



**STROUD
DISTRICT
COUNCIL**
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Radon

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Housing Services

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Name	Document title	Service
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Policy Review			
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Document Review and Approvals		
Name	Action	Date
Housing Committee	Consulted	26 November 2024

1 INTRODUCTION

1.1 Purpose and scope

- (a) Radon is a naturally occurring radioactive gas that emanates from the ground particularly, but not exclusively, in areas overlying granite. Parts of the Stroud District are radon affected areas and Stroud District Council (SDC) has a duty as both a landlord and an employer to ensure that radon in Council property is assessed and, if necessary, controlled. Exposure to this gas can induce lung cancer. Radon will naturally disperse in the open air but can accumulate in buildings.
- (b) The purpose of this policy is to ensure that risks associated with Radon gas is appropriately mitigated. It sets out the roles and responsibilities and outlines the operational arrangements for monitoring and managing radon in domestic properties that SDC manage and own.
- (c) SDC also has a Corporate Radon Policy which covers workplace premises under their control. The Corporate policy sets the strategy to minimise the risk from exposure to radon and its decay products to:
 - i. Any persons using Stroud District Council buildings.
 - ii. Stroud District Council employees in execution of their duties.
 - iii. Any persons exposed through the Council's undertakings.

2 OBJECTIVE

The objective of the policy is to implement management systems that will ensure the identification of buildings where levels of radon gas concentrations reach unacceptable levels. A risk assessment approach is required following the process of direct measurement of radon levels within a building. Where results indicate that excessive levels are in existence, a record of these must be kept on the appropriate documents, with control measures and responsibilities noted and undertaken.

3 APPLICATION

This policy applies to Housing Services within Stroud District Council (SDC) and will be adopted in premises and building where Housing Services employees and services users work, operate and/or receive services from.

4 ROLES AND RESPONSIBILITIES

4.1 Chief Executive

The Chief Executive has overall responsibility for Health and Safety within the Council and the management of radon within all SDC operations.

4.2 Strategic Head of Housing

The Strategic Head of Housing (Council Housing) is responsible for ensuring that this policy is implemented and managed effectively in accordance with the Corporate Health and Safety Policy.

4.3 Managers and Supervisors

Managers and supervisors at all levels are directly responsible for ensuring this policy is known and acted upon within their department. They must ensure any requirement to reduce the concentration of radon (as outlined by the defined intervention and target levels) are adhered to. This accountability cannot be discharged by delegation. SDC acknowledges its responsibilities as outlined in the *Ionising Radiation Regulations 2017*, and as such will implement this policy through the advice and guidance of UK Health Security Agency-Gov.UK (formerly Public Health England and bodies such as the UK Radon Association).

4.4 Strategic Management of radon

The Safety, Health and Compliance Officer is responsible for:

- (a) Ensuring that direct monitoring of radon levels is carried out in all relevant building and premises.
- (b) Ensuring suitable remedial actions and subsequent validation monitoring is undertaken to buildings/premises found to contain levels considered hazardous to health following the results of the direct monitoring.
- (c) Ensure regular inspection and maintenance of all engineering systems provided for maintaining radon concentrations at an acceptable level.
- (d) Ensuring that an up-to-date register and action plan is maintained, including a record of all protective measures undertaken to reduce concentration.
- (e) Liaise with Housing Services Compliance and Assurance Manager.

Housing Services will utilise the services of specialist Radon contractors and UKAS accredited laboratories for testing as required.

This will be in line with the *Ionising Radiations Regulations 2017*.

5 MONITORING PROGRAMME

UK Health Security Agency-Gov.UK (formerly Public Health England is the government's advisory body on radon, which has published the document ***'The Indicative Atlas of Radon in England and Wales'*** HPA-RPD-033-MAPS/RADON. This atlas indicates the percentage of dwellings exceeding the 200 Bq m⁻³ action level in various postcodes. Dwellings are considered at risk if they lie within an area where 1% percent of dwellings exceed the action level. Places of work are also considered at risk if they lie in an area where 1% of dwellings exceed the 200 Bq m⁻³ This 1% figure is also used for places of work as the action level of 400 Bq m⁻³ represents a maximum rather than average radiation dose but represents

equivalent levels of concentration. Where a place of work is identified as having radon concentration above the action level of 300 Bq m⁻³ it shall be subject to the requirements of the *Ionising Radiations Regulations 2017*.

5.1 Measurements of Radon Levels

- (a) It is the responsibility of the Technical Compliance Officer to identify, maintain and implement a suitable programme of initial tests for all SDC Housing Services controlled premises, in radon affected areas to monitor for the presence of radon.
- (b) Premises in areas not designated as 'radon affected' will be reviewed on a regular basis as to whether direct monitoring for the presence of radon is required based on a risk assessment approach and the latest information from UK Health Security Agency-Gov.UK (formerly Public Health England).
- (c) Passive radon detectors will be placed in the living area or kitchen and also the main bedroom of each dwelling requiring radon measurement. Consideration as to the construction of the building will be given in selecting detector location. The detectors are left in-situ for a period of three months and subsequently sent for laboratory analysis.
- (d) As part of the ongoing monitoring procedure, measurement will be repeated at 10-year intervals at a minimum, and when the tenancy changes hands.

6 CONTROL MEASURES – BUILDING PROTECTION

6.1 New Buildings

- (a) As it is better to prevent radon from entering a building than to try to remove it once present, all SDC's new buildings in radon affected areas and those areas where the Building Research Establishment recommend basic radon measures should be considered will be designed and built with basic radon prevention measures in place. Consideration will be given to introducing basic radon prevention measures in all the Council's new buildings.

6.2 Existing Buildings

- (a) Where an existing building has been shown, through monitoring, to have a radon level above the recognised action level, remedial measures will be considered and implemented as soon as is reasonably practicable. Any such measures will be appropriate to the levels of radon detected, the type of building affected and the occupancy rates.
- (b) Following the introduction of remedial measures, the premises will be monitored using radon detectors and then added to the review scheduled, if levels fall within limits permitted.

- (c) For non-domestic Properties - In certain circumstances access restrictions may be introduced on a temporary basis until it is shown that radon levels have been reduced to an acceptable level.

6.3 Remedial Works

- (a) For domestic Properties - remedial work will be undertaken in any home where the radon concentration exceeds 200 Bq m⁻³ to bring the radon level towards the target level (100 Bq m⁻³). After remedial measures have been installed to reduce the level of radon in a premise, the radon level will be monitored immediately to show that such measures are functioning correctly and effectively.
- (b) For non-domestic Properties - remedial work will be undertaken at any place of work where the radon concentration exceeds 300 Bq m⁻³ to bring the radon level to below this figure. After remedial measures have been installed to reduce the level of radon in a premise, the radon level will be monitored immediately to show that such measures are functioning correctly and effectively.

7 MAINTENANCE OF RECORDS

All radon information will be maintained and recorded electronically by the Technical Compliance Officer with the central database keystone.

These records will include:

- (a) Results of all monitoring
- (b) Remedial works undertaken.
- (c) Servicing schedules

These records are to be held for 60 years from the date of production.

8 USE OF CONTRACTORS

- (a) All contractors working on SDC buildings must go through the Council's procurement contractor selection and vetting procedures.
- (b) Any contractor instructed to carry out radon remedial work must be familiar with the principals of such work and, depending upon the type and amount of work involved, comply with the Council's policies on:
 - i. Entry into the Council's premises
 - ii. Asbestos
 - iii. Fire/Hot Works
 - iv. Confined spaces
 - v. Radon

9 TRAINING

The Technical Compliance Officer and Compliance and Assurance Manager will ensure they are knowledgeable in the health risks associated with Radon exposure and competent to understand direct monitoring, able to comprehend the results and identify suitable and sufficient control measures.

10 POLICY REVIEW

10.1 Regular review

The Radon Policy will be reviewed on a regular basis by the Technical Compliance Officer and Compliance and Assurance Manager to ensure it reflects the current regulations, legislative changes and workflow undertaken.

10.2 Review as a result of incidents, complaints or corrective action.

It is the responsibility of Corporate Health & Safety and Head of Asset and Investment to monitor and act upon incidents, complaints and any corrective action taken relating to the management of radon that will have an impact upon the effectiveness of the Housing Services Radon policy.

Any changes to the policy that result from the review will be authorised by the appropriate body responsible for sign off of these documents at that point in time.

11 REFERENCES AND FURTHER GUIDANCE

H.S.E. Radon relating information.

<http://www.hse.gov.uk/>

UK RADON Association

<https://radonassociation.co.uk/>

UK Health Security Agency-Gov.UK (RADON)

<https://www.gov.uk/search/all?keywords=radon&order=relevance>