

Private Water Supplies

Private Water Supplies Regulations 2009 (PWS 2009)

Legal requirements for monitoring and risk assessment.

The legislation that applies to private water supplies has undergone its biggest overhaul to date. These notes have been prepared as a general overview to help you understand the changes. These include changes to the water quality standards, the level of testing (monitoring) that is required and the enforcement of the regulations.

The legislation has also introduced the requirement for risk assessment every 5 years for all supplies except single domestic dwellings.

SOME FACTS AND THE PRINCIPAL CHANGES;

The new regulations came into effect on January 1st 2010 replacing all previous regulations.

Compliance with the regulations is a legal requirement.

The regulations provide a framework within which industry and consumers must work.

All existing supplies must comply with the regulations and may require work to be brought up to current standards.

All future work must be done to a standard that will ensure that the supply remains compliant with the regulations.

Your water has to comply with the same quality standards as mains water.

The regulations apply to everyone who uses a private water supply for domestic use, food preparation or human consumption.

The local authority has a legal duty to ensure compliance with the regulations by a programme of risk assessment and monitoring.

The previous regulations made provision for the local authority to authorise a relaxation of some water quality standards. Under the new regulations relaxations will only be authorised for a time limited period to allow the necessary work to be carried out

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MONITORING AND RISK ASSESSMENT

Commercial/public supplies and shared domestic supplies.

Monitoring is the process of regular sampling and testing to ensure water quality standards are met.

Risk assessment is the process of inspection of the whole water system from source to tap to identify any potential risks posed by the location, build quality, maintenance of the supply etc.

The following supplies are subject to both risk assessment and monitoring;

All supplies used for commercial / public use / food and drink preparation / human consumption. (Holiday lets, caravan parks, B&B, pubs restaurants etc are commercial supplies).

All multi user domestic dwellings that share a common supply source.

The frequency of monitoring is determined by the average daily volume of water used. See tables below.

CHECK MONITORING FREQUENCY

1 cubic meter = 1000 liters = 220 gallons

Volume supplied in cubic meters per day	Samples per year
Up to 10	1
More than 10 and up to 100	2
More than 100 and up to 1000	4
More than 1000 and up to 2000	10
More than 2000 and up to 3000	13

AUDIT MONITORING FREQUENCY

Volume in cubic meters per day	Samples per year
Up to 10	1
More than 10 and up to 3,300	2
More than 3,300 and up to 6,600	3
More than 6,600 and up to 10,000	4

SINGLE DOMESTIC DWELLINGS;

In the case of a single domestic dwelling not used for commercial activity a local authority **may** monitor the supply under the regulations and must do so if requested by the owner or occupier. Similarly if the owner or occupier requests a risk assessment they must carry it out.

Important note;

Although there is no statutory requirement for the local authority to carry out a risk assessment or monitoring, single domestic dwellings are **not** exempt from the PWS 2009 regulations. All the water quality standards and rules still apply.

It is in your interests to ensure that you comply with the regulations; water quality will become an issue if you sell your property as it will form part of the conveyance or in the unfortunate event of someone becoming ill from the water you may be deemed negligent.

RISK ASSESSMENT;

The risk assessment process has been formulated by the Drinking Water Inspectorate to ensure that all supplies are assessed in the same way and to a common standard.

The assessor will examine the entire supply from the source through to the tap to identify amongst other things the likelihood of contamination, security of the system, condition of storage tanks and pipe work, effects of farming practices, livestock, septic tanks etc.

If you have any water treatment equipment installed you will be expected to demonstrate adequate service records and maintenance procedures in accordance with the manufactures recommended service interval and standards.

The risk assessment guidelines state clearly the standards that should be met.

The assessor will advise you of any part of the system that do not meet requirements and will agree with you an action plan to bring the supply up to required standard.

If the assessor is not employed by the council (a person such as a contractor) they are required by law to inform the council of any breach of regulations and any works required/agreed to remedy the breach.

Every private supply other than one serving a **single** domestic dwelling must have a risk assessment completed every 5 years. The first one must be completed by the end of 2014.

Single domestic dwellings that **share a common source** are a considered a shared supply and are subject to risk assessment.

WHAT WILL IT COST;

The local authority or contractor will charge a fee.

These are the maximum fees that can be charged and are laid down in the legislation. Actual fees will be dependent on the individual local authority or contractor costs.

Risk assessment (each assessment)	£500
Sampling (each visit)	£100
Investigation (each investigation)	£100
Authorisation of different standard (each authorisation)	£100
Check monitoring	£100
Full Audit monitoring	£500

Note; a reduced Audit monitoring test can be carried out in circumstances where the assessor is sure that there is no possibility of certain contaminants being present.

(No fee is payable where a sample is tested solely to confirm or clarify a previous test result).

Non compliant and not sure where to start? CAP may be the solution.

Older supplies that have had little or no attention over the years may require remedial work to achieve compliance with the new regulations.

Only an experienced groundwater engineer has the necessary skill set to audit and advise you correctly. With 25 years experience and over 1000 private water supplies installed we can advise you on all the requirements.

CAP is designed to simplify the whole process and quickly achieve compliance.

Compliance Audit Package (CAP)

One of our experienced ground water engineers will carry out a detailed inspection and audit of your supply and water treatment equipment.

Your water will be sampled and tested to the requirements of PWS (2009) regulations for your class of supply.

You will receive a detailed report identifying any work required.

If required, we will carry out all the necessary work required to bring your supply up to standards.

We will complete the full Risk Assessment process including any water sampling and retesting required and submit to your Local Authority.