



East Devon District Council

Radon Policy for Housing

Issue details	
Title:	Radon Policy for Housing
Version number	Version 1.0
Officer responsible:	Marc Taylor – Compliance Surveyor
Authorisation by:	
Authorisation date:	

1. Why has the council introduced this policy?

Radon is the single biggest source of natural radiation exposure to the UK population, accounting for around 50%. Radon is a colourless, odourless natural radioactive gas formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. In outside air the levels are low but it can accumulate inside buildings to above the recommended levels for domestic properties. Radon is also the second leading cause of lung cancer after tobacco smoking.

This document represents East Devon District Council's commitment, in line with the Housing Act 2004, where a Duty of Care is defined to assess and minimise any potential radon exposure as part of the Housing Health and Safety Rating System (HHSRS).

As an employer, East Devon District Council also has a Duty of Care to ensure the health, safety and welfare of employees and contractors who have access to any of the domestic portfolio. The Duty of Care exists under The Health and Safety at Work Act 1974 and the Management of Health and safety at Work Regulations 1999. The Ionising Radiation Regulations 2017 also apply if radon exceeds a defined level.

2. What is the council's policy?

Scope

This Radon Policy covers the assessment and management of radon in East Devon District Council housing properties. It specifically excludes all other properties to which East Devon District Council have responsibility (Property Services, Street scene, Corporate Estates).

Introduction

The amount of radon is measured in becquerels per cubic metre of air (Bq/m³). The average level in UK homes is 20 Bq/m³, but given the geological make-up of parts of Devon, a higher background level of radon can exist. As a result, East Devon District Council recognises that

some of its stock may contain higher than the national average levels of radon and will periodically test to quantify the levels. The UK has been extensively surveyed by the UK Health Security Agency (previously known as Public Health England, PHE) and British Geological Survey and the Indicative Atlas of Radon in England and Wales (see 4 Appendices, Appendix 1.) shows that parts of East Devon is a Radon Affected Area. The Health Security Agency defines Radon Affected Areas as those with 1% probability or more of a home having radon above the Action Level.

UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the average is more than 200 Bq m⁻³, this level is known as the radon Action Level and has been endorsed by the Government. The UKHSA further recommends a target level for domestic properties of 100 Bq m⁻³. This document should be used in conjunction with any relevant legislation, Approved Codes of Practice, Health and Safety Executive (HSE), UK Health Security Agency (UKHSA) – UKradon guidance and other recognised procedures relating to the presence of radon in buildings.

Policy

This policy supplements the East Devon District Council Health & Safety Policy Arrangements and commitment to Health and Safety by complying with the requirements of the Health and Safety at Work Act 1974 and the Management of Health and Safety at Work Regulations 1999. In securing this compliance, 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.

As owners and managers of property, East Devon District Council have a duty of care to ensure that staff and the public can use the relevant buildings and facilities safely. This extends to ensuring that staff and the public are safe from risks associated with radon.

East Devon District Housing will take a risk-based, proportionate, and evidence-led approach to identifying, assessing, mitigating, and monitoring radon gas across its property portfolio. This will be integrated into our overall compliance and asset management framework.

East Devon District Council are committed to:

1. Identifying those properties within the housing stock that fall in geological areas considered to be at potential risk of having radon gas levels above the actionable levels.
2. Protecting, as far as reasonably practicable, tenants, staff, contractors and visitors to East Devon District Council housing properties (owned or managed) from exposure to radon gas above the actionable levels.
3. Providing adequate and timely resources in support of this Radon Policy and to enable its effective implementation.
4. Undertaking a programme to measure, so far as is reasonably practicable, radon concentrations in East Devon District Council housing stock considered at potential risk above the actionable levels.
5. Maintaining a Radon Register of all results following monitoring within those properties at risk and make it freely accessible to those undertaking work on East Devon District Council housing properties.
6. Implementing and maintaining an effective Radon Policy having identified and measured the radon levels.

7. Implementing and maintaining any necessary remedial work and/or equipment where radon levels have been identified above the action level.
8. Promote awareness of the risks from radon to tenants and through training and induction of relevant staff and contractors.
9. Appoint a competent and suitably qualified person to oversee the implementation of the Radon Policy. This role will be undertaken by the Cyclical Servicing and Compliance Manager.
10. Only engage appropriately trained, qualified and competent persons to undertake any work as part of the Radon Policy. This includes measurement, interpretation and remedial action.
11. Regularly review the Radon Policy.
12. It is noted that the Building Regulations 2000 (Schedule 1 Part C) has required all new build homes to incorporate radon mitigation measures such as radon barriers and no additional testing will be conducted except in line with the procedure as below.

3. Policy Administration and Procedure

Identification and Risk Assessment

- East Devon District Council will maintain an up-to-date property database overlaid with UKHSA radon maps.
- Prioritise testing in radon-affected areas as defined by UKHSA (in properties >1% risk).
- Undertake risk assessments for workplaces in accordance with IRR17.

When we will test

- EDDC housing will be risk assessed to identify the potential for the presence of radon gas. The assessment will refer to the UK Health Security Agency's Indicative Atlas of Radon in England and Wales, which indicates the likely extent of the local radon hazard in all buildings within 1km grid squares.
- We will approach the UKHSA with a comprehensive list of all our domestic properties and they will provide us with a Risk Profile. EDDC can then formulate a plan as to which properties are situated within higher risk areas and require testing first. The UKHSA's Indicative Atlas of Radon is periodically updated, this will require EDDC to reassess the Risk Assessment and put a plan in place to test any previously untested properties that now fall within areas with higher radon levels. This should be reviewed on an annual basis.
- Where identified, premises that reside within shaded areas will as part of the risk assessment be monitored for the potential for radon gas. In non shaded areas only those properties with habitable basements will be considered on an independent basis.

- If East Devon District Council purchases a property constructed prior to 2000 and is situated within a radon affected zone, a Radon test will be conducted as part of the acquisition process.
- Homes that undergo major renovation / refurbishment.
- If a customer expresses concern about radon levels within their home that has not been tested. If the property is situated within the <1% region on The Radon map, East Devon District Council are not required to undertake testing as this is stated as a non-affected radon area. The cost will be covered by the tenant if they wish to undertake testing.

How we will test

- A test by UKradon or an independent specialist will be arranged; radon measurements are carried out with two detectors (in a bedroom and living room) over three months, to average out seasonal variations. This method provides around an 80% success rate for results as opposed to postal detectors with a 40-50% success rate.
- If the test result is below the Action Level of 200 Bq/m³ no further action will be taken.
- If the test result is above the Action Level of 200 Bq/m³, action will be taken to reduce it, designing for the Target Level of 100 Bq/m³.
- Properties that are identified during monitoring to reach or exceed the Action Level will be assessed and surveyed. Remediation and mitigation will be implemented/installed as promptly as reasonably practicable. In the meantime, East Devon District Council will assess, consider and (where deemed applicable and appropriate) decant residents until radon levels are reduced to the 'Target Level' (100 Bq/M³) or as low as reasonably practicable.

Remedial measures and further testing

- EDDC will implement remedial measures if the test result is above the Action Level of 200 Bq/m³.
- A re-test will be undertaken immediately after any remedial measures to confirm that the remedial measures are effective.
- If levels remain above 200 Bq/m³, further action will be taken to reduce it, designing for the Target Level of 100 Bq m³, re-testing and acting as necessary to achieve this
- If the result of a radon assessment is between the Target and Action Levels, further action to reduce the level will be considered, especially if there is a smoker or ex-smoker in the home.
- Where radon levels have previously required mitigation works, EDDC will undertake a 5-year cycle of re-testing to confirm ongoing effectiveness of these radon-reducing measures. Any radon fan maintenance will be undertaken as per the manufacturers specifications or as specified by the independent specialist.
- A record of all radon test results will be maintained for future reference and comparison: A Radon Register will be implemented on East Devon District Councils Housing Management System.

As active ventilation can be significantly more expensive to install, run and maintain, passive forms of ventilation will be considered as a priority, but each property will be assessed for the most likely and successful form of remedial action based upon testing results and radon levels.

The remedial measures most installed and dependant on the construction of the property are:

- Natural or Active under-floor ventilation
- A Passive Radon Sump with Mushroom or Driven Cowl
- An Active Radon Sump with an electrically powered fan
- Positive Input Ventilation system

Once installed, all remedial installations will require routine servicing and maintenance to ensure they are in safe working order and still providing the correct level of hazard control. East Devon District Council will ensure all remediation controls and mitigation measure installations, and their subsequent inspections, servicing and maintenance are carried out by its appointed and competent contractor.

Due to the health risks associated with a reading above the Action Level of 200 Bq/m³, customers will not have the option of refusing remedial measures.

East Devon District Council are understanding of the increase in the cost of living and energy costs and the potential for tenants to be concerned with the extra resources associated with new electrical equipment that is installed in their home. We will aim to install passive systems where possible to reduce costs to our tenants. It would also be noted; there may be circumstances where running noise and internal draughts can be an issue with certain needs and health conditions of tenants. When considering any remedial measures EDDC will work with the independent radon specialist to find the most appropriate and cost-effective solution.

Procedure if tenant refuses access to the property for testing or refuses mitigation system installation

The tenant must co-operate fully by allowing access for any testing or mitigation to be undertaken by East Devon District Council. Due to the health and safety risks to the tenant/occupiers, The Council reserve the right to seek legal action and/or use reasonable force to enter the property. East Devon District Council's "No Access Policy" will be used to enforce access to properties.

The East Devon District Council Tenancy Agreement section 4.10 states:

Access to your home

Allowing access to your home to contractors and representatives

You must allow our employees, contractors or representatives reasonable access to your home for the purpose of:

- inspecting its condition
- doing repairs or improvements to the property or an adjoining property
- carrying out tenancy reviews
- dealing with any health and safety issue which may include but is not limited to
- the annual safety inspection and servicing of the Council's gas appliances and solid fuel appliances
- annual servicing of alarms and telecare devices (if fitted)
- servicing of stair lifts
- Legionella testing and asbestos checks
- testing and maintenance of electrical, smoke and carbon monoxide alarms

- fire risk assessments

Governance and Assurance

- Radon compliance status will be reported to the Board / Executive Team annually
- Radon management will be included in the Compliance Audit Programme
- This policy will be reviewed every three years or in response to regulatory change

Tenant Communication and 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 be delivered at the East Devon District Council Tenant Hub

Roles and Responsibilities

Responsibilities for ensuring the effective implementation and operation of this policy:

Director

- Monitor and oversee radon management
- Report to the CEO as required

Corporate Lead for Property and Assets

- Oversight of radon risk strategy and investment planning
- Monitor and ensure the policy framework is applied locally.
- Ensure sufficient resources are available for effective procedures to support the policy.
- Provide sufficient training to ensure all relevant staff are competent.
- Ensuring adequate management arrangements are in place to support the policy.
- Provide reports and recommendations to Strategic Directors as required.

Compliance Manager

- Delivery of testing programme and legislative compliance
- Develop workable strategy for the management and support of this policy and procedures.
- Monitor the local management arrangements and make sure they are suitable and sufficient.
- Provide reports and recommendations to Service Leads as required.
- Assist and advise local management as required.

- Ensure that the competency of the Compliance Surveyor is suitable, sufficient, appropriate and relevant.

Compliance Surveyor

- Comply with local policies, procedures and protocols, as well as associated regulations and guidance.
- Regularly review the policy and implement alterations as required.
- Undertake any required training to support their role, maintain competence and up-to-date knowledge.
- Ensure that any training undertaken by employees is suitable, appropriate and implemented.
- Management of contracts, contractors and other appointed agents. Oversee and manage their performance.
- Oversee and manage the testing, maintenance, and compliance systems.
- Carry out remedial actions when requested.
- Oversee and manage access to properties and timely execution of East Devon District Councils "No Access Policy"
- Monitor the local management arrangements and make sure they are suitable and sufficient.
- Ensure that monitoring, testing and controls are carried out in a timely and efficient manner.
- Provide reports and recommendations to the Compliance Manager and Corporate Lead as required.
- Undertake their duties to support the policy.
- Ensure that they understand current UK Legislation and East Devon District Councils Housing statutory duty. Monitor legislative changes and implement necessary actions, including amending the policy, are implemented.
- Oversee implementation of radon monitoring surveys.
- Undertake and review risk assessments
- Maintain an effective record system.
- Ensure verification and evidence of compliance is centrally available.
- Ensure the Health, Safety and Wellbeing of contractors, East Devon District Council's officers and any other appointed agents acting in accordance or in support of this policy.
- Provide any relevant training to East Devon District Council staff
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Employees

- Comply with East Devon District Council's policies, procedures and protocols, as well as associated regulations and guidance.
- Undertake any required training to support the policy and their role.
- To undertake their duties to support the policy.
- To liaise, where necessary, with the Compliance Surveyor and/or Compliance Manager.
- Undertake their duties to support this policy and carry out remedial actions when requested.
- Report any identified hazards or concerns to the Compliance Surveyor or Compliance Manager.

Contractors

- Undertake testing and mitigation in accordance with current legislative standards
- Cooperate with East Devon District Council to install the most practical and cost-effective remediation to properties.
- Undertake regular meetings and adhere to contractor specific Key Performance Indicators.
- Provide an efficient and cost-effective service.

East Devon District Council Housing Residents and leaseholders

- Follow the guidance supplied regarding radon safety within the property by East Devon District Council, HSE and UK Health Security Agency (UKHSA) – UKradon.
- Cooperate with East Devon District Council and appointed contractors to comply with radon testing measurements, remedial mitigation works and regular servicing of equipment/installations.
- Not to interfere or misuse radon testing apparatus or equipment/plant used or installed as remedial controls.
- Report any changes in the building that might affect radon levels and advise of any faults with radon mitigation installations.

4. Appendices and other relevant information

UK Health & Security Agency including Maps of Radon

<https://www.ukradon.org/information/ukmaps>

Building Research Establishment

<https://www.bre.co.uk/radon>

5. Related Policies/Strategies, Procedures and Legislation

Housing Act 2004 – Inspections and assessment of hazards

<https://www.gov.uk/government/publications/hhsrs-operating-guidance-housing-act-2004-guidance-about-inspections-and-assessment-of-hazards-given-under-section-9>

Housing Health & Safety Rating System

[Housing health and safety rating system \(HHSRS\): guidance for landlords and property-related professionals - GOV.UK](#)

UK National Radon Action Plan

[UK National Radon Action Plan - GOV.UK \(www.gov.uk\)](#)

The Health & Safety at Work Act 1974

[Health and Safety at Work etc. Act 1974](#)

The Management of Health & Safety at Work Regulations 1999
[The Management of Health and Safety at Work Regulations 1999](#)

The Ionising Radiations Regulations 2017
[The Ionising Radiations Regulations 2017](#)

East Devon District Council – No Access Policy

6. Data Protection

b) The collection and use of tenant's personal data will not exceed that agreed to in their tenancy agreement

The [EDDC Data Protection Policy](#) provides further information on how we store and use personal information.

The following privacy notice(s) provide further information on how we will use tenant's personal data, how it is gathered, and how long we will retain this information, and what rights tenants have in relation to this.

Property and Assets - Completion of programmed, servicing and cyclical works

Choose an item.

Choose an item.

Choose an item.

Choose an item.

Choose an item.

All our privacy notices can be found on the EDDC website (<https://eastdevon.gov.uk/access-to-information/data-protection/privacy-notices/>)

7. Policy Consultation

Listing which committee has agreed the publication of this policy, such as SMT+, Cabinet, HRB or Joint Staff Forum

8. Policy date for review and responsible officer

To ensure that compliance with the assessment and management of radon is being maintained a review will be conducted at least every 3 years (or when circumstances indicate that the procedures contained in the policy are no longer relevant and require revision following events occurring on the EDDC demise) by the Responsible Person. This review will be documented and actions identified, where required, to ensure the continuing adequacy of

the Radon Policy to comply with the duty to assess and manage the risk. If appropriate, EDDC may commission a third-party consultant to assist in the updating of the plan.