Clarke Bond
Malvern House
Matford Court
Yeoford Way
Exeter
EX2 8LB

BR211 RADON REPORT

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

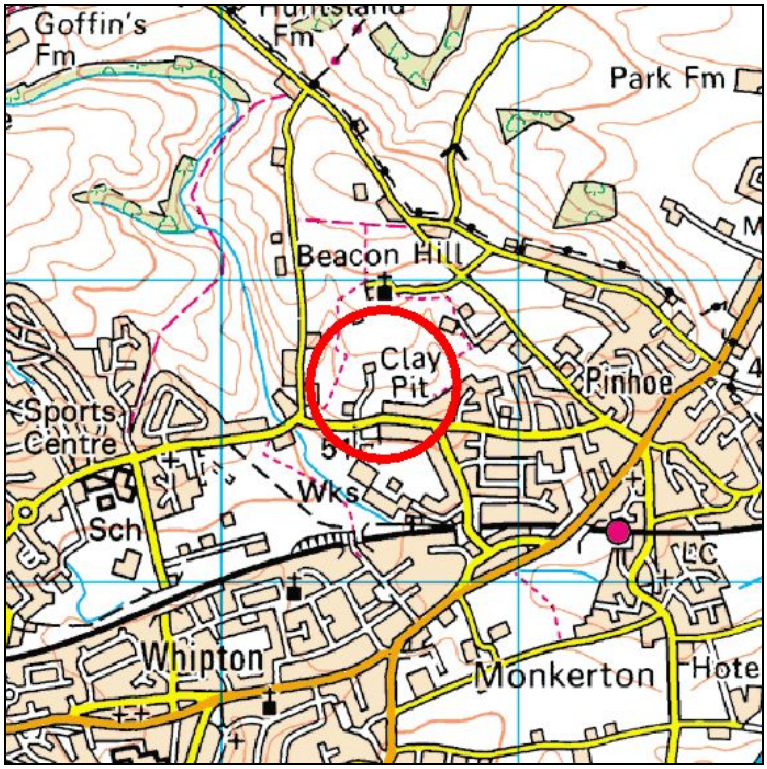
Client's Reference:

WE00298

Section 1: Location and extent of report area

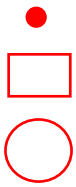
Area centred at: 295550,94650

Radius of site area: 250.0 metres



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

KEY:



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

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

Section 5: Radon in existing buildings

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.UKradon.org.uk or by writing to Radon Studies at the Health Protection Agency, address below.

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

Householders are recommended to follow the advice of the Health Protection Agency and test their home if it is shown to be in a radon Affected Area. In homes with high radon levels, the problem 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 and from the website of the Building Research Establishment: www.BRE.co.uk.

Employers with premises in radon Affected Areas should also contact HPA or their Health & Safety Inspector for advice on limiting their employees' exposure to radon.

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.

Important notes about this report

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.

Detail, which is clearly defined and accurately depicted on large-scale maps, may be lost when small-scale maps are derived from them.

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

The most appropriate techniques for copying original records are used, but there may be some loss of detail and dimensional distortion when such records are copied.

Data may be compiled from the disparate sources of information at BGS's disposal, including material donated to BGS by third parties, and may not originally have been subject to any verification or other quality control process.

Data, information and related records, which have been donated to BGS, have been produced for a specific purpose, and that may affect the type and completeness of the data recorded and any interpretation. The nature and purpose of data collection, and the age of the resultant material may render it unsuitable for certain applications/uses. You must verify the suitability of the material for your intended usage.

If a report or other output is produced for you on the basis of data you have provided to BGS, or your own data input into a BGS system, please do not rely on it as a source of information about other areas or geological features, as the report may omit important details.

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.

Copyright:

For further information, please contact:

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

BGS BR211 RADON REPORT REPORT RECEIPT

REPORT PREPARED FOR:

Clarke Bond
Malvern House
Matford Court
Yeoford Way
Exeter
EX2 8LB

CLIENT REFERENCE:

WE00298

CHARGES:

COST: £44.25
VAT: £7.75

TOTAL PAYABLE
£52.00

NAME OF CARD HOLDER: Mr D L Jackson

PAYMENT RECEIVED WITH THANKS

VAT REGISTRATION No. 618 3673 25