

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
Total Project Cost	£5,500 – £11,000+

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
- Building Regulations: www.gov.uk/guidance/building-regulations
- Party Wall Act: www.gov.uk/party-wall-etc-act-1996-guidance
- Licensed Asbestos Surveyors: www.hse.gov.uk/asbestos

Ready to Knock Through Safely?

Get an instant quote or book your site survey today.

 07999 384132

 hello@thebeamdoctor.co.uk

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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.