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## WALL REMOVAL CHECKLIST 2025/26

### The Essential 20-Point Guide for UK Homeowners

#### How to Safely Knock Down a Wall & Create Your Dream Open-Plan Space

Brought to you by The Beam Doctor Chartered Structural Engineers | Nationwide Service

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#### One small wall. One huge risk.

Every month we fix collapsed ceilings and £30k+ disasters caused by homeowners (and builders) who skipped the basics. Follow this checklist and your project will be safe, legal, and stress-free.

#### PHASE 1 – Initial Assessment (Do These First)

1. Get a Structural Engineer's Report  
Only a Chartered Engineer can confirm if the wall is load-bearing.  
Cost: £500–£1,100
2. Asbestos Survey (homes built before 2000)  
Legally required before any work starts.  
Cost: £250–£550
3. Building Regulations Approval  
Submit plans & calculations — no approval = illegal work.  
Cost: £300–£600
4. Party Wall Agreement (if applicable)  
Serve notice 2 months in advance if shared or near boundary.  
Cost if surveyor needed: £900–£2,100

#### PHASE 2 – Design & Calculations

5. Full Load Calculations
6. Steel RSJ / Universal Beam or Timber Design
7. Padstones & Load-Spreading Details
8. Foundation Check (underpinning sometimes needed)

### PHASE 3 – Planning & Safety

9. Hire Experienced Structural Builders
10. Provide All Property Information
11. Get a Written Method Statement
12. Full Risk Assessment

### PHASE 4 – Before Work Starts

13. Locate & Isolate All Services
14. Install Acrow Props & Strongboys FIRST
15. Pre-Work Photo Record (yours + neighbours')
16. Crack Monitoring (if recommended)

### PHASE 5 – During & After the Works

17. Follow the Exact Approved Sequence
18. Building Control Inspections (3 stages minimum)
19. Fire Protection to Beam (if required)
20. Obtain Completion Certificate & Keep Forever

### Realistic Cost Guide 2025/26 (UK average, ex VAT)

Item	Typical Cost
Structural Engineer + Calcs	£500 – £1,100
Building Regs Fee	£300 – £600
Party Wall Surveyor	£900 – £2,100
Asbestos Survey	£250 – £550
Steel Beam (supply only)	£400 – £1,600
Labour & Installation	£2,500 – £5,000
<b>Total Project Cost</b>	<b>£5,500 – £11,000+</b>

### Red Flags – Walk Away If Your Builder...

- × Says “It’s definitely not load-bearing” without proof
- × Wants to start next week
- × Won’t give written plans or insurance
- × Suggests knocking the wall out before propping
- × Works cash-only with no receipts
- × Says engineers are a “waste of money”

## Your Legal Responsibilities as Homeowner

- ✓ Obtain Building Regulations approval
- ✓ Serve Party Wall notices when required
- ✓ Use insured, competent contractors
- ✓ Allow Building Control inspections
- ✓ Keep the Completion Certificate forever


Skipping these can make your house unsellable and your insurance void.

## Useful Links

- Book your structural engineer: [www.thebeamdoctor.co.uk](http://www.thebeamdoctor.co.uk)
- Building Regulations: [www.gov.uk/guidance/building-regulations](http://www.gov.uk/guidance/building-regulations)
- Party Wall Act: [www.gov.uk/party-wall-etc-act-1996-guidance](http://www.gov.uk/party-wall-etc-act-1996-guidance)
- Licensed Asbestos Surveyors: [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)

## Ready to Knock Through Safely?

Get an instant quote or book your site survey today.

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 [www.thebeamdoctor.co.uk](http://www.thebeamdoctor.co.uk)

We've designed and overseen thousands of wall removals across the UK since 2010 — let us make yours perfect.

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**Disclaimer:** This checklist is general guidance only and not a substitute for professional site-specific advice.