UK Health Security Agency | British Geological Survey

Radon risk report

Address searched: 1 Mithian, St Agnes, TR5 0QD
Date of report: 17 November 2026
Report customer: Joe Bloggs
Order number: ORR-12345678

Your results

Guidance for existing properties

Results for 1 Mithian, St Agnes, TR5 0QD

This property is in a radon Affected Area. The estimated probability of the property being above the Action Level for radon is 3-5%.

A radon Affected Area is a part of the country where at least 1% of current or future properties are expected to be at or above the Action Level of 200 becquerel per cubic metre (Bq m^{-3}).

Next steps:

- the only way to find out if the radon level is above or below the Action Level is to carry out a radon gas test at the property
- radon Affected Areas are designated by the UK Health Security Agency – UKHSA advises that radon gas should be measured in all properties within radon Affected Areas

- exposure to high levels of radon increases the risk of developing lung cancer – for more information on health risks visit UKHSA

If you are buying a currently occupied property in a radon Affected Area, ask the present owner whether radon level have been measured in the property. If a test has been done, ask whether the results were above the radon Action Level.

If the results were above the radon Action Level ask:

- whether remedial measures were installed
- if the radon level was re-tested
- if the results of re-testing confirmed the effectiveness of the measures

Further information is available from UKHSA or https://www.ukradon.org

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Validity of the results

This report does not assess radon risk in basements or cellars. Basements and cellars can have higher levels of radon than above-ground parts of a property. If you use a basement or cellar as living or working space, you should measure the radon level regardless of whether the property is in a radon Affected Area.

The result may not be valid for buildings larger than 25 metres in any direction (this does not refer to the height of the building or basement depth).

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

Guidance for new buildings and extensions to existing properties

Basic requirement under Building Regulations (or Building Standards in Scotland) for radon protection in new buildings and extensions at the property location.

If you are buying a new property in a radon Affected Area, you should ask the builder whether radon protective measures were required in the construction of the property.

More details of the protective measures required are available from the Building Research Establishment website.

UKHSA guidance for occupiers and prospective purchases

If the property in a radon Affected Area and you do not know if it has been tested before, ask the seller to share results before testing for radon.

You should test for radon gas if:

- your property is in radon Affected Area and has not been tested
- your property is not in a radon Affected Area, but you use the cellar or basement as part of your living or working space
- no test results are available from the seller, see information below to check if further action is required

See visual diagram of UKHSA guidance for occupiers and prospective purchasers

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If the property has been tested before:

Existing radon test results

There is no public record of radon measurements. Results of previous tests can only be obtained from the seller. The level of radon can be significantly affected by changes to the building or its

use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If the radon measurement was taken more than 10 years ago, or if there has been significant changes to the property since then, it is advisable to carry out another radon test.

Radon retention

This is simply a retained fund, the terms of which are negotiated between the purchaser and the seller. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to order and receive the radon gas test kit, complete the test, get the result and arrange the work if needed.

High results

Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq m^{-3}), formal advice will be given to lower the level.

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 m^{-3}, these groups have a higher risk to health.

Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

Further information

UKHSA or https://www.ukradon.org

Building Research Establishment

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