

General electrical work

Requests and conditions of
approval



North
Tyneside
Council

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Introduction

This document provides advice on general electrical 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 electrical 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 electrical work:

- All work must be carried out by a qualified tradesperson registered with an approved scheme (e.g. NICEIC or NAPIT) and able to self-certify the work.
- All paperwork, warranties and certificates must be returned on completion of works.
- The tenant is responsible for the maintenance and repair of the electrical installation, including the cost of necessary work.
- The installation should be readily available for a post-inspection once completed.
- The asbestos register must be consulted before work commences.
Asbestos Coordinator 0191 643 7808

Responsibility for maintenance

The tenant will be responsible 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 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).

Rewiring, or the provision of power and lighting or other electrical fittings (including smoke detectors) 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:

Find a NAPIT electrician:

[NAPIT search](#)

Find a NICEIC electrician:

[NICEIC search](#)

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.