Radon Risk Report for addresses in England and Wales

Issued by the Health Protection Agency and the British Geological Survey using Address Point®. Fee paid £3.00 + VAT. Email receipt issued by Secure Trading Ltd.

Address searched: 33 Halls Road, Biddulph, Stoke-on-Trent, ST8 6DD

Numerical grid reference for this address:

388382 East

358317 North

Date of report: 15/06/2012

Guidance for existing properties

Is this property in a radon Affected Area? - NO

The answer to the standard enquiry on house purchase known as CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area is:

No, this property is not in a Radon Affected Area as defined by the Health Protection Agency.

The estimated probability of the property being above the Action Level for radon is:0-1%

The result may not be valid for buildings larger than 25 metres.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the Health Protection Agency. HPA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from HPA or www.ukradon.org.

Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

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