

Disputes Between Neighbours

The following information is for use by Peter Ward Homes customers if they get involved in disputes between neighbours at one of our sites.

“ We cannot get involved with disputes between neighbours. We do not have the authority or power to impose any conditions on or between residents when it comes to neighbour to neighbour disputes. We cannot support one neighbour over issues they have with another neighbour ”

Peter Ward
Managing Director

The Face-to-Face Mediation Approach*

From time to time disputes can arise between neighbours. The easiest and most effective way to deal with this sort of problem is to talk the issue over with your neighbour and resolve the matter between you. Try and use the following guidelines:

- Stay calm, shouting or resorting to abusive or violent behaviour will only make the issue worse.
- Try to understand the other person's point of view. It may result in a simple solution.
- Sometimes a neighbour may realise they are in the wrong, especially if a number of other neighbours make a representation together (but don't gang up!)
- Try to avoid getting a third party involved (e.g. a solicitor) until you have talked things through with your neighbour.

In most cases this approach works. Often the person causing the problem or issue doesn't know that they are causing it.

What if this doesn't work?*

Many people contact ourselves as the developer in cases of dispute. Unfortunately we at Peter Ward Homes cannot help with such disputes. These cases are beyond our control and we do not have the authority to impose conditions or support one neighbour over issues they have with another neighbour.

There are three main reasons for neighbour to neighbour disputes:

- Restrictive covenants - where there is a restriction in the deeds that says you can't do something e.g. parking vans on driveways
- Nuisance - where one neighbour is affecting the other through noise, behaviour or physical means e.g. leaving refuse bins in communal parking areas
- Boundaries - where a dispute arises over the boundaries of a property or peoples rights over a space e.g. parking in somebody else's allocated parking space.

Peter Ward Homes cannot help you with any of these neighbour to neighbour disputes. However we would advise you look through the following pointers that will help you determine what action you may want to take:



Restrictive Covenants*

- However clear it may appear to be that one neighbour is in breach of a covenant, Peter Ward Homes cannot contact one resident, concerning any breach, when requested to do so by another resident.
- If you are unclear on the restrictive covenants you should request a copy of your Deeds from your conveyancing solicitor. We provided these details to your solicitor at the time of legal completion. These details are specific to your property and we do not provide copies.
- Residents options in cases of disputes over covenants are:
 - a) speak to your neighbours in person to reconcile your differences
 - b) contact a solicitor to write to your neighbour and ask them to comply with the restrictions in place.



Nuisance*

- However clear it may appear to be that one neighbour is causing nuisance to others etc, Peter Ward Homes cannot contact one resident concerning these types of issues, when requested to do so by another resident.
- Residents options are:
 - a) speak to your neighbours in person to reconcile your differences
 - b) contact a solicitor to write to your neighbour to address the issue
 - c) contact the local council if applicable eg cases of noise.



Boundaries*

- If you are unclear on your property boundaries, you should request a copy of the Deeds from the solicitor you used for your conveyancing. We provided these details to your solicitor at the time of legal completion. These details are specific to your property and we do not provide copies.
- Residents options are:
 - a) speak to your neighbours in person to reconcile your differences
 - b) contact a solicitor to write to your neighbour to address the issue.



Peter Ward Homes Limited, Annie Reed Road, Beverley, East Yorkshire HU17 0LF
 T. 01482 861484 F. 01482 863227 E. ward@peterwardhomes.co.uk
 W. peterwardhomes.co.uk

* The advice listed here is not designed or intended to be comprehensive or exclusive. These are guidelines only. Individuals should seek legal advice on all disputes of this kind. Peter Ward Homes are not responsible for any of the outcomes or effects of following any of the information contained in this document.