

# Housing Services

## Residential Services and Support

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

Under the Smoke and Carbon Monoxide alarm (England) Regulations as from the 1st of October 2015 landlords, by law, must have fitted smoke detectors (alarms) on each storey of a rental property. This is to bring private rented properties in line with existing building regulations that already require newly-built homes to have hard-wired smoke alarms installed.

#### Smoke Alarms

At least one smoke alarm must be installed on every storey of the rental property which is being used as living accommodation .

- landlords must ensure that these devices were installed in the property before the 1st of October 2015 and not wait for the start of a new tenancy
- there is no stipulation as to the type of alarms required – they can either be battery or hard wired alarmed

#### Carbon Monoxide Detectors

In rooms where solid fuel appliances are installed, Carbon Monoxide (CO) detectors are required. CO detectors are not required by law for gas appliances, however a valid gas safety certificate is required. Landlords are still encouraged to provide detectors as good safety practice.

Those landlords who fail to install smoke and carbon monoxide alarms could face up to a £5,000 civil penalty.

#### Who is responsible to check the alarms are in working order?

After the 1 October 2015, the landlord (or agent) must ensure that the alarms are in working order at the start of each new tenancy.

#### Who is responsible to test the alarms once a tenancy has begun?

The tenants, therefore;

- when you move into the property ensure that you know how to test any alarms correctly. Ask your landlord or agent to show you
- ensure that you test the alarms regularly – testing monthly would be considered an appropriate frequency
- if you find that your alarm(s) are not working you are advised to contact your landlord / agent straight away. If it is a battery operated alarm you may be able to replace those batteries yourself.



These regulations apply to any tenancy, lease or licence of residential premises in England that gives someone the right to occupy all or part of the premises as their only or main residence in return for rent. There are some exceptions that may affect you, these are:

- living with social housing landlords
- living with the landlord or their immediate family
- licenced houses of multiple occupation (HMO's)

**If your landlord fails to install the appropriate alarms then you should contact your local authority who are responsible for enforcing these regulations**

**Contact Housing Services on 020 7882 6474 or email [housingservices@qmul.ac.uk](mailto:housingservices@qmul.ac.uk)**