



The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

Private sector landlords are required from 1 October 2015 to have:

- at least one smoke alarm installed on every storey of their properties*
- a carbon monoxide alarm in any room containing a solid fuel burning appliance (e.g. a coal fire, wood burning stove but not necessarily a boiler, gas cooker/fire).

After that, the landlord must make sure the alarms are in working order at the start of each new tenancy.

*Please note that this statutory obligation is not met by heat alarms.

The requirements will be enforced by local authorities who can impose a fine of up to £5,000 where a landlord fails to comply with a remedial notice. After that the landlord (or someone acting on behalf of the landlord) must ensure all alarms are in working order at the start of each new tenancy.

Tenant's Responsibility

After the landlord's test on the first day of the tenancy, tenants should take responsibility for their own safety and test all alarms regularly to make sure they are in working order. Testing monthly is generally considered an appropriate frequency for smoke alarms.

If tenants find that their alarm(s) are not in working order during the tenancy, they are advised to arrange the replacement of the batteries or the alarm itself with the relevant landlord.

The regulations do not stipulate where the alarms should be placed, just that at least one smoke alarm should be on every storey and a carbon monoxide alarm in every room containing a solid fuel burning appliance.

However, in general, smoke alarms should be fixed to the ceiling in a circulation space, i.e. a hall or a landing, and carbon monoxide alarms should be positioned at head height, either on a wall or shelf, approximately 1-3 metres away from a potential source of carbon monoxide. If needed, your local fire and rescue authority may be able to provide further advice on installation or you can download fire safety information from www.gov.uk/firekills.

NB: With every Inventory we, Stef Cooke Inventory Services, will note all alarms that we find but only standard battery driven smoke alarms & CO detectors are tested, where possible. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. We will take no responsibility for any malfunction or damage which may occur during the testing of alarms.