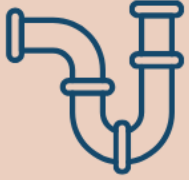


LEAD IN DRINKING WATER

A Landlord's Guide



Your rental property(ies) must be compliant with the updated Repairing Standard by 1 March 2024. One of the key changes relates to water quality, and specifically the presence of lead in drinking water in Scottish rental properties.

From a practical perspective, there are two key obligations that must be addressed. We have laid out some of the relevant guidance and advice in relation to these and our proposed action points below.

1. REMOVAL OF VISIBLE LEAD

The Repairing Standard guidance states:

D.23 Private landlords must check visible pipework within the house to assess whether the supply runs through lead pipes. The absence of visible lead pipes does not guarantee that the water is not contaminated with lead. Other sources of lead include pipes hidden from view, lead solder, lead water tanks, and underground lead supply pipes from the boundary stopcock.

D.22 Unless the landlord is unable to replace the pipes, due to lack of consent from other owners, lead pipes and tanks must be removed to comply with the Repairing Standard.

D.25 Where work is undertaken to remove lead piping, the property should be resampled to confirm that all lead has been removed.

Chapmans' proposed action points:

- You, as landlord, must advise us if you are already aware of any lead pipes or lead lined tanks within your rental property.
- If any lead pipes or plumbing are found or known, these must be removed. Best efforts must be made to remove any communal lead pipes, but this is dependent on the co-owners agreeing to this. You would need to contact the co-owners to see if they are willing to do the works and share a record of any correspondence with us for your property record.
- The water must be (re)tested after the removal of the lead.

2. MINIMUM LIMITS OF ANY LEAD WITHIN THE WATER SYSTEM

The Repairing Standard guidance states:

D.23 The absence of visible lead pipes does not guarantee that the water is not contaminated with lead.

D.24 If a landlord is uncertain whether there are lead pipes, or is aware of a risk, tenants must be informed, and a water sample must be taken for laboratory analysis. Water should be tested at all outlets where water may be consumed as lead may be present anywhere in the building's plumbing. Samples should be taken to present a worst-case scenario, ideally at a time where no water has been used for at least half an hour. The presence of lead of about 3 micrograms per litre indicates that some lead is present in the plumbing.

D.19 Water quality regulations set a maximum permitted level of lead in drinking water at 10 micrograms per litre of water. A new standard of 5 micrograms per litre will be required to be met by 2036. However, the World Health Organisation states that there is no safe level for lead in drinking water.

Chapmans' proposed action points:

- We will organise to test the kitchen tap in your property in the first instance. Further actions will be dictated by the laboratory test results.
- If the lead content of the water at the kitchen tap in your property is greater than 3 micrograms per litre then we must test the other drinking water outlets at the property.
- It is our understanding that if the level is beneath 10 micrograms per litre for every outlet tested, then your property is meeting the guidance. By 2036, this should be under 5 micrograms per litre, so you may want to take action now.
- If any outlet is above 10 micrograms per litre we will instruct a review of your property's pipework to see what remedial works can be done (if any). We will also inform your tenants of how to mitigate risks.
- The water must be retested after any works.

WHICH PROPERTIES NEED TO BE TESTED?

Our laboratory partner has advised:

Any property built prior to approximately 2000 may have lead pipes, tanks, or solder present. Although lead piping and tanks are only likely to be present in older buildings, some plumbers were still using lead solder until relatively recently. To

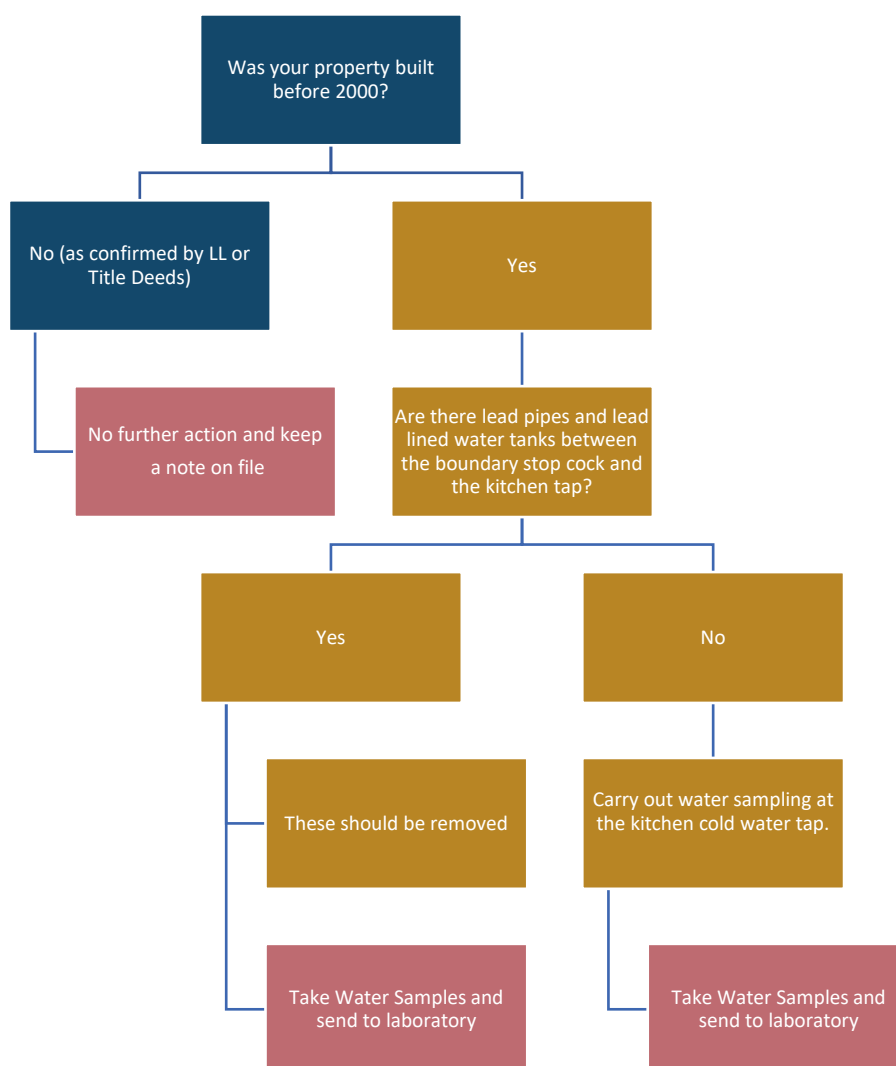
combat this, it was a requirement from around 2000, to a couple of years ago, for all new build properties in Edinburgh to be tested to prove the absence of lead in the water supply, as part of the Habitation certificate, so properties from this period wouldn't need testing.

Other councils had slightly different approaches to the issue of lead solder, so new build properties from this period outside of Edinburgh may not have already been tested in a similar way.

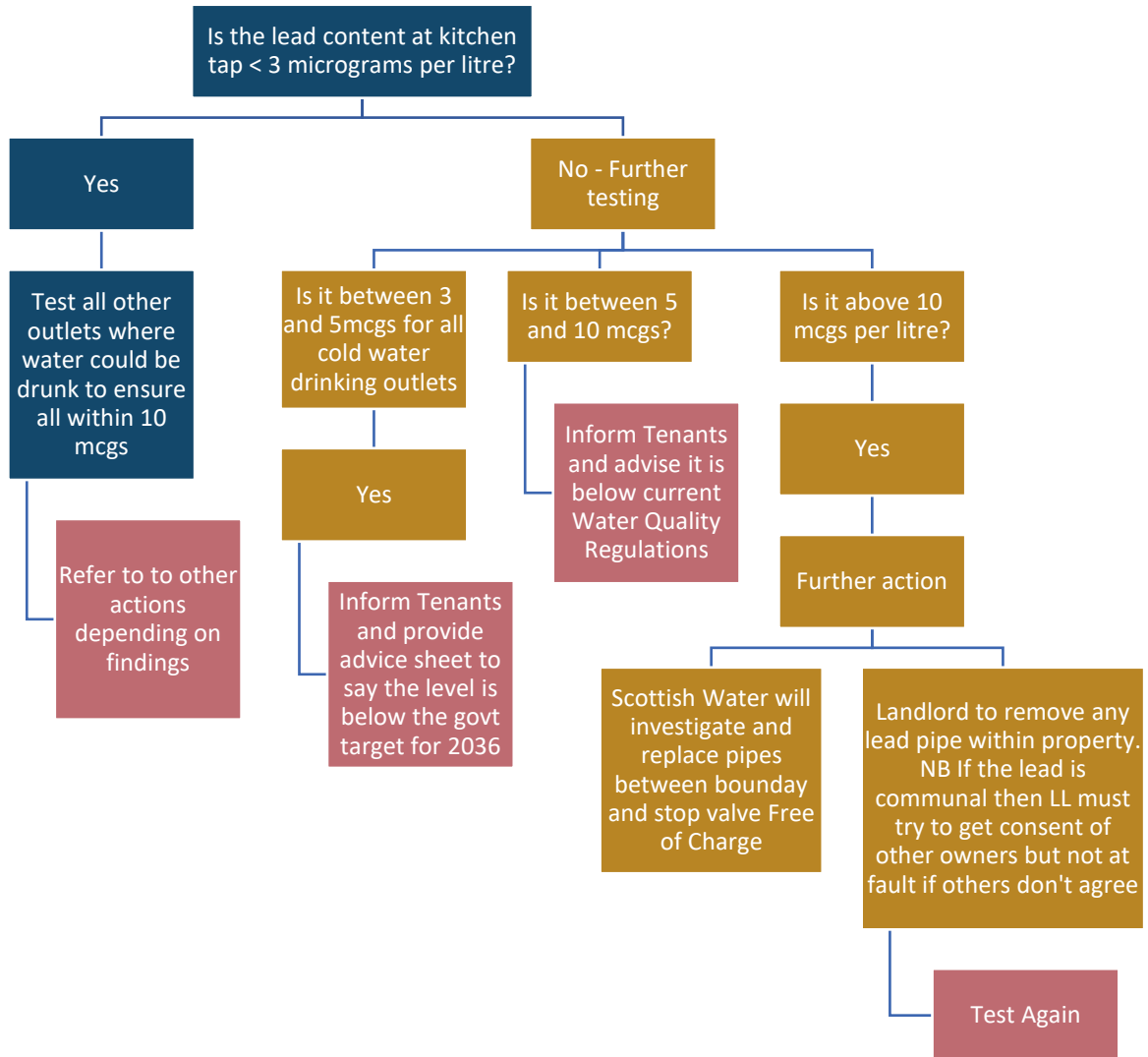
Chapmans' proposed action points:

- You must let us know if your property was built after 2000. We will conduct an internal audit of property ages, but please let us know or we may need to err on the side of caution if your property age is unclear.

DECISION TREE TO HELP DETERMINE WHEN AND WHERE TO TEST:



DECISION TREE POST TESTING:



CLICK HERE TO VISIT THE SCOTTISH GOVERNMENT WEBSITE:
[Repairing Standard Statutory Guidance](#)

