

Shower and bathroom alterations

Requests and conditions of
approval



North
Tyneside
Council

Contents

Contents.....	1
Introduction.....	2
Installation requirements.....	3
Responsibility for maintenance	4
Reference to external guidance	4
Once you've completed the work.....	5

Introduction

This document provides advice on the design and alterations of showers and bathrooms in your properties.

There are a number of things to consider and this guidance note will assist you in considering all factors in your new showers and bathrooms.

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 the installation of showers and bathrooms:

- Like for like bathroom changeovers require permission from North Tyneside Council, however, do not require approval from Building Control.
- Building Control approval will be required for the following work (this is not an exhaustive list):
 - Bathroom changes that involve the removal or altering of walls
 - Extending waste pipes
 - Installing a separate shower
 - Change of use (altering the purpose of a room or cupboard)
 - Floor strengthening to support additional load
- All electrical and gas work must be carried out by a qualified electrician who is a member of a Competent Person scheme, such as NICEIC or NAPIT, and be able to self-certify their work. A copy of the certificate for electrical safety 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 bathrooms 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 bathroom.
- For new bathroom suites – extensions, or room conversions – an extractor fan must be fitted. Building Control approval is also required.
- 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, 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:

- Bath
- Shower
- Wash-hand basin
- WC
- Bathroom cupboards

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 guidance on bathroom installations

[Click here for LABC guidance on bathrooms](#)

LABC guidance on bathroom ventilation

[Click here for guidance on ventilation for new bathroom installations](#)

Bathroom extractor fans:

[Click here for Planning Portal guidance on extractor fans](#)

Regulations for ventilation

[Click here for Approved Document F: Ventilation](#)

North Tyneside Council Building Control

building.control@northtyneside.gov.uk

0191 643 2200

Competent Persons Register

[Click here for the Competent Persons Register](#)

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.