4.3 Summarise how the roles interact in a range of party wall situations
5. Understand the roles and responsibilities of party wall surveyors	5.1 Differentiate the range of surveyors roles that exist within the Act
	5.2 Summarise the duties, roles and responsibilities of party wall surveyors in a range of party wall situations
6. Understand the requirements and implications of notices under the Party Wall etc. Act 1996	6.1 Distinguish between the different types of notice contained within the Act and when they apply
	6.2 Identify what a party wall notice should contain



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	6.3 Differentiate between the time frames relating to the issue of party wall notices for: <ul style="list-style-type: none"> <li>• new work</li> <li>• existing party structures</li> </ul>
	6.4 Summarise the rights of owners for counter notices
	6.5 Clarify the implications of action or inaction in response to a party wall notice
7. Understand the financial aspects relating to the Party Wall etc. Act 1996	7.1 Summarise the financial implications of issuing a party wall notice
	7.2 Identify the expenses and costs likely to be involved in works under the party wall notice
	7.3 Clarify the principles of why and when compensation and costs might be applicable in relation to a party wall notice
8. Understand the contractual and statutory arrangements required by the Party Wall etc. Act 1996	8.1 Differentiate between the contractual and statutory arrangements required between the owners and surveyors
	8.2 Summarise what terms and conditions may be required for appointments and works to be carried out under a party wall award
9. Understand the application of best practice principles in support of the Party Wall etc. Act 1996	9.1 Differentiate between the statutory provisions of the surveyors roles and Party Wall Awards and those of best practice
	9.2 Summarise best practice provisions not expressly provided for by the Act
10. Understand the dispute resolution process and appeal procedures within the Party Wall etc. Act 1996	10.1 Summarise the dispute resolution process within the legislation
	10.2 Identify the various requirements for appointing surveyors
	10.3 Clarify the third surveyor referral process
	10.4 Identify the appeal procedures within the legislation
11. Understand the structure and content of a party wall award	11.1 Summarise the structure and content of a party wall award from a given set of circumstances and particulars



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