

Radon Safety Standard

The safety of our customers, colleagues and contractors is at the heart of all we do. We are committed to ensuring the health and well-being of our customers while meeting all regulation and duty of care as an absolute minimum and best practice where appropriate. Radon is everywhere; both outdoors and indoors. As air pressure tends to be lower internally than externally, radon gas is then drawn into buildings.

The amount, or activity, of radon is measured in Becquerel's (Bq) per cubic metres (m³) of air. The average level in UK homes is 20 Bq/m³. A measured level of 200 bq/m³ or above, is considered the government advised action level, at or above which we are obliged to carry out remedial works to reduce the levels of radiation in the property.

This is our standard:

1. We have one person, our Landlord's Authorised Person (Director of Property Services) who has overall responsibility for radon safety in customer's homes and communal areas and reviews our policies and procedures annually to ensure that they are up to date.
2. The Landlord's Authorised Person will appoint a Delivery Duty Manager who has responsibility for drafting operational procedures, processes and managing the daily operations for Radon Safety.
3. We prioritise the testing of all properties in accordance with an initial assessment by the Radiation Protection Services of the UK Health Security Agency (UKHSA), who calculate the likely risk of Radon on a postcode basis.
4. We keep and maintain a database of all radon information. This includes:
 - The results of all monitoring
 - Risk assessments
 - Any remedial works undertaken and all servicing records
5. All domestic properties are initially assessed to determine whether our customers are at risk. This is done through the installation of testing equipment for a period of three months.
6. The results of the test will determine whether or not we need to put in place control measures and/or remedial work. We and our appointed contractor will discuss the requirements with the customers before carrying out any work. The aim of remedial work is to reduce radon levels to as low as reasonably practicable. Remedial work is undertaken where the radon concentration exceeds 200 Bq/m³ in a domestic property.

7. We prioritise remedial installation based on the levels measured during testing, starting with those properties where the highest levels are found.
8. Regular inspections and maintenance are carried out on all systems provided for maintaining radon concentrations at a safe level. We keep records of all radon equipment requiring periodic servicing and maintenance. This work is done by our IMS or by specialist contractors at the following frequency levels:

Type of equipment	Servicing frequency
Positive Input Ventilation	3 yearly
Passive sumps, mechanical sumps and sub floor ventilation systems	5 yearly

9. Following installation/remedial work, we carry out retesting and continuous monitoring at the following frequency levels:
 - Following remediation works to reduce the level of radon in properties to below the Action Level of 200 Bq/m³, a further 3-month test is carried out to ensure that levels have fallen to below 200Bq/m³. Further testing is carried out at 3 yearly intervals to ensure the target level has been maintained.
 - Properties which return test results between 100 Bq/m³ and the Action Level of 200 Bq/m³, where a risk assessment of the property has determined that remediation measures are not required, will be retested on a 5 yearly basis to ensure that radon levels in the property have not increased above the Action Level of 200 Bq/m³
 - Properties which return test results below 100 Bq/m³ will be considered for retesting on a 10 yearly basis to ensure that radon levels in the property have not increased above the Action Level of 200 Bq/m³.
10. We monitor the performance of our contractors using the LiveWest KPI tracker.
11. We engage a 3rd party contractor to carry out external auditing of 5% of all radon mitigation installations, to include PIV, mechanical sump and passive sump installations.
12. We engage a 3rd party contractor to carry out external auditing of 5% of annual radon mitigation system services.