

Title:	Radon Safety Policy
Person responsible:	Director of Property Operations
Customer consultation arrangement:	Consultation required? Yes ☒ No ☐ Housing & Communities Committee
EIA required:	Yes
EIA completed (date):	May 2026
Approved by:	Board
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Review date:	June 2029

Document management		
Version	Date amended	Amendments
1	March 2023	Original with version control
2	June 2026	Updates clarify requirements for radon action levels and re-testing frequency, reference to radon in the workplace, requirements for testing following occupancy of new builds, updated roles and responsibilities, reference to access and competent persons.

1. Purpose and Scope

1.1 Purpose

- 1.1.1 South Lakes Housing (SLH) is a registered provider (housing association), and we own and manage approximately 3,800 homes across a wide geography in South Lakeland and Lancashire.
- 1.1.2 The purpose of this policy is to ensure SLH meets its statutory obligations as a landlord and seeks to provide assurance that Radon safety is adequately managed, ensuring the safety of our residents, leaseholders, colleagues, and the public.
- 1.1.3 Radon is a naturally occurring radioactive gas. Radon is everywhere; it is colourless and odourless. It is formed by the radioactive decay of small

amounts of uranium that occur naturally in all rocks and soils.

- 1.1.4 Radon is found across the UK, but levels vary depending on the local geology and the type of building. UK Health Security Agency has published a UK map showing areas affected by radon.
- 1.1.5 Radon increases the risk of lung cancer. The risk from Radon is higher if a person is an ex-smoker and significantly greater for current smokers.
- 1.1.6 At SLH, we are committed to ensuring that all our residents' homes, offices, and commercial properties are safe and secure places in which to live and work.
- 1.1.7 The aim of the policy is to ensure, as far as reasonably practicable, that our residents, leaseholders, employees and the public are not exposed to any risks to their health or safety and wellbeing from radon.
- 1.1.8 This Policy applies to all properties owned or managed by SLH, including non-residential premises. In some cases, SLH will not hold the landlord's duty of care; this must be clearly established before we exclude these properties.

1.2 Scope

- 1.2.1 SLH owns and manages a range of properties, including domestic dwellings, commercial buildings, and non-domestic buildings such as community centres. The key objective of this policy is to describe how SLH will manage radon safety as far as is reasonably practicable.
- 1.2.2 This policy explains how SLH's commitments to radon safety will be met. The scope of this policy includes:
 - Identification of SLH properties we own and manage to confirm if the property is in a radon-affected area.
 - Radon testing & re-measuring radon levels of properties located in radon-affected areas to ascertain the actual levels of Radon present in the property.
 - Remedial methods SLH will consider reducing radon concentration levels as low as possible in properties tested with high radon levels.
 - A commitment to communicate radon safety to residents, leaseholders, shared owners, and colleagues, including ensuring access to residents' homes to undertake testing.

2. Regulatory and Legislative Requirements Regulatory Standards

2.1 Regulatory

- 2.1.1 The application of this policy will ensure compliance with the regulatory framework and consumer standards (Safety & Quality Standard, Tenant Satisfaction Measures) for social housing in England, introduced by the Regulator of Social Housing (RSH).

2.2 Legislative

- 2.1.2 SLH will seek to comply with all current and relevant statutory obligations outlined below and understands that strict compliance is required as failure to meet these responsibilities may result in significant consequences.

- Building Regulations – Approved Document C
- Construction, Design and Management Regulations 2015
- Health and Safety at Work Act 1974
- Homes (Fitness for Human Habitation) Act 2018
- Housing Act 2004
- Housing Health & Safety Rating System
- Ionising Radiations Regulations 2017 (IRR17)
- Management of Health and Safety at Work regulations 1999
- Regulator of Social Housing (Consumer Standards)
- The Landlord and Tenant Act 1985

2.3 Code of Practice

- 2.3.1
- HSE Approved Code of Practice (ACOP) L121 Working with Ionising Radiation

3. Our Approach

3.1 Check & Measure

- 3.1.1 UK Health Security Agency has published a UK map in 2022 showing areas affected by radon. SLH will identify properties at potential risk of elevated radon. If a SLH property is in a radon affected area (likelihood > 1%), the only way to know if a building has a high radon level is to have it tested at least once to determine the frequency of subsequent testing.
- 3.1.2 SLH will ensure that it holds Radon information for all relevant properties that have been identified in a Radon area including the testing frequency, remedial measures installed and service and maintenance frequency.
- 3.1.3 Radon testing involves placing radon detectors (small sensors) in the living area and bedroom. These sensors are safe, non-intrusive, and will stay in place for at least three months to measure radon levels.
- 3.1.4 After three months, sensors will be collected from the resident's home and sent to a UK Health Security Agency validated laboratory for analysis. The

analysis results will give the yearly average radon levels in a property and whether it is above or below the action level.

- 3.1.5 The table below summarises the required action once radon measurement testing has been completed.

Radon Measurement			
Radon Risk	Radon Action Levels	Remedial Action	Retest Frequency
Low Risk	Below 100 Bq m ⁻³	No Action required	10 years
Medium Risk	Between 100 – 199 Bq m ⁻³	Recommended not required.	5 years
High Risk	At or above 200 Bq m ⁻³	Recommended not required.	2 years

- 3.1.6 All new build development in Radon-affected areas, and those areas where the Building Research Establishment's guidance on protective measures for new buildings recommends protection measures, will be designed and built with the recommended measures in place.
- 3.1.7 For dwellings constructed with radon protective measures, post-occupation radon testing shall be arranged to confirm effectiveness and inform whether additional measures should be activated.
- 3.1.8 Where testing indicates radon concentrations remain low risk, the property will be added to the retesting programme.

3.2 Radon Remedial Work

- 3.2.1 The aim of remedial work is to reduce radon levels for high-risk properties to below 100 Bq m⁻³. There are several methods that can be used to reduce high radon levels. There maybe properties where this may not be practical but by taking action to reduce radon levels will reduce future radon exposure and residents' risks of lung cancer.
- 3.2.2 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 (medium risk); these groups have a higher risk.
- 3.2.3 Where remedial actions are installed, a radon retest will be completed within 3 months after installation to confirm the measures are effective in reducing radon levels.

3.3 Radon in the Workplace

- 3.3.1 Work environments vary in size and nature, but excessive levels of radon gas can occur in almost any type of workplace. The amount of radon that is collected in a building depends on its location, structure, amount of ventilation and the nature of work.
- 3.3.2 All workplaces in radon-affected areas should be tested every 5 years unless a detailed assessment shows good reason to expect the radon level to be low.
- 3.3.3 If the use of a workplace building changes, for example, through changes to ventilation, occupancy, or structural alterations, and a previous radon test showed levels below 300 Bq m⁻³, the property should be retested 2 to 3 years after the last test to confirm radon levels remain below 300 Bq m⁻³.
- 3.3.4 If the radon level exceeds 300 Bq m⁻³ as an annual average in any area. The combination of the radon level, occupancy time and workplace type will determine what action is required to reduce radon levels.
- 3.3.5 Where remedial actions are installed, a radon retest will be completed after installation to confirm the measures are effective in reducing radon levels and continue annual testing until radon levels remain below 300 Bq m⁻³.

Radon Measurement - Workplace		
Radon Action Levels	Remedial Action	Retest Frequency
Below 300 Bq m ⁻³	No Action required	5 years*
At or above 300 Bq m ⁻³	Remedial work	Annual**
*See 3.3.3 for further clarification		
**See 3.3.5 for further clarification		

4. Data

- 4.1 SLH acknowledges that to meet its obligations, it must maintain a robust approach to identifying the properties and equipment for which it has responsibility. SLH will:
- Hold accurate records against properties it owns or manages situated within areas classified in Radon probability zones.
 - Maintain electronic copies of radon test results along with evidence of radon equipment installed to remedy radon levels.
 - Ensure accurate records are also held against each property it owns or manages, setting out the frequency for radon testing, servicing, and maintenance.

5. Access

- 5.1 SLH will take all reasonable steps to obtain access to properties to maintain Radon safety.
- 5.2 In the event of exhausting all available options to secure access, we will conduct a risk assessment, taking account of the property and occupier and will seek to engage with residents to address any issues, considering any known communication preferences or identified vulnerabilities, to facilitate access and ensure the well-being of the resident.
- 5.3 If we believe the integrity of the property, its fabric, and/or the safety of the resident or those in the vicinity of the property is compromised. This may include, but is not limited to, obtaining an injunction for access, and any costs incurred would be recharged to the resident.

6. Communication and Resident Engagement

- 6.1 SLH will provide advice and information to residents & leaseholders regarding Radon safety to raise awareness and the steps SLH will take to keep residents safe.
- SLH will promote radon safety to residents through clear information on our website and newsletters in accessible formats.
 - We will keep residents updated when radon testing and remedial works are identified to raise awareness on the importance of the works being undertaken.
 - Highlight the importance of reporting concerns regarding radon safety promptly to SLH.

7. Competent Persons

- 7.1 SLH shall ensure that all colleagues undertaking key roles within the scope of this policy receive appropriate training in radon safety awareness, this policy, and associated procedures. Such training shall include team briefings, contractor briefings, e-learning, and access to external training where appropriate.
- 7.2 Competence shall be determined by reference to skills, knowledge, experience, and behaviours, rather than by a single qualification or standard alone.
- 7.3 SLH will establish and maintain electronic records of all Radon training undertaken by colleagues.
- 7.4 SLH will ensure that contractors undertaking radon testing, laboratory analysis and remedial works are competent and a member of one of the following organisations:

- The Radon Council (www.radoncouncil.org)
- UK Radon Association (www.radonassociation.co.uk)

8. Monitor and Review

- 8.1 We will use business intelligence reports to aid the management of Radon Safety to monitor the requirement for Radon testing and the presence of remedial measures for undertaking servicing and maintenance.
- 8.2 Key Performance Indicators will support the Radon Policy and will be reported monthly to the Senior Leadership Team and quarterly to SLH Board of Management.
- 8.3 An update on Radon Safety and retesting will be detailed in a Property Compliance report to provide SLH Board of Management a quarterly update on the progression of completing fire safety actions.
- 8.4 Radon Safety will be reviewed as part of SLH Internal Audit Programme.

9. Responsibilities/ Duties Governance

- 9.1 The SLH Board is responsible for ensuring the Radon Safety Policy is implemented in compliance with regulations. As such, the Board will formally approve the policy and review it periodically.
- 9.1.1 Key performance indicators will be reported to Board and Senior Leadership Team and through operational risk updates to provide assurance of how we meet the compliance requirements and areas of non-compliance.

9.2 Duty Holder/ Accountable Person

- 9.2.1 The Accountable Person under this policy will be South Lakes Housing. The Duty Holder is the Director of Property who will delegate certain tasks to the responsible and competent persons.

9.3 Responsible Persons

- 9.3.1 The Responsible Person(s) for SLH is the Building Safety Manager, who will ensure the implementation of the policy and procedures across SLH.
- 9.3.2 The responsible person(s) will ensure all operational procedures are conducted in a timely and effective manner. They will ensure all appointed organisations / individuals have the appropriate levels of training, skills, and knowledge to undertake the tasks and monitor training.

10. Non-Compliance

- 10.1 Any non-compliance issue identified at an operational level will be formally reported to the Building Safety Manager in the first instance and will agree an appropriate course of corrective action with the operational team to address the non-compliance issue and report details of the same to the Senior Leadership Team.
- 10.2 The Senior Leadership Team will ensure the Board and Audit & Risk Committee are made aware of any non-compliance issue so they can consider the implications and act appropriately.
- 10.3 The Senior Leadership Team and Board will consider whether it is necessary to disclose the issue to Regulator of Social Housing in the spirit of co-regulation as part of the Regulatory Framework

11. Review

- 11.1 This policy will be reviewed every 3 years, or sooner if required by statutory, regulatory changes, or to incorporate best practice. In addition, SLH will ensure that the policy is reviewed and if necessary, amended, following any significant event or issue such as:
 - Independent audit highlighting failings in process or policy.
 - Any significant changes to the building.