|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Request** | **Conditions of approval: installation requirements** | **Conditions of approval: Responsibility for maintenance** | **Reference to external guidance** | **Once you have completed the work** |
| **Painting – external doors, windows, fences, walls** | * All external painting needs permission.
* North Tyneside Council do not allow the painting of any unpainted external masonry or brickwork to the principal building relating to the tenancy. Please note that unsuitable paint or paint applied to areas that should not be painted can affect property damp and condensation levels, promote mould growth, and damage brick and stonework.
* Work must be of a good standard.
* Any damage or poor workmanship must be corrected in line with the Tenancy Agreement.
* Approval of any application requires compliance with Regulation 7 of the Building Regulations that stipulates all building work shall be carried out:

(a) with proper materials which are appropriate for the circumstances in which they are used; and(b) in a workmanlike manner**Fire doors*** When painting fire doors, cold smoke seals must not be painted.
* Due to the risk of damage, we do not allow overpainting of intumescent strips.
* Paint must not be applied excessively so as to create a hazard in the event of a fire; if overpainting, old paint must be sanded to eliminate an excessively thick coat of paint.
* Attention must be taken not to coat any locking mechanisms, sight holes, viewing panels, and other door furniture.

**If in doubt – ask. We are happy to advise.**Failure to comply with a the above could result in the work being corrected and the tenant bearing the cost of the work.* Details of proposed materials used must be included in the application.
* North Tyneside Council will not support applications to paint any fences where fencing has been installed by the council and is of an intentional uniform design.
* Where a fence or wall does not belong to the Council, approval will not be given to paint, treat or carry any work without written permission from the owner.
 | **TENANT.**Condition of approval requires that the tenant who applies for the approval is solely responsible for repairs, maintenance, and related upkeep of the work, in line with Section 9.3.1 of the Tenancy Agreement for the duration of their tenancy.Painting does not qualify under the Compensation for Improvements Regulations. | Advice on workmanship:[Merged Approved Documents](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1082748/Merged_Approved_Documents__Jun2022_.pdf) | Please email us with the completion details, any necessary certificates and warranty details. We may contact you to carry out a post-inspection. |