



TAY LETTING

## Lead in Drinking Water Sampling Guidance

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. Guidance on this requirement is set out below.

1. [Scottish Water](#) advises that if your property was built before 1970 there is a chance you could have lead pipework. If a landlord is uncertain whether there are lead pipes, or is aware of a risk, tenants must be informed and water samples must be taken for laboratory analysis as this is the only way to properly test whether the water is lead free.
2. Scottish Government guidance states that water should be tested at all outlets where water may be consumed between the boundary stopcock and the kitchen tap. For most properties the only outlet which would need to be tested for lead is the kitchen tap. Other outlets at baths, basins and utility rooms would only need to be tested if they are located between the boundary stopcock and the kitchen tap.
3. For properties connected to the public water supply, if you suspect lead is present you may request Scottish Water take a sample from the cold tap at the point of entry to the property (in most properties this will be the kitchen sink) which will be done free of charge. Phone 0800 0778 778 for this service. Scottish Water has advised that its free testing service can't be used for other outlets in the property, although some members have reported that Scottish Water has tested samples from multiple outlets for them for free. For any other outlets which need to be tested landlords should engage a laboratory testing service – see pages 3-4 for details of some providers.
4. For properties connected to a private water supply, contact the local authority environmental health team for advice on sampling and possible charges.
5. There are certain sampling protocols that should be observed when collecting water samples for lead testing. Follow the advice of the laboratory service provider you are using on this.
6. If the test shows that the lead content is at or above 3 micrograms per litre, this indicates that there is some lead present in the plumbing. The tenants must be informed immediately. Short-term precautionary advice to tenants may include not drinking water that has been standing in pipes for long periods (e.g. overnight or if no-one has been in for several hours), and drawing off a washing-up bowl of water to clear the water which has been standing in the pipes before using it for drinking or cooking.
7. For properties connected to the public water supply, Scottish Water will undertake an investigation and replace any sections of lead in its part of the service pipe between the water main in the street and the boundary stop valve, which it must do free of charge.
8. 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 ensure that the lead content is below 3 micrograms per litre.
9. In some cases, local authorities may be able to offer a small amount of grant aid through their scheme of assistance for housing improvement, to assist home-owners with the cost of pipe replacement. Funding available is finite, however, and availability varies between authorities.



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10. When looking for a plumbing business to remove any lead pipework within the domestic distribution system, it is recommended to select one which is an eligible member of an Approved Contractors' Scheme, such as the [WaterSafe Scheme](#) or [SNIPEF](#).

11. In jointly owned buildings part of the water supply may be jointly owned. A landlord is not required to carry out any work on jointly owned pipework if they cannot get the rights or consent needed to do it. The legislation requires a landlord to take reasonable steps to get the rights or consent, but they are not at fault if this cannot be obtained.

Government guidance on landlords' duties in respect of lead in water supplies can be found [here](#) (see sections D18 to D27)

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**Scottish Letting Agent Registration Number - LARN1905058**



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## Laboratory testing providers

(prices correct as at summer 2023)

Below are details of organisations who offer lead testing and have provided information about procedures and pricing to SAL. In all cases the provider supplies sample pots with instructions on how to collect the sample, landlords then collect the samples and return them to the provider for testing.

### **Aberdeen Scientific Services - Aberdeen City Council**

£37.49 incl VAT per sample. If >20 samples £18 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**

£37.20 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**

£58.80 incl VAT for first sample, then £24 incl VAT for each additional sample

Landlords will be required to complete a contract prior to the sample being submitted, which will include terms and conditions such as the analysis type, name, address and who has to be invoiced for payment

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

### **Ivario**

£69.00 incl shipping costs (1 sample). Discounts given for multiple sample testing

Insulated & pre-paid return packaging, by courier

Results available within 7-10 days after posting the water sample

### **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

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