

Boundary Dispute Protocol Checklist

Icelabz 2026 - Pre-Action Protocol to First-tier Tribunal

STAGE 1 - PRE-ACTION CORRESPONDENCE (4-8 weeks)

- 1. Letter of Claim sent (with 21-day response window)
- 1.1 Identifies the parties (full names + addresses)

STAGE 2 - EXPERT DETERMINATION (single joint expert)

- 2. Joint letter of instruction drafted (scope + fee)

STAGE 3 - MEDIATION (if SJE rejected)

- 1. Tribunal application form issued (Form T380)
- 2. Fee paid (currently GBP 100 for residential)