

Report No. BC/MB/04.20.07.

Coal Mining Risk Assessment: Land at Abergarwed Farm.

Prepared on behalf of:

Absolute Scaffolding Ltd

By:



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THE ENTERPRISE CENTRE, MERTHYR INDUSTRIAL PARK,
PENTREBACH, MERTHYR TYDFIL, SOUTH WALES, CF48 4DR.
TEL: 01443 693353, FAX: 01443 693351
EMAIL: SALES@BLANDFORDCONSULTING.COM
WWW.BLANDFORDCONSULTING.COM

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Coal Mining Risk Assessment: Land at Abergarwed Farm.

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List of Plans

Drawing No:		Scale:
<i>BC/MB/04.20.07.01.</i>	<i>General Location Plan.</i>	<i>1:50,000.</i>
<i>BC/MB/04.20.07.02.</i>	<i>Geology Plan.</i>	<i>1:10,560.</i>
<i>BC/MB/04.20.07.03.</i>	<i>Detailed Location Plan.</i>	<i>See Plan.</i>

Appendices

<i>Appendix I:</i>	<i>Copy of The Coal Authority's Mining Report, reference no. 51002284166001.</i>
<i>Appendix II:</i>	<i>Copy of Public Health England's Radon Report.</i>

Coal Mining Risk Assessment: Land at Abergarwed Farm.

1 Introduction

This report has been prepared on behalf of our client:

***Absolute Scaffolding,
C/o Carl Hendy,
The Coach House,
3 Hill Road,
Neath Abbey,
Neath,
SA10 7NR***

and relates to the above parcel of land at Abergarwed Farm where it is proposed to construct a storage building. This report discusses the geology and mining history of the Site and the immediately surrounding area as they may affect the proposed development and thereby assesses its risk from the mining heritage and from the geology.

The following sources of data were used in the compilation of this report:

- i) *Research of published geological records;*
- ii) *Research of mining records held at The Coal Authority's archive in Mansfield;*
- iii) *The findings of The Coal Authority's mining report, reference no. 51002284166001;*
- iv) *Inspection of The Coal Authority's interactive map, accessed on the 11th May 2020;*
- v) *The findings of a Radon Gas report obtained from Public Health England and*
- vi) *The archive records of Blandford Consulting.*

/Cont....

The findings of this report are necessarily based upon the data used in its compilation and may be amended in the future in the light of additional material information. The report must only be used in its entirety for its stated purpose.

2 Brief Description of the Site

The plot of land where it is proposed to construct the storage facility, 'the Site' is located in a rural area and is situated on the floor of the Neath Valley, approximately 11km east of the commercial centre of Neath and 7.5m south-west of the centre of Glyn Neath (see Figure 1 and *General Location Plan, drawing no. BC/MB/04.20.07.01*). The Site is located at the eastern fringes of Abergarwed and close to the River Neath and is largely surrounded by a mixture of woodland and agricultural enclosures. The Site is irregular in outline and the proposed storage building has dimensions of approximately 30m by 20m; its location is at an elevation of approximately 22m aod (see Figure 1 and *Detailed Location Plan, drawing no. BC/MB/04.20.07.03*).

Figure 1
Aerial View of Site

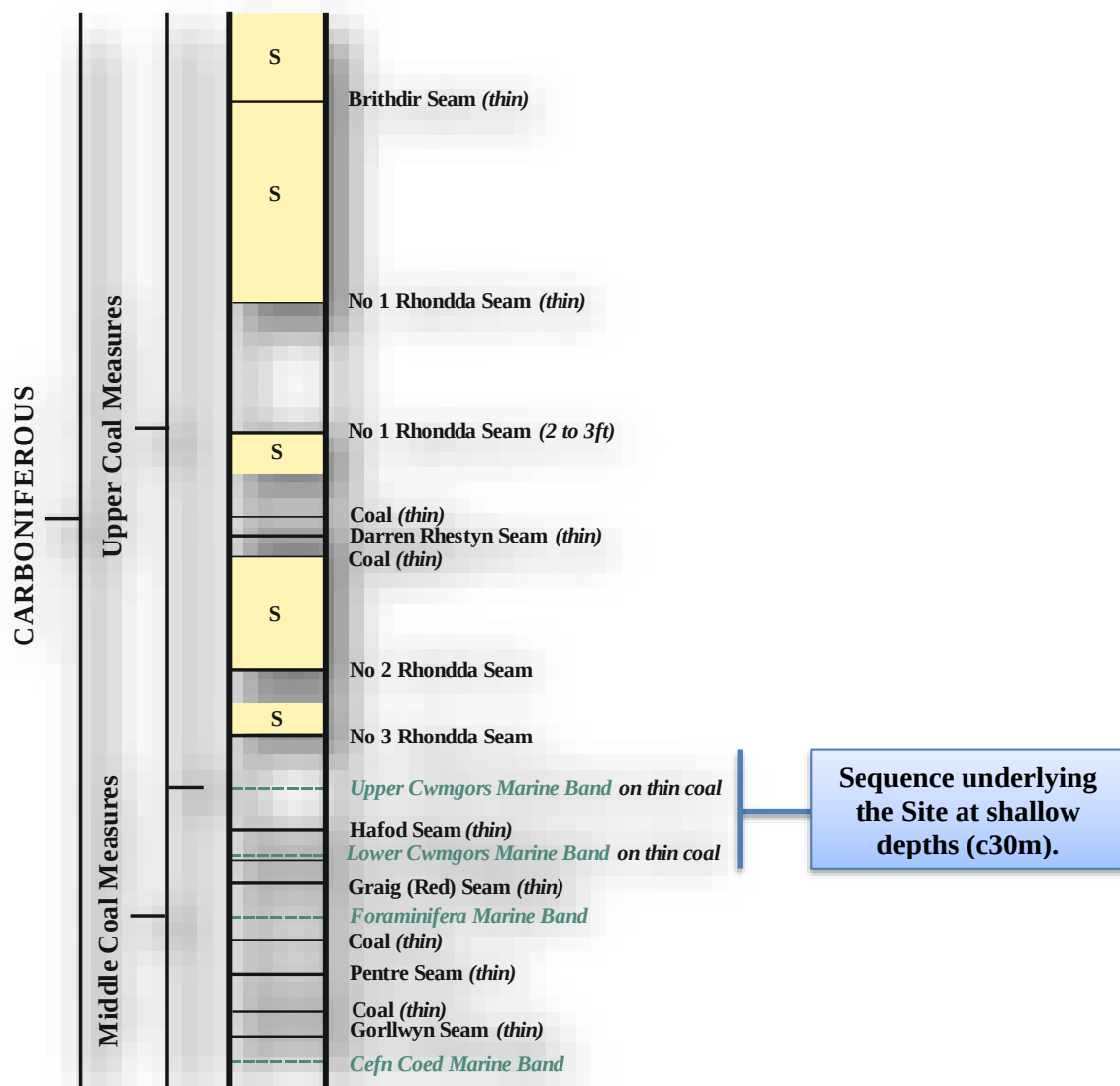


/Cont....

3 Geology of the Site

The Site is situated towards the northern margins of the former South Wales Coalfield. The inferred position of the Upper Cwm Gors Marine Band is shown on the published geological sheet (Sheet ST 18 NE) to pass through or in the immediate vicinity of the Site. The Marine Band marks the division between the Upper and Middle Coal Measures. The geological sheet shows the inferred position of the outcrop of the No 3 Rhondda Seam to be present immediately to the east of the Site, such that the seam does not underlie the Site (see *Geology Plan, drawing no. BC/MB/04.20.07.02*). There are no coal seams underlying the Site at shallow depths that are thick enough to have supported underground mining operations.

Figure 2
Indicative Stratigraphic Column.



/Cont....

The coal measures of the South Wales Coalfield have been affected by large faults. These large faults have a slightly sinuous trace at the surface and, in the Abergarwed area, average trends towards the north-west. The Site is not affected by any such faulting.

The published geological sheet indicates that the coal measures are locally overlain with deposits of river alluvium. The geological sheet also shows the presence of an area of Made Ground that appears to impinge onto the Site, the Made Ground is most probably comprised of colliery spoil. We have no detailed information relating to the engineering properties or thickness of the soils at the Site.

The published geological sheet also shows that the Site is not affected by landslip conditions.

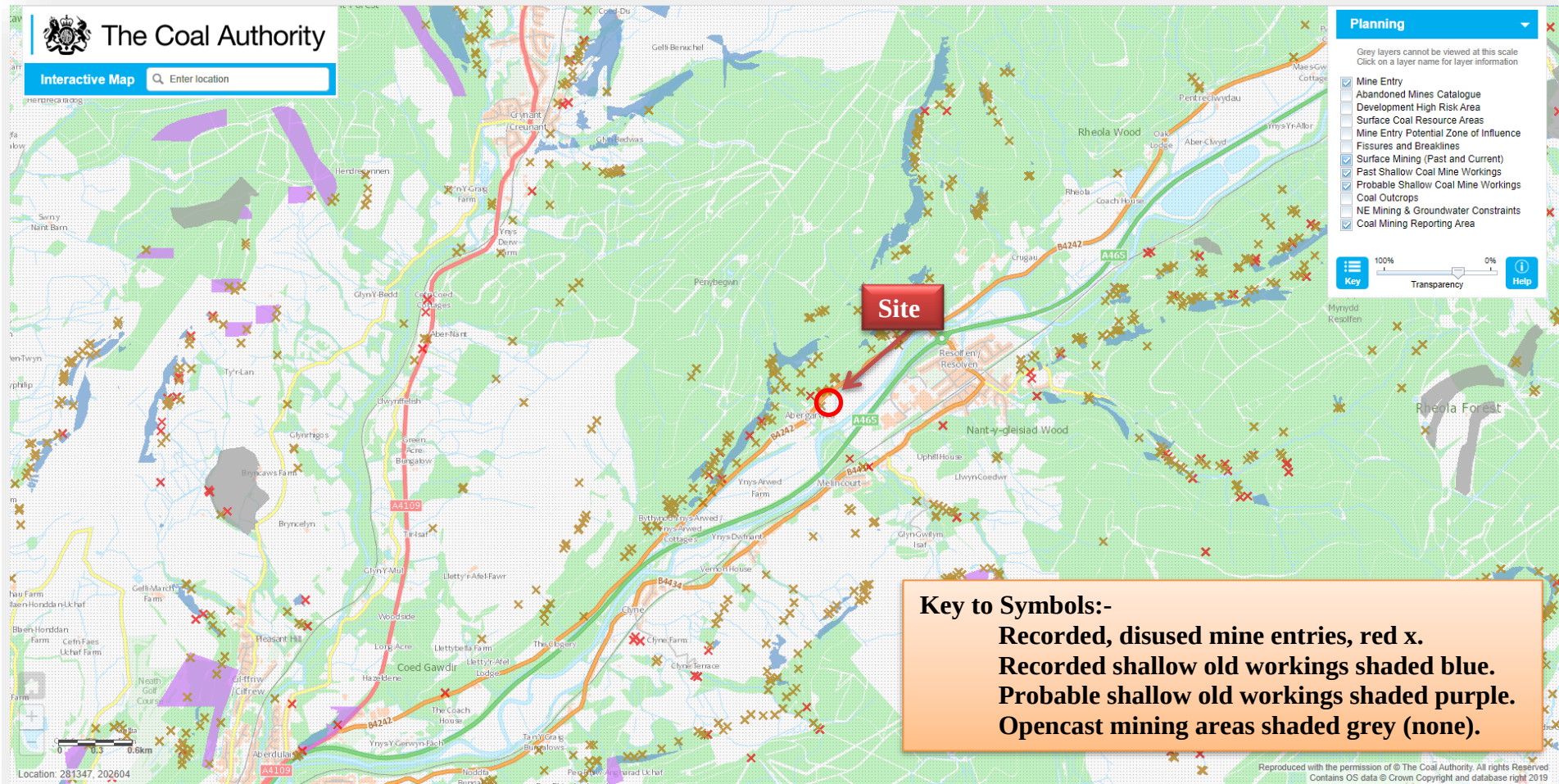
4 Mining History

The area has been subject to fairly extensive coal mining operations dating back to the nineteenth century. Coal seams were accessed by adits driven into the mining horizons near their outcrops supplemented by air shafts; larger shafts gave access to deeper lying coal seams. Our searches identified that the Site is not within an area that could be affected by past coal mining; The Coal Authority's interactive map also shows that there are no recorded old workings underlying the Site, shallow or otherwise (see Figure 3).

The Coal Authority's mining report was prepared for the whole of the area within our client's control and identifies that there is only one recorded mine entry within the confines of the land holding or within 20m of it. The adit is situated north of and at a significantly higher elevation than the land holding such that a collapse of the adit could not affect any part of the land holding, including the Site. The adit is approximately 110m distant from the proposed storage unit, itself. The adit served as one of several entries for old workings in the No. 3 Rhondda Seam that extend beneath the hillside on the north side of the Vale of Neath and away from the Site. Any collapse of these old workings could not affect any part of the land holding, including the Site.

/Cont....

Figure 3
Print-out of The Coal Authority's Interactive Map
 (Accessed 11th May 2020)



/Cont....

There are no active coal mines in the locality, either deep mines or opencast, that would affect the structural integrity of the proposed development and the Site has not previously been part of an opencast coal site.

5 Mine Gases

When coal is mined gases, including methane, are released and may accumulate in the voids left by the mining operations. These gases may later vent to atmosphere or be displaced by mine water flooding the mining voids and forced to the surface. Mine gases may, in certain circumstances, accumulate within buildings and pose a risk of asphyxiation, fire or explosion. A number of studies of the old workings across South Wales and dating back to the mid to late twentieth century have shown that there is little risk from mine gases. This may be as a result of the nature of the coal seams or because the shallow old workings have vented most of the mine gases to atmosphere or is as a result of the combination of the two.

There are no shallow mine workings underlying the land holding that could act as a source for mine gases and there has been no mine gas incident at the land holding, including at the location of the proposed building, that has required action on the part of The Coal Authority.

6 Radon Gas

Recent government guidelines recommend that the potential for Radon gas should be assessed for all new developments; the advice has been implemented by obtaining from Public Health England a Radon report for Abergarwed Farm. The report identifies that the Site is in an area where the estimated probability of the property being above the action level for Radon gas is 3-5%; the appropriate response for Building Control purposes is that BASIC Radon gas protection measures must be included in the construction. The advice offered in the report may not apply to a building larger than 20m, consequently a GeoReport should be obtained from the British Geological Survey.

/Cont....

7 Discussion and Recommendations

7.1 Solid Geology

There are no issues relating to the solid geology of the Site that would affect the structural integrity of the proposed development and no further action is required in this respect.

7.2 Mining History

7.2.1 Mine Workings

There are no recorded old workings underlying the Site, shallow or otherwise and there is no coal seam at shallow depths beneath the Site that is thick enough to have supported an underground mining operation. There are no active coal mines in the area that could affect the structural integrity of the proposed development and the Site has not been part of an opencast coal site. In so far as the mining heritage of the area is concerned, no particular measures are needed in the design and construction of the foundations of the proposed storage building.

7.2.2 Mine Entries

The Coal Authority's mining report identifies that there is a single, recorded mine entry within the land holding or within 20m of it; the adit is approximately 110m distant from the location of the proposed building. The adit is at a higher elevation than the land holding and a collapse of the adit could not affect the land holding, including the Site. The risk of an unrecorded mine entry being present on the Site cannot be entirely discounted given the mining history of the district. However, it is extremely unlikely in this case because there is no thick coal seam outcrop present on the Site and no thick coal seam at shallow depths beneath the Site that might have been the subject of a mining operation. However, it would be prudent to monitor excavations on the Site and if anything unusual is observed then the excavation work should be stopped immediately, and advice sought from a Chartered Geologist or from The Coal Authority.

/Cont....

7.2.3 Mine Gases

There are no shallow mine workings underlying the Site that could act as a source of mine gases.

7.2.4 Radon Gas

A Radon report obtained from Public Health England identifies that the Site lies within an area where the estimated probability of the dwelling being above the action level for Radon gas is 3-5%, which would require BASIC Radon gas protection measures for the new development. The proposed storage facility exceeds 20m in size, consequently a GeoReport should be obtained from the British Geological Survey.

7.3 Summary of Risk Assessment

There is no recognised risk to the proposed development from the solid geology or from the mining history of the area. There is a risk from Radon gas.

7.4 Summary of Recommendations

In so far as the solid geology and mining history of the area is concerned, no particular measures are required in the design and construction of the foundations and conventional strip/trench foundations will be appropriate. This advice is given subject to an assessment of the soil conditions on the Site, which may affect the choice of foundations. The risk of a disused mine entry being present on the Site is extremely low to negligible but cannot be entirely dismissed. Excavation work on the Site should be carefully monitored for any evidence of a disused mine entry and if any unusual features are observed then the work must be stopped immediately, and advice sought from a Chartered Geologist or from The Coal Authority.

The development must include a minimum of BASIC Radon protection measures. The proposed storage building exceeds 20m in size, consequently a GeoReport should be obtained from the British Geological Survey.

/Cont....

7.5 Foundation Options

There is no recognised risk to the proposed building from the solid geology nor from the mining history of the Site and the immediately surrounding area, and shallow spread foundations will be appropriate, conventional strip/trench or raft. An assessment of the soil conditions prevailing on the Site is outside the scope of this report; the soils should be assessed before finally deciding on the appropriate foundation option, particularly since Made Ground may be present.



**Dr Malcolm Blandford,
Chartered Geologist.**

Report Date 12th May 2020.

***Blandford Consulting,
Consultant Geologists and Geotechnical Engineers,
The Enterprise Centre, Merthyr Industrial Park, Pentrebach, Merthyr Tydfil, CF48 4DR.
Tel. No. (01443) 693353. Fax. No. (01443) 693351.***

PLANS



THE ENTERPRISE CENTRE,
MERTHYR INDUSTRIAL PARK,
PENTREBACH,
MERTHYR TYDFIL,
SOUTH WALES,
CF48 4DR.

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Geologists Working With The Environment....

Study on Land at Abergarwed Farm, Abergarwed.

General Location Plan.

Plan Scale: 1:50,000.

Key to Symbols:



Approximate Position of Site.

Note:
North is at top of plan.

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Drawing No: BC/MB/04.20.07.01.



Study on Land at Abergarwed Farm, Abergarwed.

Geology Plan.

Plan Scale: 1:10,560.

Key to Symbols:



Approximate Position of Site.

Note:
North is at top of plan.

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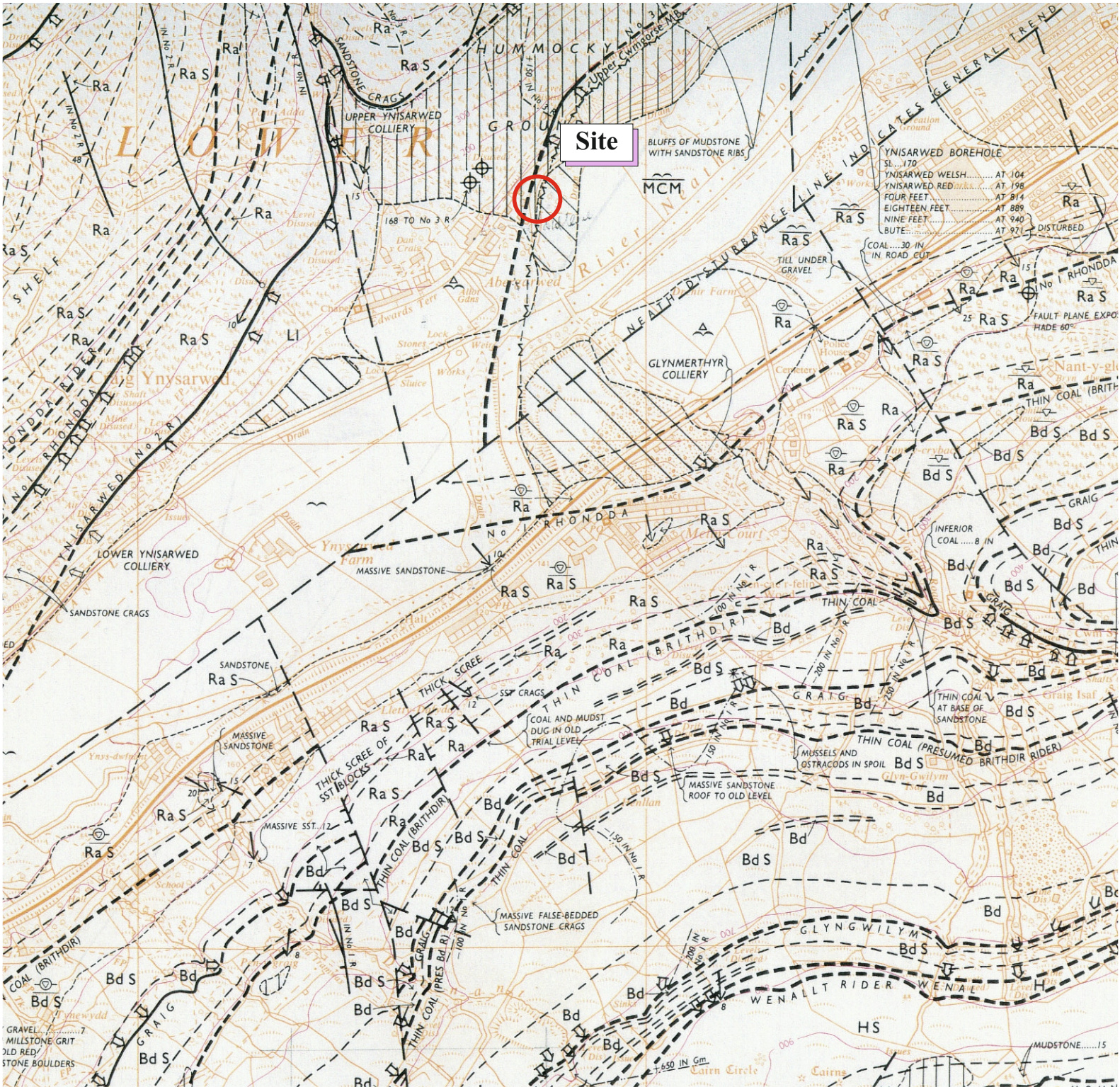


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Drawing No: BC/MB/04.20.07.02.

Geologists Working With The Environment...



Study on Land at Abergarwed Farm, Abergarwed.

Detailed Location Plan.

Plan Scale: See Plan.

Key to Symbols:

 Approximate Position of Site.

Note:
North is at top of plan.

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APPENDIX I

**COPY OF COAL AUTHORITY'S
REPORT, REF NO:
51002284166001**



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MERTHYR TYDFIL,
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CF48 4DR.

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Geologists Working With The Environment....



The Coal
Authority

CON29M

coal mining report

ABERGARWED FARM, ABERGARWED FARM, NEATH ROAD, ABERGARWED,
NEATH PORT TALBOT, SA11 4DD



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5



Further action

These additional reports can give further detail on the risks identified:

- Mine entry interpretive report
- Mine entry plan and data sheets

For more information please see our **Further action reports** on page 10



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **BC/MB/04.20.07**
Our reference: **51002284166001**
Date: **11 May 2020**

Client name:
Malcolm Blandford

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



The Law
Society

Enquiry boundary

Key

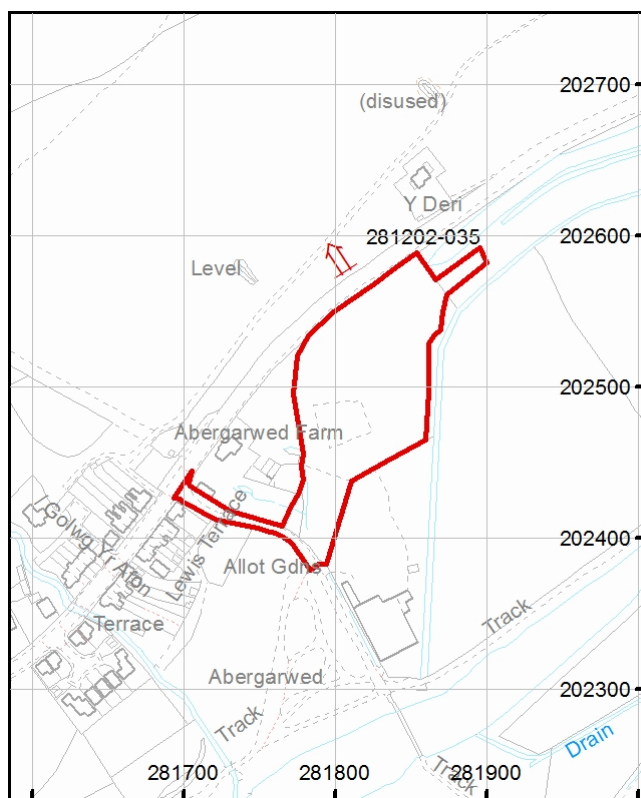
Approximate position of enquiry boundary shown



Disused adit



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Professional opinion



Mine entries

The enquiry boundary shows the approximate location of the disused mine entry/entries referred to in this report. Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage caused by disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.coal.gov.uk. Please note this Act is not valid where coal was worked or extracted by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wishes to examine the source plans from which the information has been taken, these are available to view, at our Coal Authority head office in Mansfield. To book an appointment please call **01623 637 225**. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission must be sought from the owner. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency, 24 hour call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). To report an emergency you can call **01623 646 333**.



Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email cmra@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

However the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the enquiry boundary plot. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

There is no record of what steps, if any, have been taken to treat the mine entry.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie for development sites and new build).

For further advice on how to order this additional information please visit www.groundstability.com.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



Further action reports

Mine entry interpretive report - assesses the risk of ground movement from mine entries in, or within 20 metres of, the property boundary. To order this report, use the same boundary as the CON29M report, then draw the building on the additional map screen.

For more information and to order this report please visit:

<https://www2.groundstability.com/interpretive-report>

Mine entry plan and data sheets - give additional information on mine entries recorded on a piece of land. To order this report use the same boundary as the CON29M report and a member of our team will contact you to confirm the mine entries to include in this bespoke report.

For more information and to order this report please visit:

<https://www2.groundstability.com/plan-and-data-sheets>

APPENDIX II

COPY OF RADON GAS REPORT



THE ENTERPRISE CENTRE,
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PENTREBACH,
MERTHYR TYDFIL,
SOUTH WALES,
CF48 4DR.

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Geologists Working With The Environment....



Radon Risk Report for addresses in England and Wales

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Address searched: Abergarwed Farm, Abergarwed, Neath, SA11 4DD

Date of report: 11 May 2020

Guidance for existing properties

Is this property in a radon Affected Area? - Yes

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 3-5%

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

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

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 Public Health England. PHE 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 PHE or <https://www.ukradon.org>

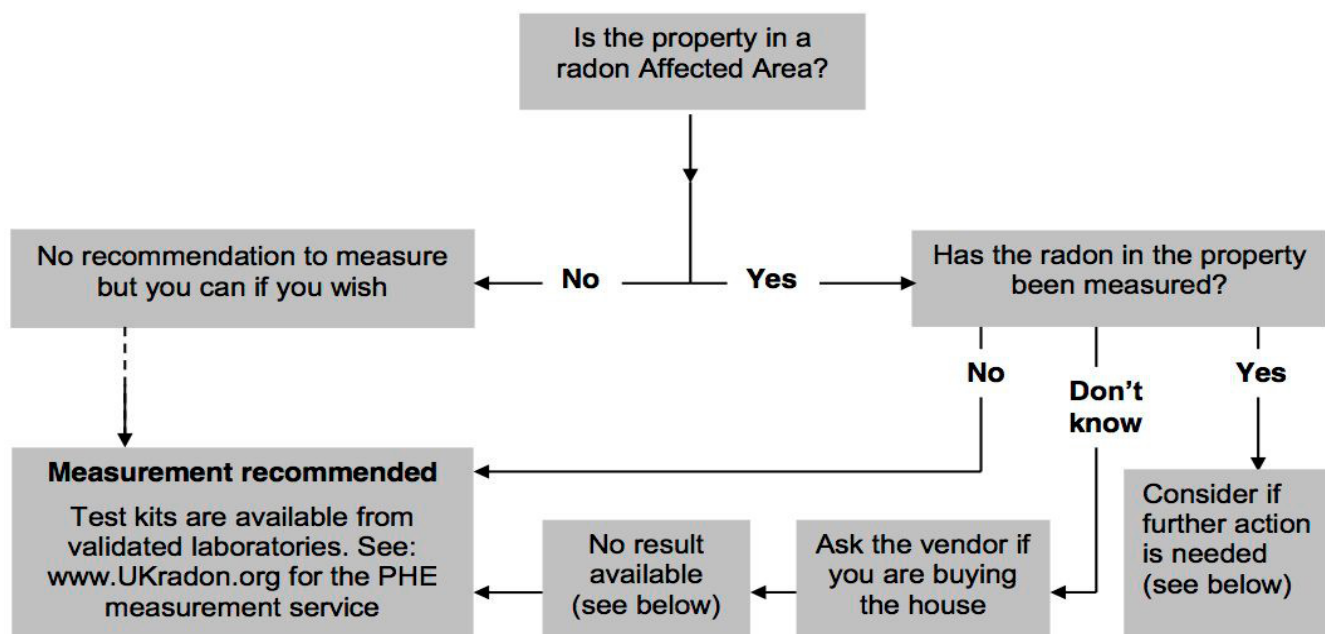
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - Basic Protection

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.

PHE guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m³), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m³; these groups have a higher risk. Information on health risks and radon reduction work is available from PHE. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

PHE designated radon website:

<https://www.ukradon.org>

Building Research Establishment:

<http://www.bre.co.uk/page.jsp?id=3137>