

The latest smoke and carbon monoxide alarms legislation

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

The new Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 comes into force on **October 1st 2022**.

This new means that, for tenancies granted on or after October 1st 2022, relevant landlords must:

1. Ensure there is **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. Ensure there is a **carbon monoxide alarm** in any room used wholly or partly as a living area **that contains a fixed combustion appliance**.
3. Ensure all installed smoke and carbon monoxide alarms are in working order at the start of each new tenancy and that faulty alarms are repaired or replaced.

Local authorities will enforce this new legislation and they 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 have power. **(NB. This is no guarantee in itself that these items are fully working and that the property complies with the 2022 regulations.)**

The full legislation, including exceptions and penalties, may be downloaded [here](#).