

**Delayed Office Opening for
Employee Training**

This Office will be closed from 8.45 am –
11.00 am on the 1st Thursday of each
month.

Environmental and Consumer Services
Head of Service Mark Butterworth

Pullar House 35 Kinnoull Street
PERTH PH1 5GD

Contact Mary Anderson
(01738) 476476
maryanderson@pkc.gov.uk

Our ref

Your ref

Date

Private Water Request Sampling

For House Sales and Remortgages

Dear Sir/Madam

Water (Scotland) Act 1980
Private Water Supplies (Scotland) Regulations 2006

**THIS LETTER CONTAINS IMPORTANT INFORMATION ABOUT
PROPERTIES ON PRIVATE WATER SUPPLIES**

This Service is regularly contacted by solicitors and individuals, intending to sell or buy a property served by a private water supply, in order to have the water sampled to ensure it meets drinking water quality standards. Consumption of unsafe private water supplies can lead to illnesses such as Campylobacter, Salmonella, E.Coli O157 and Cryptosporidium. It is apparent that most potential purchasers are unaware of the implications of a private water supply and can become beset with problems regarding water quality or quantity at a later date. Please note the information regarding private water supply sampling which is detailed below. I have also included a checklist which is intended to assist potential purchasers of properties using private water supplies.

Legislation governing **domestic** private water supplies came into force in Scotland on 3rd July 2006 which states what Local Authorities are required to do with regard to the monitoring of private water supplies, with the aim of protecting public health.

The Regulations above state the parameters to be sampled namely:

Item No	Parameter	Maximum Concentration Allowed
1	Coliform Bacteria	0 per 100ml
2	Conductivity	2500 μ S/cm at 20 ^o C
3	Enterococci	0 per 100ml
4	<i>Escherichia coli</i>	0 per 100ml
5	Hydrogen ion (pH)	6.5 - 9.5
6	Lead	25 μ g/l
7	Nitrate	50 mg NO ³ /l
8	Odour	3 at 25 ^o C
9	Taste	3 at 25 ^o C
10	Turbidity	4 NTU

We will visit the property for a sample as soon as a mutually convenient time for access can be arranged.

The property seller must ensure suitable filtration and disinfection treatment is fitted and properly maintained before we visit, to avoid costly resampling and possible delays in the conveyancing.

The cost of this service is stated on our website at:

https://www.pkc.gov.uk/media/46017/Private-Water-Supply-Charges/pdf/PWS_Charges.pdf?m=637254824421270000

and must be paid by BACS transfer (Sort Code 83-47-00, Acc No 11571138) or credit card by telephone 01738 476418 at or before the time of sampling. This cost includes collection and delivery of samples to the laboratory, reporting of results and advice with regard to any remediation of the supply which may be necessary. **You must note that any subsequent resamples will be charged for according to the parameters sampled.**

We will report the results only when **all** the results have been received from the laboratory, please note that this can take several weeks. We strongly advise that you **contact us at least 8 weeks before the likely completion date.**

Please note that the Regulations cited above state that **all** the water used at a premise for domestic and hygiene purposes should meet the given criteria. This means that treatment systems fitted must be at the 'point of water entry' to the property. Under previous regulations a system could be fitted to treat only the kitchen cold water tap, this is no longer deemed sufficient as consumption can also occur elsewhere in a property.

Non – means tested grant aid of up to £800 per property is available to help improve failing supplies; applicants are given assistance with this process and many properties in Perth in Kinross have already benefitted.

Please note that where the sample fails to meet legal requirements, we are duty bound to inform any other users of the supply as they too will be at risk of waterborne illness such as Campylobacter, Salmonella, E.Coli O157 and Cryptosporidium.

The sampling noted above applies only to Domestic use only properties. Regulated water supplies properties are those where there is a commercial or public access premises, this includes commercial premises including rented properties, holiday accommodation, food premises and public access properties. The Regulations state that regular statutory monitoring must take place at these, resulting in ongoing financial outlay for the operator of the business or public access premises. Please contact us for more information in this regard.

Overleaf you will find a brief checklist of advice to potential purchasers of premises on private water supplies; the document is aimed at minimising future difficulties by allowing them to make an informed decision in this regard.

You can find out more about private water supplies at www.privatewatersupplies.gov.uk

We welcome requests for further information or advice; please do not hesitate to contact me.

Yours faithfully

M Anderson

Water Standards Co ordinator