



RADON and house sales

The issue of radon comes up when buying and selling properties. Anyone can find out if a property is in a radon Affected Area by completing a search on **www.ukradon.org**. The search will tell you the chance of that property having a high radon level.

If you are buying or selling in a radon Affected Area, you may want to consider the following points:

Buyers:

- Ask the current owners if they have completed a three month radon test
- If so ask for a copy of the report
- If not, discuss a retention with your solicitor (see over) and test when you move in. See our fact sheet '*Measuring radon*'.

Sellers in Affected Areas:

- If you have previously tested your property, find the result. (contact your test provider if necessary)
- If you have not tested, the new owner will be advised to do so when they move in
- You and your solicitor should be prepared to be asked about a retention. (see over).

“The typical remediation cost is less than £1,000”

Retention – what you need to know:

- A retention is a sum of money held back from the sale to help with remedial costs
- The typical remediation cost is £1,000
- A typical retention sum is between £500 and £2,000
- The money is initially held by one of the solicitors for a period of six months, to allow time for moving in, the three month test, analysis and receipt of the report
- If the result is below the action level, the money goes to the seller
- If the result is higher, the money pays for remedial works and a timescale is agreed to allow for the works and a further test
- Any surplus money goes to the seller.

A retention may not be suitable when:

- The buyers are planning to carry out major building work as soon as they move in
- The buyers are not planning to move in straight away.

Holiday homes

It is not advisable to test an unoccupied property. If there is a period of three months when it will be occupied, this may provide an opportunity to complete a measurement. It is more important to find out if your permanent residence is within an affected area and, if so, test it.

Buy to let

Radon is one the hazards specified in the Housing Health and Safety Rating System Regulations. For properties in radon Affected Areas a hazard assessment is required. Contact the local council for details.

If you plan to significantly upgrade and/or extend a property in a radon Affected Area, you should seek professional advice. The Building Control or Environmental Health Departments of the local council should be able to help.

