

2.3. Residential Property Surveyors Association

Version 1, 13 October 2025

Email address: chairman@rpsa.org.uk

Email subject: Please include of lead risk assessments in home surveys

Dear Mr McColl,

Please Include Lead Risk Assessments in Home Surveys

We are sure that you know that lead is toxic. Do you know that over half of UK homes and schools were built before lead paint was even labelled and up to a third of homes still have lead pipes ([HHSRS](#)). 12% of a self-selecting sample of 235 UK homes ([Dust360](#), [data](#), [NERC Grant NE/T004401/1](#)) had enough lead in household dust to give a child of 1–3 years more lead in their blood than the UKHSA intervention level ([Doyi et al](#)). Unsafe concentrations of lead from previous transport and industrial emissions can still be commonly found in urban soil ([British Geological Survey](#)). This all presents an enormous, ongoing, health hazard in UK homes.

It is estimated that about 352,000 (~3%) UK children have too much lead in their blood ([IHME](#)). Too much lead is linked to lifelong health problems for both children and adults. It is also estimated that lead exposure costs high income countries more than 4.4% of GDP ([World Bank](#)) – over £120 billion in the UK in 2024.

We urge you to note the [comment from Richard Blakeway](#), England's housing ombudsman, that "lead should be part of a routine home survey but it's not being done". In different ways, this is normal practice in France and the USA.

It is believed that many residents are not aware of the lead hazards in their homes. The RPSA is in a unique position to help change this. Please will you advise your members to include lead risk assessment in paint, pipes and soil in their surveys and specify these in your "RPSA Essentials" package.

The WHO [International Lead Poisoning Prevention Week 2025](#) runs from 19th to 25th October. The theme is "*No safe level: Act now to end lead exposure*". Please act now. Your contribution to lead poisoning prevention could help millions and save £billions.

Yours sincerely,

.... list of co-signatories.....

The [Lead Exposure and Poisoning Prevention \(LEAPP\)](#) Alliance is growing group of over 120 academics, parents, householders, service providers and advocates who aim to influence policy leaders to prevent lead exposure and poisoning in the UK.