

The new smoke and carbon monoxide alarms legislation

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 come into force on **October 1st 2015**.

This new legislation affects private sector landlords and tenancies granted on or after October 1st 2015.

The requirements of the legislation are quite straightforward and contain the following regulations:

1. There must be **at least one smoke alarm on every storey** of a building containing any room used wholly or partly as a living area (this includes bathrooms/toilets).
2. There must be a **carbon monoxide alarm** in any room used wholly or partly as a living area (including bathrooms/toilets) **that contains a solid fuel burning combustion appliance**.
3. The landlord must ensure that all installed alarms are in working order at the start of each new tenancy.
4. The requirements of the legislation will be enforced by local housing authorities who can impose a fine of up to £5,000 if a landlord fails to comply with a remedial notice.

How Chase Inventory Services will respond to the new legislation

At inventory/check in, Chase clerks will record the presence or absence of smoke and carbon monoxide alarms in properties and, where possible, record the expiry/build date of carbon monoxide detectors.

Where alarms are present and can be reached safely by Chase clerks, they will be tested to ensure that they power. **(NB.** This is no guarantee in itself that these items are fully working and that the property complies with the 2015 regulations.)

The full legislation, including exceptions and penalties, may be downloaded from the following site: <http://www.legislation.gov.uk/ukdsi/2015/9780111133439/contents>