Conveyancing Department

Earth-Tech
5, FERNLEA CLOSE, CROFTON,
WAKEFIELD, WF4 1HY

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|---|---|
| Groundsure Reference: | GS-5867800 |
| Your Reference: | Lidster |
| Report Date | 8 Mar 2019 |
| Report Delivery Method: | **xml** |
| Client Email: | timhyett@hotmail.co.uk |

# Groundsure Radon Check

**Address:** **E J LIDSTER CONSTRUCTION LTD, ARUNDEN HOUSE, LUND LANE, LUNDWOOD, BARNSLEY, S71 5PA**

Dear Sir/Madam,

Thank you for placing your order with Groundsure.

Please find enclosed the Groundsure Radon Check as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Radon Check

# Groundsure Radon Check

Address: E J LIDSTER CONSTRUCTION LTD, ARUNDEN HOUSE, LUND LANE, LUNDWOOD, BARNSLEY, S71 5PA

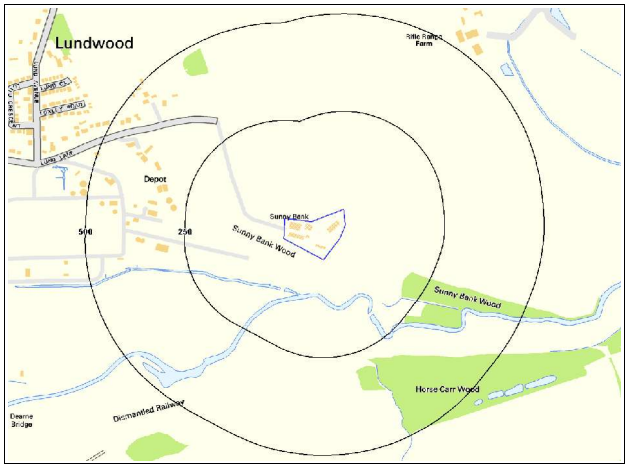
Date: 8 Mar 2019

Groundsure Reference: GS-5867800

Your Reference: Lidster

Grid Reference: 438448,406934

Client: Earth-Tech




## Brought to you by Groundsure



If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

# 1. Residential Radon Potential Result

## 1.1 Is the property in a Radon Affected Area?

The information in this section provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as *CON29 standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area*.

Question: Is the property in a Radon Affected Area as defined by Public Health England(PHE) and if so what percentage of homes are above the Action Level?

Answer: The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

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## 1.2 Are radon protective measures required?

The information in this section will detail the level of protection required for new dwellings under as described in the latest Building Research Establishment guidance on radon protective measures for new dwellings. This may include extensions to the property.

Question: Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in either publications BR211 (England and Wales) or BR376 (Scotland) by the Building Research Establishment?

Answer: No radon protective measures are necessary.

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## 1.3 Radon Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by the Public Health England (PHE) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As 1-3% of properties in the area may be radon affected the PHE recommend carrying out a site-specific radon assessment. This costs £49.80 including VAT and the results are confidential to the client. Please contact the PHE (01235 831 600) for further information and advice.

If planning on building an extension or a new build property, no radon protective measures are required.

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## 1.4 Further details on radon

Radon is a naturally occurring radioactive gas, which enters buildings from the ground. Outdoors, it is diluted to very low levels. However, in some cases the radon level indoors can build up to high concentrations. In such cases, it does pose a serious risk to health. Exposure to high concentrations increases the risk of lung cancer. Public Health England recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq $m^{-3}$). This is termed the Action Level. Public Health England defines Radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq $m^{-3}$.

The joint PHE-BGS digital Radon Potential Dataset used in this report provides the current definitive map of Radon Affected Areas in England and Wales.

Indoor radon levels can usually be substantially reduced at a cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. http://www.bre.co.uk/radon/index.html

# 2. Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

Local Authority - Barnsley Metropolitan Borough Council. Address: Town Hall, Barnsley, South Yorkshire, S70 2TA. Web: www.barnsley.gov.uk/index.asp. Tel: 01226 770770

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

Public Health England
Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road,
London, SE1 8UG
https://www.gov.uk/government/organisations/public-health-england
Email: enquiries@phe.gov.uk

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

CoPSO
29 Harley Street, London W1G 9QR
Tel: 020 7927 6836
(www.copso.org.uk)

This report is produced by Groundsure Ltd, whose correspondence address is Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ (Tel: 08444 159 000, Fax: 01273 763569, Email: info@groundsure.com). Groundsure's registered address is Greater London House, Hampstead Road, London NW1 7EJ. Registration Number: 3421028. VAT Number 486 4004 42.

This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

**Search Code**

**IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.
The Search Code:

·provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom

·sets out minimum standards which firms compiling and selling search reports have to meet

·promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals

·enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

**The Code's core principles**

Firms which subscribe to the Search Code will:

·display the Search Code logo prominently on their search reports

·act with integrity and carry out work with due skill, care and diligence

·at all times maintain adequate and appropriate insurance to protect consumers

·conduct business in an honest, fair and professional manner

·handle complaints speedily and fairly

·ensure that products and services comply with industry registration rules and standards and relevant laws

·monitor their compliance with the Code

**COMPLAINTS**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

**TPOs Contact Details:**

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk
You can get more information about the PCCB from www.propertycodes.org.uk.

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**

**COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

·Acknowledge it within 5 working days of receipt.
·Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
·Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
·Provide a final response, in writing, at the latest within 40 working days of receipt.
·Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.
We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

# 3. Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
https://www.groundsure.com/terms-and-conditions-feb11-2019