

Radon Risk



Radon affected area

Identified

Enquiry

Result

Is the property in a radon affected area?

Yes

The property is in a Higher probability radon area (10 to 30% of homes are estimated to be at or above the Action Level). For further information please contact Public Health England (see Contacts section) or go to www.ukradon.org



Radon protective measures

Identified

Enquiry

Result

What level of radon protection measures are required for new dwellings or extensions?

Full

Full radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

This report is issued for the property described as:

Test address

Test Town

Test County

AB1 2CD

Report Reference:

90674359

National Grid Reference:

181150 32380

Customer Reference:

Radon-Sample-1_RRR

Report Date:

22 August 2016

CONTACT DETAILS

If you require any assistance please contact our customer support team on:

0844 0844 9966

or by email at:

helpdesk@landmark.co.uk

Guidance & Recommendations

The information within this report tells you whether the property is located 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 is to carry out a radon measurement test.

Public Health England defines a safe level of radon as being below 100 Bq/m³. Where the level exceeds this, remedial action is likely to be required.

Please see below our recommendations and next steps. This information is relevant to a residential property and should not be relied upon in a commercial transaction.



Radon

Buyers

- Ask the current owners if they have completed a three month radon test
- If so ask for a copy of the report
- If not, discuss a retention with your solicitor and test when you move in.

Sellers in Affected Areas

- If you have previously tested your property, find the result (contact your test provider if necessary).
- If you have not tested, the new owner will be advised to do so when they move in.
- You and your solicitor should be prepared to be asked about a retention.

Retention - what you need to know

- A retention is a sum of money held back from the sale to help with remedial costs
- The typical remediation cost is £1000
- A typical retention sum is between £500 and £2000
- The money is initially held by one of the solicitors for a period of six months, to allow time for moving in, the three month test, analysis and receipt of the report
- If the result is below the Action Level, the money goes to the seller
- If the result is higher, the money pays for remedial works and a timescale is agreed to allow for the works and a further test
- Any surplus money goes to the seller.

A retention may not be suitable when

- The buyers are planning to carry out major building work as soon as they move in
- The buyers are not planning to move in straight away.

Buying a 'new build' home or planning an extension?

When required by building regulations and associated guidance, properties in radon affected areas are expected to have radon protective measures installed. The specific protective measures recommended will depend on the construction of the building and whether 'Full' or 'Basic' radon protection should be provided.

- **Basic radon protection** - protection is provided by a damp proof membrane modified and extended to form a radon-proof barrier across the ground floor of the building.
- **Full radon protection** - comprises a radon-proof barrier across the ground floor and provision for subfloor depressurization (a radon sump) or ventilation (a ventilated subfloor void).

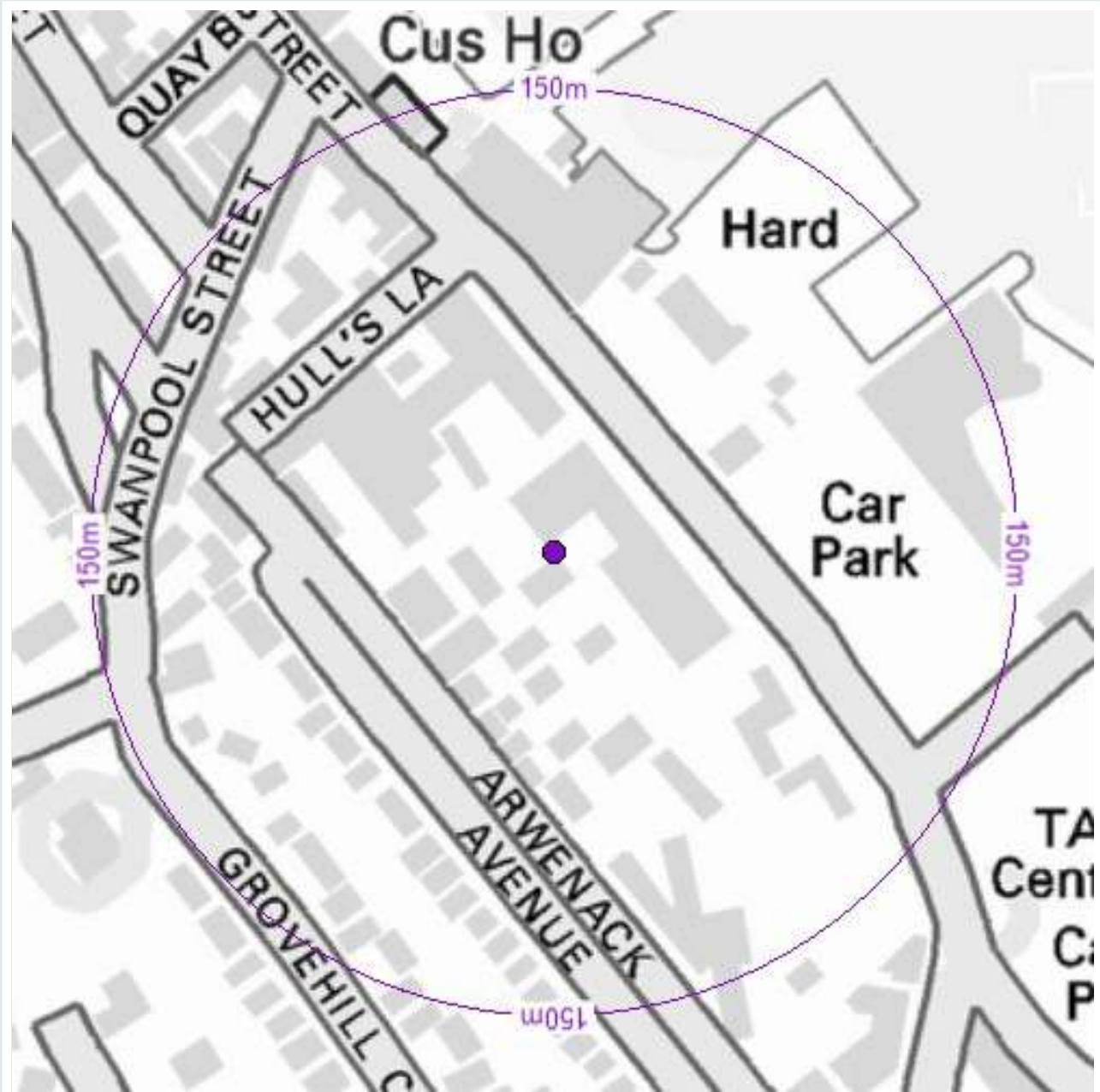
If you would like any further information we recommend you contact Public Health England, whose details can be found in the 'Useful Contacts' section of this report.

Property Location



Location Plan

The map below shows the location of the property.



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Useful Information

What is Radon Gas?

Radon is a naturally occurring radioactive gas with no taste, smell or colour. The geological conditions in certain areas can lead to higher than average concentrations.

The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors posing a risk to health and studies have shown that it increases the risk of lung cancer.

Action Levels for Radon

The Action Level refers to the annual average concentration in a home. Public Health England recommends that levels should be reduced where the average is more than 200 becquerels per cubic metre (200 Bq/m³). Where 1% or more of homes are estimated to exceed the Action Level the area should be regarded as a radon affected area.

Report Questions

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

This information satisfies the Law Society CON29 Enquiries of the Local Authority (2016); 3.14 Radon Gas:

Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?

It may also be used to advise house buyers and sellers in Scotland.

2) What level of radon protection measures are required for new dwellings or extensions ?

This enquiry 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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About the Data

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.

Due to the nature of the way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided.

Useful Information and Contacts

Please see below the contact details of the suppliers referred to within this report. For all other queries please contact:

Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Name	Address	Contact details
Landmark Information Group Limited	Imperium Imperial Way Reading RG2 0TD	T: 0844 844 9966 F: 0844 844 9980 E: customerservices@landmark.co.uk W: www.landmark.co.uk
British Geological Enquiry Service	British Geological Survey Kingsley Dunham Centre Keyworth Nottingham NG12 5 GG	T: 0115 936 3143 F: 0115 936 3276 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk
Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	T: 01235 822622 F: 01235 833891 E: radon@phe.gov.uk W: www.ukradon.org

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British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

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Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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- 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.

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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:

Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 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

Email: admin@tpos.co.uk

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