

Report to: Housing Review Board



Date of Meeting 30<sup>th</sup> July 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release NA

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## Radon Policy for Housing

### Report summary:

The following report presents a proposed Radon Policy for Housing to meet East Devon District Council's regulatory compliance and health and safety obligations. The proposed policy aligns with the Housing Act 2004 and other related legislation.

#### Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

### Recommendation:

1. The Housing Review Board to recommend to Cabinet that they approve the proposed Repairs Policy.
2. That the Housing Review Board note some final amends may be made following further feedback from tenant scrutiny and stakeholders (Commitment to bring the Policy back to HRB should any material amends be required).

### Reason for recommendation:

By approving this policy East Devon District Council will be ensuring legal compliance and will be providing our customers with a healthy and safe home to live in as well as a safe environment for our employees and contractors to work in.

Officer: Marc Taylor, Compliance Surveyor

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#### Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☐ Finance
- ☐ Place, Infrastructure and Strategic Planning
- ☒ Sustainable Homes and Communities

**Equalities impact** Low Impact

**Climate change** Medium Impact

**Risk:** Medium Risk; The key risks are outlined in section 5 of this report.

**Links to background information** [UKradon - Home](#)

[Housing Health and Safety rating System](#)

**Link to** [Council Plan](#)

Priorities (check which apply)

- ☐ A supported and engaged community
- ☐ Carbon neutrality and ecological recovery
- ☐ Resilient economy that supports local business
- ☒ Financially secure and improving quality of services

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## Radon Policy for Housing

### Background / Context

1. The Radon policy for Housing is a new policy that needs to be approved and implemented so East Devon District Council can manage the risk of Radon exposure to tenants, employees, members of the public and any other persons that reside or enter East Devon District Council's domestic properties and meet legal health and safety compliance.
2. East Devon District Council has a responsibility to their tenants under the Duty of Care and the Housing Act 2004 to provide a safe home. Radon (a naturally occurring radioactive gas) is identified as a potential hazard in dwellings in the Housing Act 2004. The need for action is defined by the Housing Health and Safety Rating System (HHSRS) which applies a numerical score to the different hazards depending on their overall risk to the occupant. If the score exceeds certain trigger points the local housing authority (Local Authority) is obliged to act. The Local Authority must take the appropriate enforcement action' which is dependent on the severity of the risk. The measured annual average radon level is used to calculate the risk.

### Radon Policy for Housing

3. **'Appendix A - Radon Policy for Housing 2025'** is the proposed Radon Policy for Housing.
4. The Radon policy is based on a person centred and risk-based approach that will enable EDDC to balance cost, performance and risk. This approach aligns with the requirements of The Housing Act 2004 and other relevant legislation.

### Risks

5. The key risks associated with the proposed Radon Policy for Housing include:

Ref	Risk	Mitigation Measure	Residual Risk
1	Tenant's exposure to levels of Radon gas above the action level as defined by UK Health Security Agency.	Testing will be undertaken on a phased approach in properties that have been highlighted in Radon affected areas (as per the UK Health and Security Agency spreadsheet, 1481 in total). Properties above the action limit will	High

Ref	Risk	Mitigation Measure	Residual Risk
		have remedial works / mitigation devices installed to reduce Radon to the target level.	
2	Refusal from tenants for testing and mitigation.	No access policy/legal enforcement to be utilised. Section 4.10 of the council's tenancy agreement states that tenants must allow employees, contractors or representatives reasonable access to their home for the purpose of dealing with health and safety issues.	High
3	Tenants turning off mitigation devices due to additional unforeseen electricity costs and The Cost of Living Crisis.	Costs to be discussed with tenants with full transparency. EDDC to decide if EDDC will pay for the running costs?	High
4	Rise in complaints to East Devon District Council once tenants are informed of the risks associated with Radon.	Full transparency and communications revolving around Radon awareness. A tenant awareness radon leaflet will be uploaded to The East Devon District Council website along with The Radon Policy for Housing 2025. The Tenant Handbook and Welcome Pack will also include a section relating to radon awareness. Communications will be supplied to tenants on how to operate any installed radon mitigation devices and the costs incurred with their operating costs. Radon Compliance can also be delivered at the East Devon District Council Tenant Hub.	Medium
5	Increase in demand for tenant decants due to excessively high levels of Radon gas above the action level.		Medium

### Next Steps

6. The application of the new Radon Policy for Housing will be supported by the following next steps:
  - a. A procurement plan will be prepared for the tendering of a testing and mitigation contract.

- b. A communications strategy for Radon will be compiled for how the risk will be raised with customer groups.
- c. A tenant awareness radon leaflet to be compiled, this will be uploaded onto the EDDC webpage as soon as the policy is approved along with The Radon Policy for Housing 2025.
- d. Radon information will be compiled for The Tenant Handbook and Welcome Pack.
- e. A Radon Compliance Presentation will be prepared which can be delivered at the East Devon District Council Tenant Hubs.

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### **Financial implications:**

2025/26 included a new budget line for Radon. Future budgets will consider the implications of the final Radon policy.

### **Legal implications:**

The Housing Act 2004, and other associated legislation, makes clear Landlord responsibility in relation to Radon and management of the associated risks. It is important, therefore, that we have plans in place to ensure compliance.

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