



PRN WATER SERVICES LTD.



# Lead Testing

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## Service Brochure

Letting Agents

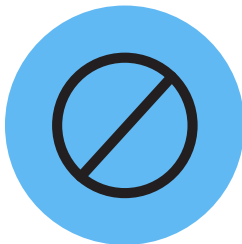
# About Us

PRN Water Services Ltd was founded as a result of the updates to the Repairing Standard. With over 25 years of experience in Scotland's Property Sector, including rental compliance, we recognised the need for a laboratory specifically aimed at assisting Scotland's Private Rental Sector with their lead testing needs.

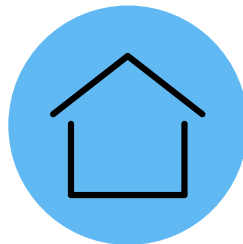
## What Makes us Unique?

PRN Water Services' business model has been designed around letting agents and landlords, allowing us to provide a completely tailorable laboratory testing service specifically created to meet the requirements of the updated Repairing Standards. We have letting agents, landlords and tenants at the forefront of our operations.

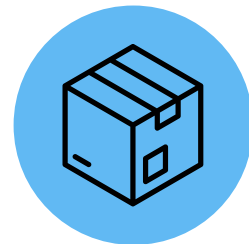
We have developed state-of-the-art software which allows us to track and manage a letting agent's portfolio, allowing them to have their managed properties tested with minimal amount of stress and effort.



**No minimum order**



**Charge per property, not per sample**



**Free shipping**



**Weekly Testing progress updates**



**Tenant reminder emails, texts and calls**

# Our Service

The Repairing Standard states that consideration must be given to other areas [besides the kitchen] where water can be consumed (D.24). That's why our sampling kits include enough bottles for us to test for lead in at least three locations around the home - the kitchen, bathroom and one en-suite.

As a letting agent, you can benefit from our tailored service plans. At PRN Water Services, we offer two types of testing kits to letting agents:

## PRIORITY NEW TAKE ON

Our priority kits are designed for new properties where the landlord or agent will take the sample and post it back to us for testing. We can send a supply of these boxes to your office so that you have them to hand when you need them. Results are sent back to you within **7 working days\***.

## TENANT SAMPLING

Our tenant kits are designed to be posted direct to the property where the tenant will collect their own sample and post it back to us for testing. Results are sent back to you within **14 working days\***.

# The Process

**1**

**Submit work order**

Send us a work order either by email, FixFlo or on our shared spreadsheet.

**2**

**Sampling kit posted**

We post you or your tenant a sampling kit.

**3**

**Samples collected**

Water samples collected using the instructions within the sampling kit.

**4**

**Sampling kit returned**

Return the sampling kit to our laboratory using the pre-paid label.

**5**

**Certificate sent**

We send you our easy-to-read certificate and invoice.

\*From which the samples have been received by the laboratory.

# Marketing

At PRN Water Services, we have designed PDF letters which you can send to your landlords and tenants informing them of the testing requirement. We can even add your company branding to these documents.

Furthermore, we have produced animated information videos which you are welcome to send to your landlords and tenants to assist with explaining the testing process. These video files are available on request, however you can watch an example of one below:


**PRN Water Services | Lead Testing for Letting Agents:** [https://youtu.be/xHOBog9wvYk?si=uCOxGFySjh-LKg\\_r](https://youtu.be/xHOBog9wvYk?si=uCOxGFySjh-LKg_r)

We are on hand to answer any questions that your landlords and tenants may have throughout the process.

# Certificates and Invoices

Our certificates are designed with both landlords and tenants in mind. They are straightforward to understand and are presented in a clear pass/fail format, complete with your company branding.

We appreciate the amount of admin that letting agents have to deal with, so we offer the option to send your tenants and landlords the certificate directly. We also send you an invoice per property.

 Agent Logo

**Certificate of Lead Content Levels in Water Supply**

Property Address: 123 Example Avenue Glasgow G1 1AA

This document is to certify that the above property has **PASSED** its lead contents test, using method '5- Sample'.

Specific areas tested within property:	Test Result:
<u>Kitchen</u>	<u>1.125µg/L</u>
<u>Bathroom</u>	<u>3.215µg/L</u>
<u>En-suite</u>	<u>3.846µg/L</u>
.....	.....
.....	.....

**FAIL** Greater than 10 µg/L\*      **PASS** Less than 10µg/L\*

\*Levels based on the latest Scottish Government legislation  
\* For results over 10µg/L, two test runs will be completed to ensure result accuracy

This certificate is not to be reproduced except in full.  
Results apply to the sample as received by the laboratory. Information and samples supplied by the customer can affect the validity of the results.

Staff trained and laboratory equipment supplied and maintained by Metrohm.

Date of Test: 13/09/2024      Date of Issue: 16/09/2024

Test Authorised by: Athena Donaldson      prnwaterservices.com  
Athena Donaldson      info@prnwaterservices.com  
Operations Manager      31 Hamilton Drive Glasgow G12 8DN

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# The Legislation

## (Summary)

D18. The main cause of lead in drinking water is lead pipes leading up to or within the house and is more common in houses built before 1970 that have not had their pipes, tanks or fittings replaced.

D20. lead pipes and lead lined storage tanks or fittings should not be present in the drinking water supply of any privately rented property.

D22. Lead pipes and tanks must be removed to comply with the repairing standard.

D24. If a landlord is still uncertain whether there are lead pipes, tenants must be informed, provided with information on minimising risk and a water sample must be taken for **laboratory analysis**.

D.26 Where work is undertaken to remove lead piping, the property should be resampled to confirm that all lead has been removed.

D.19 All drinking water supplies in Scotland must meet minimum standards which are set out in regulations. These regulations include maximum permitted levels of lead\*.

D21. Occasionally, poor quality metal alloy pipe fittings and taps can cause high levels of lead in water.

D23. 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.

D.25 Individual testing organisations have protocols on the process for collecting samples and this advice should be followed to ensure accurate results.

D.27. Any lead detected in the pipe which connects the property's water supply from the property boundary to the water main (communication pipe) is Scottish Water's responsibility to amend.

\*The current maximum limit (PCV – Prescribed Concentration or Value) for lead in drinking water is 10 micrograms per litre (µg/L). Source: Scottish Water [Factsheet 7: Lead Explained](#)

Source: The Repairing Standard Statutory Guidance for Private Landlords, Annex D1 - Installations for the supply of water, sections D.18-D.27

<https://www.gov.scot/publications/repairing-standard-statutory-guidance-private-landlords/>

## Our Price

We charge letting agents **£65 + VAT per property**, regardless of the property's size and testing requirement.

## Our instrumentation

All of our laboratory equipment and staff training is provided by Metrohm, who specialise in precision instruments for chemical analysis. This means that we have the ability and knowledge to deliver reliable results.


Metrohm is a global top manufacturer of precise instruments for chemical analysis. They have held the undisputed number one position in electrochemical ion analysis for numerous years. Their instruments and applications are utilised across various industries, such as environmental analysis, where ensuring water quality is crucial. With Metrohm instruments, detecting toxic heavy metals at levels as low as parts per trillion (ppt) is achievable. To put this into perspective, one ppt is equivalent to a small cube of sugar dissolved in a reservoir containing 2.7 billion liters of water.

PRN Water Services uses Metrohm's Professional VA machine, a versatile analyser for voltammetric trace analysis of metal ions and other substances. This advanced instrument enables swift and precise execution of complex analyses.

The Professional VA range covers a broad spectrum of voltammetric and polarographic analyses, allowing for the examination of trace levels of various elements, such as lead (Pb), with a detection limit of 50 ppt (parts per trillion). By utilising polarography and stripping voltammetry, the Professional VA device accurately determines transition metals.



**Contact us today to discuss your lead testing needs:**

 0141 739 0010

 [info@prnwaterservices.com](mailto:info@prnwaterservices.com)

 [www.prnwaterservices.com](http://www.prnwaterservices.com)



**PRN WATER SERVICES LTD.**

**Providing laboratory lead testing services to Scotland's Private Rental Sector**

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