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Search Type: Radon Advisory Report

Date:

Address:

Please find attached the Radon Advisory Report for the above address.

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12 York Place · Leeds · LS1 2DS · DX 26436 Leeds Park Square · Tel: 0113 242 0222 · Fax: 0113 242 5904

yorkplace@yorkplace.co.uk · www.yorkplace.co.uk

41 Chalton Street, London · NW1 1JD · DX 2103 Euston · Tel: 020 374 0158 · Fax: 020 7554 2201 (registered office)

Third Floor · Churchgate House · 56 Oxford Street · Manchester M1 6EU · DX 14495 Manchester 2 · Tel: 0161 228 2229 · Fax: 0161 228 2245

22 Regent Street · Nottingham · NG1 5BQ · DX 15489 Nottingham 2 · Tel: 0115 941 3132 · Fax: 0115 941 3559

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SAMPLE

BR211 RADON REPORT

Advisory report on the requirement for radon protective measures in new buildings and extensions

Client's Reference: **SAMPLE**

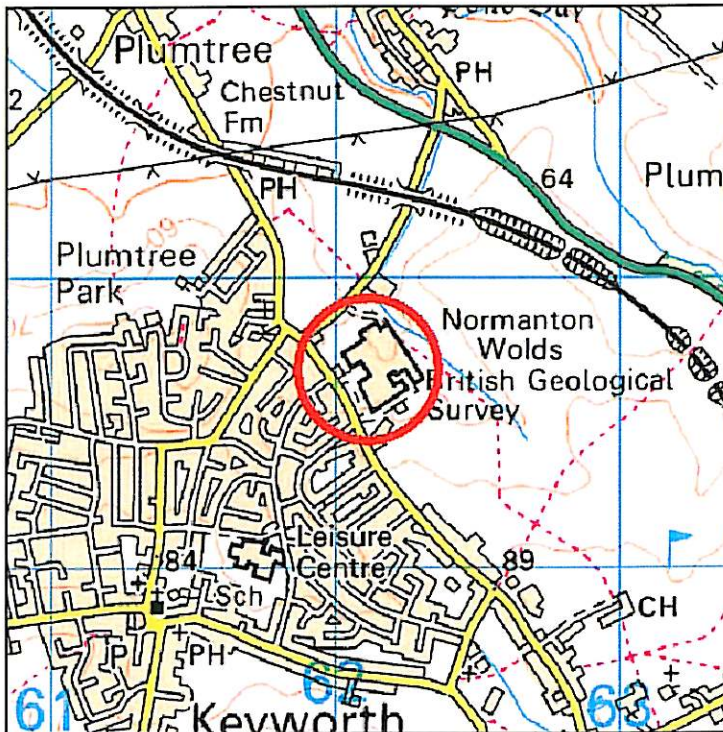
SAMPLE

BR211 Radon Report

Section 1: Location and extent of report area

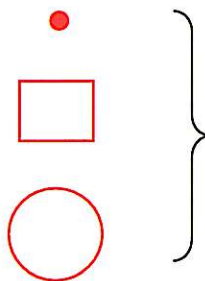
Area centred at: 462120,331680

Radius of site area: 250 metres



Scale: 1:25000 (1cm = 250m)

KEY:



POINT, RECTANGLE or CIRCLE defines report location or site area (details provided by client).

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Section 2: Requirement for radon protective measures

The determination below follows advice in *BR211 Radon: Guidance on protective measures for new buildings (2007 edition)*, which also provides guidance on what to do if the result indicates that protective measures are required.

NO RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA.

The BGS is not able to provide advice on the technical specifications of 'basic' and 'full' radon protective measures. This information is detailed in **BRE Report BR211 :Radon: Protective measures for new buildings** which may be purchased from brebookshop.com. BR211 offers guidance on the technical solutions that are required to satisfy Building Regulations requirements. Summary guidance is available on the web at: <http://www.bre.co.uk/radon/protect.html>.

If you require further information or guidance, you should contact your local authority building control officer or approved inspector.

Contact 020 7944 5758 or Email: partsac.br@communities.gsi.gov.uk for advice on the interpretation of guidance contained in BRE Report BR211 (2007).

Section 3: What is radon ?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters enclosed spaces such as some buildings (particularly basements), caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level exceeds the Action Level, measures should be taken to reduce the concentration.

Section 4: Radon in workplaces

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293): **Radon in the workplace**.

BRE publications may be obtained from The BRE Bookshop, I H S Technical Indexes Ltd., Willoughby Road, Bracknell, Berkshire RG12 8DW. Tel: 01344 404407, Fax: 01344 714440, website: www.brebookshop.com

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Section 5: Radon in existing buildings

Useful information is given in the following free publications which can be obtained by writing to:

Radon Studies, Radiation Protection Division, Health Protection Agency, Chilton, Didcot,
Oxfordshire OX11 0RQ

Radon - A Householder's Guide

Radon - You Can Test for it

Radon - A Guide for Homebuyers and Sellers

Radon - A Guide to Reducing Levels in Your Home

Information in the booklets is also available on the DEFRA website at:

<http://www.defra.gov.uk/environment/radioactivity/background/radon.htm>

Householders are recommended to follow advice in **Radon - a householder's guide**. The guide outlines simple solutions for dealing with the radon problem depending on whether or not the home has been tested for radon. In radon affected homes, the problem of radon can usually be tackled with simple, effective and relatively inexpensive measures. These measures are comparable in cost to work such as damp-proofing and timber treatment. You can get practical advice about construction work to reduce radon levels from the Building Control Officer at your local council.

Advice about radon, its health risks and details of how to order the radon test may be obtained from the HPA free radon answerphone 0800 614529, HPA Radon Helpline on 01235 822622, website: www.hpa.org.uk or by writing to Radon Studies at the Health Protection Agency, address above.

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Section 6: Terms & Conditions

General

This report is supplied in accordance with the GeoReports Terms & Conditions available on the BGS website at www.bgs.ac.uk/georeports and also available from the BGS Central Enquiries Desk at the below address.

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The data, information and related records supplied in this report by BGS can only be indicative and should not be taken as a substitute for specialist interpretations, professional advice and/or detailed site investigations. You must seek professional advice before making technical interpretations on the basis of the materials provided.

Geological observations and interpretations are made according to the prevailing understanding of the subject at the time. The quality of such observations and interpretations may be affected by the availability of new data, by subsequent advances in knowledge, improved methods of interpretation, and better access to sampling locations.

Raw data may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Although such processes are subjected to quality control to ensure reliability where possible, some raw data may have been processed without human intervention and may in consequence contain undetected errors.

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Although samples and records are maintained with all reasonable care, there may be some deterioration in the long term.

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The topography shown on any map extracts is based on the latest OS mapping and is not necessarily the same as that used in the original compilation of the BGS geological map, and to which the geological linework available at that time was fitted.

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For further information, please contact:

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British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Tel: 0115 936 3143
Fax: 0115 936 3276
Email: enquiries@bgs.ac.uk

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The Search Code

Stanley Davis Group Limited trading as York Place is registered with Property Codes Compliance Board as a subscriber to the Search Code.



Important Protection

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you. By giving you this information we are confirming that we keep to the principles of the Search Code. This provides important protection for you.

The Code's main commitments

The Search Code's key commitments say that search organisations will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards

Keeping to the Search Code

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board, and, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of your search organisation failing to keep to the Code.

Contact Details for the PCCB:
The Property Codes Compliance Board :
12 Piccadilly, London W1J 9HG.
Telephone: 020 7917 1817
Email: info@propertycodes.org.uk
www.propertycodes.org.uk

Please contact York Place if you would like a copy of the full Search Code.

Complaints Procedure

Excellence is our charter. We take clients seriously and make every effort to recognise and meet their requirements. However there may be occasions when our services do not meet with our usual high standard or clients' expectations. If this is the case we want our clients to tell us about it so that we can address the issue immediately and take steps to prevent the same happening again.

- The complaint will be acknowledged within 5 working days of its receipt.
- A final decision will be in writing.
- A complaint will normally be dealt with fully within 4 weeks of the date of its receipt. If there are valid reasons for the consideration taking longer, you will be kept fully informed in writing or via telephone or email as you prefer and receive a response at the very latest within 8 weeks.
- At your request, we will liaise with counselling organisations acting on your behalf.
- If you are not satisfied with the final outcome, you may refer the complaint to the Independent Property Codes Adjudication Scheme and we will supply their contact details.
- We will co-operate fully with the independent adjudicator during the consideration of a complaint and comply with any decision.
- If the complaint involves an insurer, we will acknowledge the complaint and pass it to them for their response. They are under a similar obligation to respond to you within the same timescale.
- Any complaints should be sent to York Place, 12 York Place, Leeds LS1 2DS