

Sent: 07 January 2014 12:52

To: Malcolm Orbell

Subject: Re: re Radon

Dear Malcolm Orbell - Thanks for the copies which I had deleted from my files. The information is useful and shows that ALL classes of buildings should be considered and legislated for besides some other activities such as quarrying and the use of water from bore holes etc.

I don't really want to add much to this information because I am not an expert and clearly there are people out there who have carried out scientific research. I hope that the Panel will appoint specialists from elsewhere with knowledge to advise - as happened with the CCTV Review.

The one concern that is not really addressed is the responsibility of owners of property when they offer it for sale. I have previously referred to this because in hot spot localities such as Cornwall there is an obligation on owners to certify that the property is Radon free or that it has or will be addressed prior to the sale OR that a bond is included in the sale price to treat any Radon problems that are discovered by the new owners.

This was to be linked to the "energy" audits in the UK but when that scheme collapsed I believe the Radon responsibility remained in hot spot areas. The whole of Jersey is considered a hot spot area.

It is significant that schools feature in the reports submitted. Obviously Jersey Government Departments such as Education or Health must have a particular responsibility to monitor all their existing buildings but there should be an urgent, extensive investigation of all building types in diverse locations.

The attraction of this is that ALL properties over time will be considered from a Radon hazard point of view and remedial action will be forced upon owners. The obligation to identify the potential problem will fall upon lawyers and Estate Agents too so that properties might only be advertised for sale or sales transacted with Radon status being fully declared and if necessary remedied.

I can understand that such a scheme will be unpopular among some people in Jersey because it might inhibit quick or carefree sales but I would hope that all professionals involved in property selling would welcome the safeguards.

Another problem that might arise from a general awareness of Radon problems is that some specific Jersey localities might be labelled as hotter spots whereas others might be seen as Radon free. This could affect property values in the short term but on the basis that the whole Island is to be considered as a hot spot territory I would anticipate that any fears would soon disappear - like Radon gas from a well ventilated basement.

Regards
Mike Dun