

Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022



Alice Ibbotson - alice@hampshirepropertyconsultants.co.uk

2015 Regulations

- Ensure at least 1 smoke alarm is equipped on each storey of their home where there is a room used 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.



2022 Regulations

Ensure at least 1 smoke alarm is equipped on each storey of their home where there is a room **used as living accommodation**.

Ensure CO alarm is equipped in any room used as living accommodation which contains **a fixed combustion appliance** (excluding gas cookers).

Ensure smoke alarms and carbon monoxide alarms are repaired or replaced once informed and found that they are faulty.



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FAQ's

What type of smoke alarm do I need and where do they need to be located? The regulations don't stipulate (helpful I know!!)

They recommend alarms are compliant with BS:5839-6 and therefore can be battery in low risk properties. NOT HMOs.

Follow manufacturers instructions... however in general, they should be fixed to the ceiling in a circulation space (hall or landing).



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FAQ's

Where do carbon monoxide alarms need to be located?

The regulations don't stipulate (helpful I know!!)

Landlords should follow the individual manufacturer's instructions when installing the alarms. However, in general, 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.

'Sealed for life battery' operated alarms are recommended.



FAQ's

Who is responsible for changing batteries?

Landlords will be responsible for repairing or replacing any faulty alarms.

If tenants find that their alarms are not in working order during the tenancy, they are advised to arrange for the replacement of the batteries.

If the alarm still does not work after replacing the batteries, or if tenants are unable to replace the batteries themselves, they should report this to the relevant landlord.



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FAQ's

What is meant by 'equipping' an alarm? Is it sufficient for landlords to provide an alarm, or do they need to install them?

The regulations require landlords to ensure alarms are equipped, and to check that each prescribed alarm is in proper working order on the **day the tenancy begins** if it is a new tenancy.

Landlords should make sure alarms are installed in an effective way to protect tenants from the dangers of smoke and carbon monoxide. Follow the manufacturers instructions.



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FAQ's

What types of tenancies do these regulations apply to?

All social and private rented tenancies. Although Local Authorities can't enforce against themselves. Other than...

- shared accommodation with a landlord or landlord's family
- long leases
- student halls of residence
- hotels and refuges
- care homes
- hospitals and hospices
- low cost ownership homes
- other accommodation relating to health care provision

•Licensed HMOs have their own regulations and are therefore exempt!!



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Non Compliance

If landlords are made aware that they are not compliant with the regulations, they should undertake remedial action to install alarms as soon as practicable.

Local Authority can serve a remedial notice followed by a fine of up to £5k for failure to comply with the notice.

21 days to appeal notice to the Tribunal.



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My tenants wont allow access

landlords should write to their tenants to explain that it is a legal requirement to install the alarms and that it is for the tenant's own safety. Landlords should try to arrange a time to visit that is convenient for the tenant, and **keep a written record** of access attempts to provide to the local housing authority if required.



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Any Questions?



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