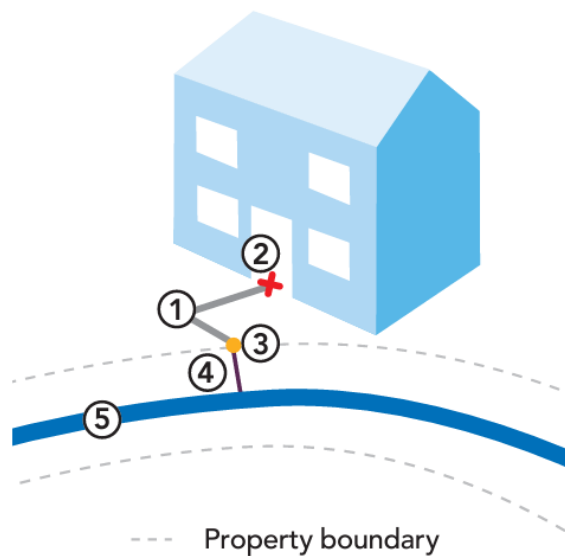


Lead in Drinking Water Guidance for Landlords

The Repairing Standard requires landlords to ensure that from 1 March 2024 the water supply in their private rented properties is free of lead pipes, lead lined storage tanks and fittings from the boundary stopcock to the kitchen tap. Landlords who are unsure if the drinking water in their property is free of lead pipes and the property was built before 1970 should follow the steps below set out by the Scottish Government:

1. Check the boundary stopcock which is usually outside in the street, shown at location 3 in Scottish Water's example diagram here:



	Responsibility
1 The water supply pipe	Homeowner
2 Stop valve	Homeowner
3 Stopcock/meter	Scottish Water
4 The communication pipe	Scottish Water
5 The water main	Scottish Water

2. If you find the property lead free from the boundary stopcock to the kitchen tap then no further action is required. If lead piping is found within this area it should be removed by a professional immediately.
3. Scottish Water will replace any sections of lead in its part of the service pipe between the water main in the street and the boundary stop valve, free of charge. The landlord is responsible for locating and removing any lead pipes in the sections of pipework which are not the responsibility of Scottish Water. The water should then be re-sampled to confirm that all lead has been removed.

In jointly owned buildings part of the water supply may be jointly owned. If so quotes for pipe replacement work should be obtained and you should consult other owners to see if they are in agreement to the work taking place. An exemption to the Repairing Standard duties applies if work otherwise needed to comply with the standard cannot be carried out because an insufficient number of co-owners have consented to the work taking place (check your title deeds for this - most require a majority of owners to be in agreement for the work to go ahead).

4. If there any sections of pipework you've been unable to check then the landlord should have the drinking water tested by a laboratory accredited by UKAS to BS17025. Water should be tested at cold water outlets between the boundary stopcock and the kitchen tap where water is frequently used for human consumption (drinking/cooking).
5. For properties connected to a private water supply, contact the local authority environmental health team for advice on sampling and possible charges. Individual testing organisations have protocols on the process for collecting samples and this advice should be followed to ensure accurate results. Information on interpreting laboratory results may be provided by the testing organisation or can be obtained from Scottish Water. Most testing providers will recommend no further action if the content is at or below the statutory maximum of 10 micrograms/litre (note that this maximum level will reduce to 5 micrograms/litre in 2036). The testing provider's advice should be followed to ensure appropriate follow up action.
6. For Scottish Water to test the drinking water in your property, please contact them on 0800 0778 778/ alternatively you can contact one of the below private testers:

Aberdeen Scientific Services - Aberdeen City Council

£37.49 incl VAT per sample. If >20 samples £33.74 incl VAT per sample.

£12 incl VAT to post out sample pots (but they can be collected from laboratory free of charge)

Samples can be returned by hand, post or courier

Results – 10 working days by email or hard copy

Will accept samples from landlords in the Aberdeenshire & Morayshire area

Edinburgh Scientific Services – City of Edinburgh Council

£39.24 incl VAT per sample

Samples can be returned in person or by courier. Samples must be with the laboratory within 24 hrs of being collected

Results – 10 working days by email or hard copy

Please note this service is NOT restricted to properties in Edinburgh – they can analyse samples from properties throughout Scotland

Glasgow Scientific Services - Glasgow City Council

£41.93 incl VAT per sample. A minimum charge of £62.33 incl VAT applies.

Landlords will be required to complete a contract prior to the sample(s) being submitted. This will include terms and conditions for payment.

A test report will be issued detailing the analytical result with any other descriptive information supplied by the landlord (e.g. sampling point, time of sampling, date of sampling, property address).

Samples can be returned in person or by courier Results – 15 working days by email or hard copy

Please note this service is NOT restricted to properties in Glasgow – they can analyse samples from properties throughout Scotland Contact email address -

gss.samples@glasgow.gov.uk

Scottish Water Scientific Services

Analysis of one lead sample is £4.66 incl VAT (minimum monthly invoice charge of £60 incl VAT)

Scottish Water Scientific Services has very limited capacity for this analysis

Sample bottles can be collected free of charge from the nearest Scottish Water depot

Samples need to be dropped back off at a depot the same day they are taken