

## The Smoke and Carbon Monoxide Alarm (England) Regulations 2015



Members should be aware that ***The Smoke and Carbon Monoxide Alarm (England) Regulations 2015*** are expected to come into force on 1 October this year (2015). The Regulations lay a responsibility on private landlords of rented dwellings to ensure that working alarms are provided and maintained.

Specifically under Regulation 4: the landlord must ensure that when the premises are occupied under a tenancy that:

- A smoke alarm is equipped on each storey of the premises on which there is a room used wholly or partly as living accommodation;
- A carbon monoxide alarm is equipped in any room of the premises which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance; and
- Checks are made by or on behalf of the landlord to ensure that each prescribed alarm is in proper working order on the day the tenancy begins if it is a new tenancy.

Under arrangements made by the Government, a number of UK Fire and Rescue Services are currently urging private landlords to act now to ensure that they are ready for the new regulations for which purpose they will be distributing (a limited number) of free smoke and carbon monoxide alarms to qualifying private (relevant) landlords.

There are potential penalties of up to £5,000 for non-compliance.

See also <http://www.legislation.gov.uk/ukdsi/2015/9780111133439/contents>

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