

Cornwall Rural Housing Association Limited

Radon Policy



1.0 Policy Statement

Cornwall Rural Housing Association is committed to ensuring the health and safety of all its tenants and employees by managing the risk of radon gas in its properties. As part of this commitment, we adhere to the Health and Safety at Work Act 1974, the Management of Health and Safety at Work Regulations 1999, and the Housing Health and Safety Rating System (HHSRS) under the Housing Act 2004, which identifies radon as a potential hazard. This policy outlines our approach to radon monitoring, mitigation, and communication to manage potential risks effectively.

2.0 Scope

This policy applies to all homes owned and managed by Cornwall Rural Housing Association located in Cornwall and the Isles of Scilly, an area recognised for its potential high radon levels. It covers all activities related to the monitoring, evaluation, and mitigation of radon levels within these properties.

3.0 Legal and Regulatory Compliance

3.1 The Housing Association is committed to complying with the following legislation and guidelines:

- Health and Safety at Work etc. Act 1974
- The Management of Health and Safety at Work Regulations 1999
- Housing Health and Safety Rating System (HHSRS) under the Housing Act 2004
- UK Health Security Agency (UKHSA) guidelines on radon levels and risk management

4.0 Risk Assessment and Survey

4.1 Radon Risk Areas

4.1.1 As Cornwall is classified as a high radon risk area, the Housing Association will take a proactive approach by:

- Identifying properties located within radon-affected areas using UK Health Security Agency (UKHSA) radon maps and databases.

4.2 Surveying and Testing

- All properties within designated high-risk areas will undergo radon testing to determine radon levels.
- Radon testing will be conducted using approved and reliable methods, typically involving radon detectors placed in the property for a minimum period of three months.

5.0 Objectives

- 5.1 To regularly assess radon levels in all identified properties using a risk scoring matrix to ensure they remain below the action level recommended by using UK Health Security Agency (UKHSA) (currently 200 Bq/m³).
- 5.2 To implement effective mitigation measures in properties where radon levels exceed the action level.
- 5.3 To provide information and guidance to tenants and staff on the risks associated with radon and the measures taken to mitigate these risks.

6.0 Responsibilities

- Management: Ensure that the radon policy is implemented effectively, resources are available for radon assessment and mitigation, and that compliance with legal standards is maintained.
- Property Services Manager: Coordinate radon monitoring, manage data collection and reporting, and oversee mitigation efforts.
- Specialist Contractors: Execute mitigation measures under the guidance of the Property Services Officer and report any issues affecting radon levels.
- Customers: Cooperate with radon testing and mitigation efforts and report any changes in the building that might affect radon levels.

7.0 Radon Assessment and Monitoring

- 7.1 Initial testing will be conducted in all properties which are identified as being located within an elevated risk area, over a 3-year period using radon detectors placed in lower living areas and bedrooms.
- 7.2 Properties with levels above the action threshold will undergo further testing and assessment to confirm results.
- 7.3 Continuous monitoring will be scheduled for properties with confirmed high levels.

8.0 Mitigation Measures

- 8.1 For properties requiring mitigation, measures such as increased ventilation, radon sump installation, or improvements in building integrity will be considered based on the specific needs and construction type of each property.
- 8.2 All mitigation work will be carried out by qualified professionals following best practice guidelines.

9.0 Communication

- Customers will receive information about radon, the health risks associated with exposure, the importance of testing and mitigation, and how they can help maintain low radon levels in their homes.

Approved by the Board at meeting held on 19/11/2024

- Results from radon testing and details of any necessary mitigation measures will be communicated to customers of affected properties in a clear and timely manner.

10.0 Review and Audit

- This policy will be reviewed every three years.
- An audit of the radon testing and mitigation process will be conducted every three years to ensure ongoing compliance and effectiveness.

11.0 Documentation

All documentation related to radon testing, mitigation measures, and tenant communications will be maintained by Cornwall Rural Housing Association as part of its health and safety records.

Date of Review	Changes to the policy	Date to be Reviewed	Authorised by	Author
November 2024	New Policy	November 2027	The Board	AA

Policy created October 2024

To be reviewed November 2027