

Flooring (including tiles), laminates, carpets

Requests and conditions of
approval



North
Tyneside
Council

Contents

Contents.....	1
Introduction.....	2
Installation requirements.....	3
Responsibility for maintenance	3
Reference to external guidance	4
Once you've completed the work.....	4

Introduction

This document provides advice on the completion of flooring works on your property.

There are a number of things to consider and this guidance note will assist you in considering all factors in your works to install flooring.

As a tenant you have a right to make certain improvements to your home but only with the Council's advance written permission. We will not refuse permission unless there is a good reason. The right to make improvements applies to secure tenants only, if you are an introductory tenant, you must not carry out any alterations or improvements to your home or property.

Please make sure you read and consider this guidance before applying to make any alterations or improvements.

If you have any questions or queries, please get in touch with us directly and we'll be able to advise.

Installation requirements

We have a number of conditions that must be met before we can give agreement for any flooring works.

- Any flooring fitted must ensure sufficient air transfer between rooms. Doors must have a minimum of 7600mm² gap (usually an undercut of 10mm) between the bottom of the door and the finished flooring (for doors fitted before the flooring is laid, a 20mm undercut is advised). The tenant is responsible for carrying out any undercuts to doors and is liable for the cost of repair for any poor workmanship.
- Permission for laminate flooring will not be given for flats and maisonettes above ground level.
- Consideration must be taken for the increase in noise that laminate flooring can create; any noise nuisance that results from the installation of laminate may require that the tenant removes the flooring.
- If permission to install laminate flooring is given, the following standards must be achieved:
 - The asbestos register must be consulted to ensure no asbestos tiles are disturbed or encapsulated. **Asbestos Coordinator 0191 643 7808**
 - The tenant is liable for any damage to services or cables due to the laminate flooring installation
 - No skirting will be removed during the installation, and a sufficient expansion gap is allowed around the edge of the flooring
 - The flooring is installed correctly and in accordance with the manufacturer's instructions
- Permission to allow the installation of any flooring will be on the condition that it will be lifted on request for the purpose of repair and maintenance work (e.g. for access to pipework, cables, or general building work); the tenant is required to lift the flooring in advance of these works and is responsible for the refitting.
- The tenant is responsible for removing all flooring from the property once the tenancy is ended

Responsibility for maintenance

Condition of approval requires that the tenant who applies for the approval is solely responsible for repairs, maintenance, and related upkeep of the installation, in line with Section 9.3.1 of the Tenancy Agreement for the duration of their tenancy.

The installation of any form of flooring does not qualify under the Compensation for Improvements Regulations.

Reference to external guidance

There are a number of places online where you can find additional information on before submitting your application. These include:

LABC noise advice:

[Approved Document E - advice](#)

Noise advice:

[Noise nuisances: how councils deal with complaints](#)

Once you've completed the work

Please email us with the completion details, any necessary certificates and warranty details. We may contact you to carry out a post-inspection.