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| **Request** | **Conditions of approval: installation requirements** | **Conditions of approval: Responsibility for maintenance** | **Reference to external guidance** | **Once you have completed the work** |
| **Kitchen alterations** | As a rule of thumb, like for like kitchen replacement shouldn’t need Building Control approval, however there are certain types of work that may require approval, such as some types of drainage, electrical and gas work. NTC guidance and conditions of permission for the replacement or installation of a *”new”* kitchen are: * For work requiring Building Control approval, the tenant is responsible for arranging and bearing the cost.
* All electrical and gas work must be carried out by a qualified tradesperson who is a member of a Competent Person scheme, such as Gas Safe Register, NICEIC or NAPIT, and be able to self-certify their work. A copy of the certificate for relevant to the work carried out must be sent to North Tyneside Council Asset Team.
* Where no extractor fan is present, we strongly advise that replacement kitchens are fitted with an extractor fan by the tenant if carrying out their own installation – NTC will not install an extractor fan because the tenant is replacing the kitchen.
* For new kitchens – installed in new extensions, or room conversions – a suitable extractor fan must be fitted. Building Control approval is also required.
* Rearrangement or installation of wall units or shelving in kitchens must take into consideration the cooker “hot zone”. The hot zone must be kept clear. No cooker hoods, or combustible materials are allowed in this zone, including plastic tile trims or electric switches or sockets. Please note: North Tyneside Council has standardised the hot zone to future proof any change in tenant’s cookers. Please contact the fixtures and fittings team for any details relating to the hot zone dimensions.
* **The asbestos register must be consulted before work commences. Asbestos Coordinator 0191 643 7808**
 | **TENANT** – for the first 12 months (unless warranty extends beyond 12 months).After that time, subject to any guarantees, **North Tyneside Council** will maintain and repair, if you had gained our permission for the work in the first place and, when inspected after completion, they were passed fit (see Tenancy Agreement, Section 9.3.4). Factors involving cost, availability and suitability will be considered by North Tyneside Council in instances of part replacement; where it is not practicable to install an identical part, a like-for-like replacement will be selected.The installation of any of the following items qualify under the Compensation for Improvements Regulations providing written permission has been issued: * Storage cupboards
* Kitchen sink
* Work surfaces for food preparation
 | Kitchen extractor fans:[Click here for Planning Portal guidance on extractor fans](https://www.planningportal.co.uk/permission/common-projects/kitchens-and-bathrooms/building-regulations-need-for-additional-ventilation) | Please email us with the completion details, any necessary certificates and warranty details. We may contact you to carry out a post-inspection. |