

Rn

The Site is within a 'Radon Affected Area'. Please see below report findings and **page 2 for Next Steps** and additional information.

IDENTIFIED

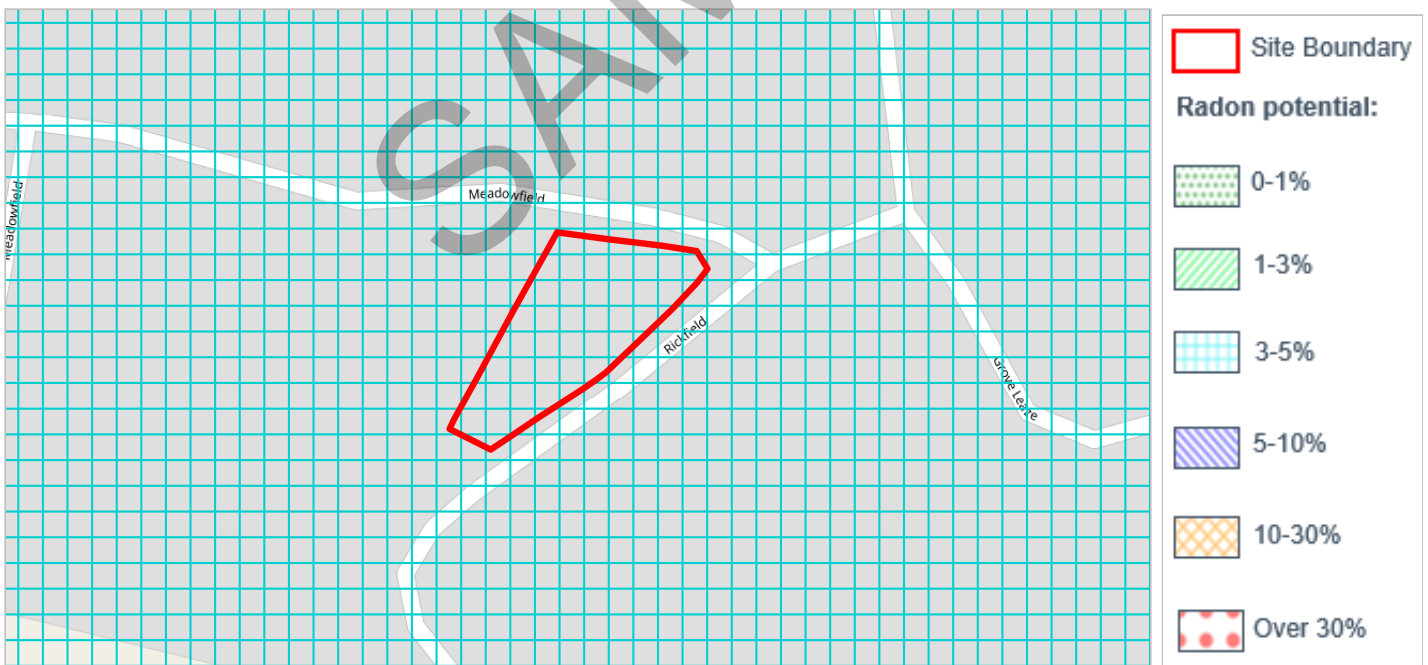
Property Address:	Sample Address
Client Reference:	Sample Reference
Terrafirma Reference:	Sample Reference
Date:	07/03/2022

Is the property in a Radon affected area?

	Is the property in a Radon affected area?	Level of measures required
3	The property is an Intermediate probability radon area (3 to 5% of homes are estimated to be at or above the Action Level). The property is in a radon affected area. Please see Next Steps and additional information on page 2.	Basic protective measures for new buildings in England and Wales.

*Where 6 denotes highest risk, 1 denotes lowest risk.

Radon hazard map



Estimated percentage of homes above action level. Contributors British Geological Survey and OpenStreetMap

Next Steps

The Site is identified to be within a 'Radon Affected Area' (see 'Additional Information' below for further information about radon). It is advised to undertake the following Next Steps:

- **If the property is a plot/new build**, enquiries can be made with the developer to confirm appropriate radon protective measures have been implemented.
- **For other existing properties**, it would be prudent to make enquiries with the current property owner regarding whether a previous radon test has been conducted and whether the test revealed the Site to be above the 'Action Level'. If above the 'Action Level', enquire as to whether any remedial measures were installed and about any subsequent radon level re-tests confirming the efficacy of the measures.
- **If no previous tests have been conducted**, it would be prudent to test the radon levels within the home to determine whether the radon levels are above the 'Action Level'. The UK Health Security Agency offer a radon testing service at www.ukradon.org. If the property is found to be above the 'Action Level', the levels of radon can be reduced through remedial works. Further information can be found at UK Radon.
- Before any Site works or development, it would be prudent to consult appropriate building regulations to confirm whether any radon protective measures are required within the construction.

Additional information

What Is Radon?	Radon is a naturally occurring, radioactive gas that forms from the breakdown of uranium, which can be found naturally in all rocks and soils. Certain rock types and geology can contain greater amounts of uranium (for example, granites, metamorphic rocks and shales) and this results in higher radon concentrations in certain parts of the country.
What are the 'Action' and 'Target' levels?	The UK Health Security Agency reports that average radon concentration in homes is estimated to be 20 Bq m ⁻³ (becquerels per cubic metre of air) and this comprises approximately half of our total annual radiation exposure. However, levels up to 100 Bq m ⁻³ are considered relatively low risk to health and this is therefore the 'target level' of radon for homes across the country. If radon concentrations are at or above 200 Bq m ⁻³ (known as the 'Action Level'), it will be advised to take measures to reduce radon levels within the building.
What is the risk?	As it is radioactive, radon decays and emits radiation which can be a risk to health when exposed to it in high enough concentrations. Studies in multiple countries have found that high levels of radon exposure increase the risk of lung cancer, with particular risk to smokers and ex-smokers. The longer the exposure and the higher the concentrations of radon, the greater the risk to health.
What can be done?	If high radon levels are detected in a home, remedial work can be conducted to reduce radon levels. As radon is primarily emitted from the ground, the nature of remedial works will depend on the floor type (e.g. solid or suspended) and the radon levels. Further information regarding radon and remedial works can be found at www.ukradon.org .



Other Information

Radon searches are a standard part of the CON29 form and appear as section 3.14 under Environmental Searches.

England and Wales: BR211 Radon: Guidance on protective measures for new buildings.

Scotland: BR376 (1999) Radon: Guidance on protective measures for new dwellings in Scotland.

Additional information and guidance is available from the Building Research Establishment website (www.bre.co.uk/radon).

The indicative map shows where protective measures may be required in new buildings and extensions, conversions, and refurbishments in existing buildings for England and Wales. Further maps are available on the Building Research Establishment website at the following link: www.bre.co.uk/radon/maps.html. Whether or not a building is in fact above or below the radon Action Level can only be established by having the building tested.

The data:

This report has been completed using British Geological Survey radon potential data and in accordance with the latest UK Health Security Agency guidance on radon and radon affected areas.

Terms & Conditions

This report is provided under the Terraforma Terms and Conditions, a copy of which is available on our website at: www.terrafirmaidc.co.uk/terms_and_conditions.

Limitations

Radon

The assessment of Radon risk is compiled from the HPA-BGS (Public Health England & British Geological Survey) Joint Radon Potential Dataset for Great Britain. This module provides the current definitive map of radon Affected Areas in Great Britain and allows an estimate to be made of the probability that an individual property is at or above the Action Level for radon. It is important to note that the actual radon levels at a Site can only be determined by having a building tested and therefore Terraforma cannot be held responsible for any inaccuracies or discrepancies within values reported here to those in such physical tests. Terraforma provide additional interpretation of risk factors relating to Radon levels, however these are indicative only as actual levels can only be established by physical testing.

Copyright Statements

British Geological Survey: Contains British Geological Survey materials © UKRI 2021.



The Search Code

Important consumer information

This search has been produced by **TERRAFIRMA IDC LTD**

2440 The Quadrant, Aztec West Business Park, Almondsbury, Bristol, BS32 4AQ

Email: info@terrafirmasearch.co.uk | Telephone: 0330 900 7500

Registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code

- 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.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- 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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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 | Website: www.tpos.co.uk.

You can get more information about the PCCB from www.propertycodes.org.uk or from our website at: www.terrafirmaidc.co.uk.

Complaints Procedure

Terrafirma is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint directly to Terrafirma, 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.

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 | **Website:** www.tpos.co.uk.

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

Complaints should be sent to:

Director & Senior Executive, Terrafirma, 2440 The Quadrant, Aztec West Business Park, Almondsbury, Bristol, BS32 4AQ
Telephone: 0330 900 7500 | Email: info@terrafirmasearch.co.uk

Contact Terrafirma if you would like a copy of the Search Code.

