

# General building work

Requests and conditions of  
approval



North  
Tyneside  
Council

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## **Introduction**

This document provides advice on general building work on your properties.

There are a number of things to consider and this guidance note will assist you in considering all factors in general building work.

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 general building work:

- Permission issued from NTC for proposed building works is in principal and subject to strict adherence to building regulations, Building Control, and where necessary, Planning Permission approval.
- All proposals, drawings, and plans must be submitted as part of the application for approval.
- Where a Party Wall Agreement is required, this must be in place before the commencement of work.
- Works affecting other residents, e.g. noise, dust, traffic, fumes, fire risk, etc. must be correctly managed in accordance with industry expectations for safe and considerate working practices.
- **The asbestos register must be consulted before work commences.**  
**Asbestos Coordinator 0191 643 7808**

## **Responsibility for maintenance**

After that time, subject to any guarantees, **North Tyneside Council** will maintain and repair the electrical work, 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).

General building work 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:

### **Party wall agreement advice:**

[Party wall agreements](#)

### **LABC building regulations guidance:**

[Common projects](#)

[Planning Portal](#)

## **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.