

### Advice for Tenants

If you suspect asbestos materials have been damaged please contact Northampton Partnership Homes on **0300 330 7003**

Additional information is available on our website

**www.northamptonpartnershiphomes.org.uk**  
or alternatively on **www.hse.gov.uk**

### Advice for Leaseholders

Specialist accredited analysts can test materials and confirm or refute that asbestos is present. To find an analyst near you contact:

**UKAS** 21-47 High Street, Feltham,  
Middlesex, TW13 4UN  
Tel: 0208 917 8400  
Email: info@ukas.com

If you want any asbestos items removed or repaired contact the Asbestos Removal Contractors Association (ARCA) which will know specialist companies near you. ARCA can be contacted at:

**ARCA** Unit 1 Stretton Business Park  
2 Brunel Drive, Stretton  
Burton upon Trent, Staffordshire  
DE13 0BY  
Tel: 01283 566 467  
Email: info@arca.org.uk

Home Improvements, Repairs and DIY All residents, whether private or Council tenants, owners or leaseholders must follow the legislation covering asbestos.

### Advise for Tenants and Leaseholders:

You should always refer to your 'conditions of tenancy' before carrying out any improvements, repairs or DIY. Remember you may need to get permission from Northampton Partnership Homes first:

**DON'T** drill, sand or scrape anything you think might contain asbestos

**DON'T** try to remove textured coating from walls and ceiling. Wash any areas of flaking paint before repainting.

**DON'T** try to remove old floor tiles or linoleum. Leave them in place and lay new coverings over them.

**ALWAYS** soak wallpaper before removing. If possible use a steam stripper and the gently peel away the paper before redecorating.

If you need any help... **please contact**

**0300 330 7003**

[www.northamptonpartnershiphomes.org.uk](http://www.northamptonpartnershiphomes.org.uk)

# Asbestos in your home

Advice for Tenants  
and Leaseholders



## What is Asbestos and why was it used?

Asbestos is a natural mineral which was mined from the ground and processed into long fibres which were added to thousands of different building materials. From around the early 1800 up until 1999 asbestos materials were widely used in buildings because of its excellent ability to resist heat, chemicals and electricity.

It was cheap to produce which made it a useful building material. It was only discovered later that fibres could cause damage to health if breathed in.

The Health and Safety Executive estimates that more than 4 million homes in the UK contain some asbestos materials.

## Why Worry about Asbestos in the Home?

Asbestos containing materials, which are in good condition eg not broken or degrading, do not pose a risk to your health as the fibres cannot escape. Therefore providing they are sealed with paint or similar and are in good condition they are best left where they are. Even if they become damaged it is best to repair and seal the item, rather than remove. Removal is usually the last resort. It is important that asbestos containing materials are left undisturbed.

## What is Northampton Partnership Homes doing about Asbestos in its homes?

Northampton Partnership Homes is conducting specialist asbestos surveys in all its homes to identify, locate and report on the condition of any asbestos containing materials in its homes. This is to ensure the safety of its tenants and those undertaking building works in the home.

We will not remove asbestos unnecessarily, as long as it remains in good

condition, is well maintained, sealed and remains undisturbed it will be perfectly safe.

Where asbestos containing materials may be disturbed during building works, Northampton Partnership Homes will take all necessary steps to ensure work proceeds safely using Licensed Asbestos Contractors to remove or make safe the materials.

**ASBESTOS IN GOOD CONDITION IS PERFECTLY SAFE AS LONG AS IT REMAINS UNDISTURBED.**

## Typical locations for some common Asbestos

The illustration list below shows where most asbestos containing materials are likely to be found within homes, but they may be in other materials and areas of your home if in doubt please treat it as if it is asbestos.

### Inside:

5. Panels beneath windows
6. Cupboards around boilers
7. Panels and shelves in meter cupboards
8. Panels behind fires or heaters
9. Panels on or inside fire doors
10. Partition Walls
11. Floor tiles and linoleum products
12. Textured Coatings (Artex)
13. Gaskets and rope seals inside gas appliances
14. Cement board cold water storage tanks
15. Toilet cisterns and seats
16. Panels lining service ducts
17. Pipe Boxing

### Outside:

1. Roof Sheets, tiles or roof felt including garage and store roofs
2. Wall Tiles
3. Gutters and down pipes
4. Fascia and Soffit boards

