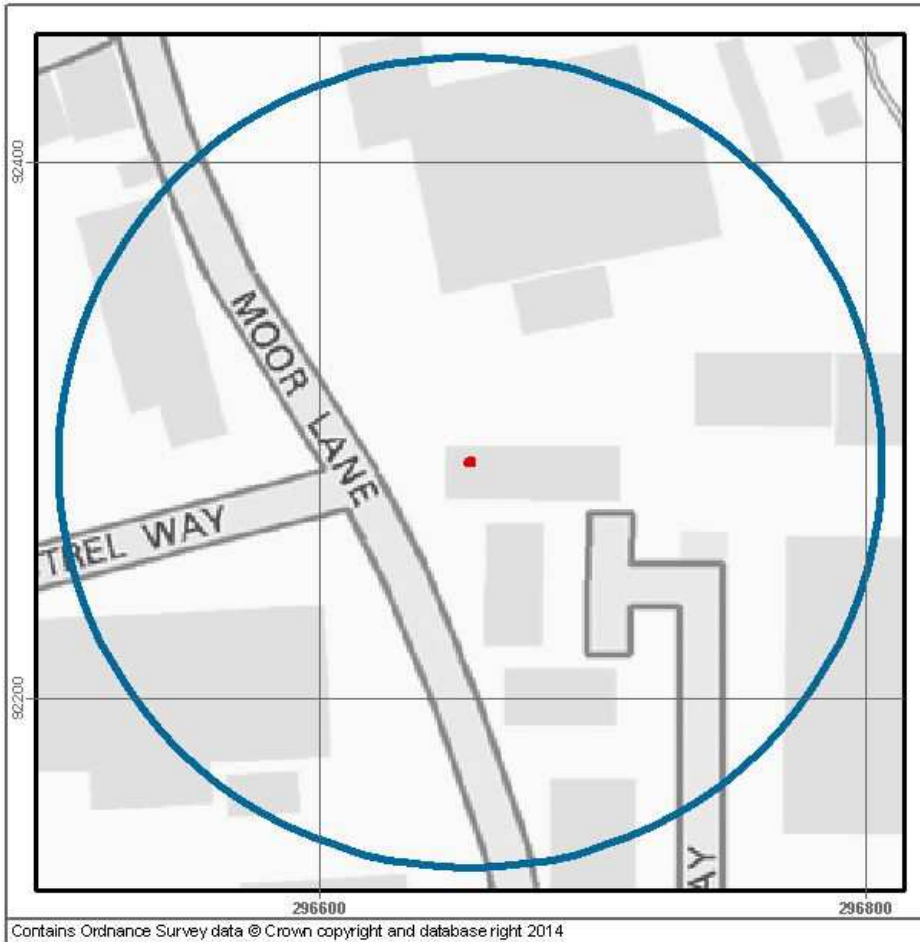


Radon

Risk Report



This report is issued for the property described as:

Landmark Information Group Ltd,
Unit Abbey Court,
Eagle Way,
Sowton Industrial Estate,
Exeter,
EX2 7HY

Report Reference:
65324798_1

National Grid Reference:
296655E, 92288N

Client Reference:
SAMPLE_RRR

Report Date:
11 March 2015

Contact Details

If you require any assistance please contact our customer services team on **0844 844 9966**

or email

helpdesk@landmark.co.uk

Radon Potential

1) Is the subject property in a radon affected area?

On-site **No**

The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). The property is not in a radon affected area. Source: British Geological Survey, National Geoscience Information Service.

Comments

The property is in an area where the Public Health England have identified that less than 1% of properties are likely to be above the Action Level for Radon gas. For further information please contact the Public Health England (See Contacts section) or go to <http://www.ukradon.org/>

2) What level of radon protective measures for new dwellings or extensions to existing ones is required for the subject property?

On-site **None**

Source: British Geological Survey, National Geoscience Information Service.

Comments

For new dwelling or extensions to existing ones ensure the basic level of protection has been installed. For further information please contact the Public Health England (see Contacts section) or go to www.ukradon.org

Explanatory Notes

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK). It has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer. Radon is the biggest source of human exposure to ionising radiation in the UK and is responsible for an estimated 1,100 lung cancer deaths a year (McColl et al., 2010). The Public Health England recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m⁻³). This is termed the Action Level. The Public Health England defines radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m⁻³.

The Public Health England recommends that parts of the country with less than a 1% chance of exceeding the Action Level will now be referred to as Lower probability areas; the terms Intermediate and Higher probability will be applied to areas with 1 – 10% chance and at least a 10% chance of exceeding the Action Level. The Public Health England recommends that householders in intermediate and higher probability radon areas should have measurements made of indoor radon concentration in their home (McColl et al., 2010).

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Public Health England advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m⁻³) should be remediated, and when achievable to below the Target Level of 100 Bq m⁻³. Householders with levels between the Target Level and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. Public Health England provides a radon testing service which can be accessed at www.ukradon.org

The joint Public Health England-BGS digital Radon Potential Dataset for Great Britain provides the current definitive map of radon Affected Areas in Great Britain.

Indoor radon levels can usually be substantially reduced at a low cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. www.bre.co.uk/radon/index.html

Questions

Question 1: This section provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in Radon Affected Area. It may also be used to advise house buyers and sellers in Scotland.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Question 2: This section provides an indication as to the level of Radon Protection Measures that are required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings and BR376 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland. This may also include extensions to a property.

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British Geological Survey Enquiry Service

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Keyworth
Nottingham
NG12 5GG

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Email enquiries@bgs.ac.uk

Website www.bgs.ac.uk

Public Health England

Centre for Radiation
Chemical and Environmental
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Telephone 01235 822622
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Email radon@phe.gov.uk

Website www.ukradon.org

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Should you still experience difficulties, then please telephone our Customer Service Team on 0844 844 9966



Important Consumer Protection Information

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- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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Firms which subscribe to the Search Code will:

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- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



Complaints procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.