



# RADON

Protection UK Ltd

## Your local response to Radon Testing and Radon Mitigation:



### Introduction:

Since 2013, as part of any house sale, local council land searches have included a land search to establish if the property is in a radon affected area. As sellers you will also be asked if you have measured for radon in your home and if you have taken any action as a result. This fact sheet is to help estate agents, solicitors, landlords, homeowners and tenants, house buyers and sellers to overcome any barriers when the radon land search reveals there is radon in your property area.

### Local authority search Form and Sellers property information form:

When buying or selling a property you will come across two forms that may disclose information about radon. These forms are known as CON 29R and TA6. These forms may be the first time a buyer or seller sees any reference to radon gas and this may be worrying. Radon Protection UK has produced this document to

help understand what to do when radon becomes a subject of the buying or selling process, and aims to assist buyers and sellers through the stages required to bring the transaction to a successful conclusion.

- If your property is in a radon affected area then mitigation works are likely to be required to be carried out.
- Finding a solution, should one be required. (Known as radon mitigation / remediation)

### What is radon and how does it enter the property:

Radon is a radioactive gas found in the ground. Some parts of the UK are more adversely affected by it than others. It is also present in Northants, Leicestershire and Rutland. **The only way to know if radon is present in your property is to test.** Radon is measured in Bq/m<sup>3</sup> and 200 Bq/m<sup>3</sup> is known as the action level.

### Testing:

You can order a test kit from Radon Protection UK on 0800 978 8435 or go to the radon shop at: [www.radonprotectionuk.com](http://www.radonprotectionuk.com). The domestic test kit comprises of two detectors, which you place in the property. One in the main living room and one in the main bedroom. After testing our 3rd party Public Health England approved laboratory will provide you with a test report.

**For seller:** If you discover your property needs a test, then you should consider testing. If after testing, results are 200Bq/m<sup>3</sup>. or above, (known as the radon action level) then you should consider remedial work.

**For Buyers:** You may find that the property needs a test or has had a previous radon test (from the TA6 form). It is advisable to carry out your own test after moving into the property. Discuss this with your solicitor and consider a radon retention (bond) if levels are recorded at 200Bq/m<sup>3</sup>. or above. When buying a property in a radon affected area, it is essential to establish if radon is present. A three month test provides a seasonally corrected average which is accepted as a reflection of the properties annual average radon level. If the level of your three month measurement is above the radon action level of 200Bq/m<sup>3</sup> then you should consider undertaking remedial work to reduce your radon levels.

There is often time constraints during a house sale, so a ten day test will give you an initial snap shot indication of your radon levels if you are in a hurry, but this test is not seasonally corrected (a correction that is applied to account for seasonal differences in radon levels).



### Tom, Simpson and Partners Estate Agents: Kettering

*We contacted Radon Protection UK to assist in a issue that arose during a sale. They were extremely knowledgeable and helpful and even made an appointment with the sellers of the property the same day and provided the report the following day. Excellent customer service and professionalism and turnaround time, would not hesitate to recommend.*

**(Bq/m<sup>3</sup> = Becquerel's per cubic meter, the concentration of radon in the air)**

## Finding a solution:

When radon levels are 200 Bq/m<sup>3</sup> or above, then you should consider action to reduce your radon levels. There are two ways you can resolve any issues during the sale or purchased of a property. You can undertake remedial action prior to the sale, or consider a radon Retention (sometimes called a radon bond)

## Arranging a radon bond (radon retention):

If you do not wish to go through the process of remediation work, or time limits the completion of the property sale / purchase, then a radon retention may be a solution.

Under this system, the seller and buyer agree on a sum of money that is likely to be enough to cover the cost of a typical radon remediation system should one be required. The money is taken out of the buyer's purchase price and held by a third party (for example, a solicitor) until any remediation work is completed and a radon test result is known. Both parties sign a contract that stipulates how the bond will work and a period of time for the radon testing and remediation work can be set. Sometimes the money is released before the work is carried out to fund the remediation.

Any testing and remediation work is paid for by the retention money.

For the bond system to work, it must be fair to both parties. It must reflect reasonable but adequate costs. Radon Protection UK suggests that in most cases a figure of £1800-£2500 be retained. This should be enough to cover most scenarios but advice should be taken on a suitable value for individual properties to give exact costs. The bond's life must also be realistic, allowing – for example – at least four months from completion of house sale to obtain a radon test result. If this result is at or above the Action Level, another three months should be allowed for the completion of remediation work. If testing reveals levels below the action level, then no further action is necessary and the bond money is released back to the seller.



### Anne: Northants (homeowner)

*I can't praise Radon Protection UK enough. I needed some radon mitigation work doing as a matter of urgency following a report showing high levels of radon gas in the house we were selling. They did a survey on the same day they were contacted for the first time and the work was completed, to a high standard, a few days later. Each member of the team was friendly, extremely helpful, professional and experts in the subject. They communicated clearly and regularly, reassuring me at each step. They did more than I could expect spending time explaining what was going to happen and reassuring my buyer. Highly recommend Radon Protection UK.*

### About Radon Protection UK:

We aim to reduce radon levels as low as possible in both existing properties and new homes below 200Bq/m<sup>3</sup>. Once radon levels have been established, we provide a survey of your property prior to any works and provide a detailed quotation for the mitigation works and the cost will depend on the levels, location and property type. Our team have many years of experience implementing these methods in buildings and successfully bringing radon levels down to an acceptable level.

A radon retest measurement should be conducted after completion of works to ensure radon levels have been reduced to an acceptable level, which we can also provide.



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