

SMOKE AND CARBON MONOXIDE ALARMS

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SMOKE ALARM

As of the 1st October 2015, all private sector landlords are required to provide at least one working smoke alarm on each storey of the property.

Please note - heat alarms do not meet the requirement for the legislation and it must be a working smoke alarm on each storey.

CARBON MONOXIDE

As of the 1st October 2015, all private sector landlords must have a carbon monoxide alarm in the same room as any solid fuel-burning appliance, typically the alarm is placed between one - three meters away from the appliance. It is not a legal requirement in England to have a carbon monoxide alarm next to a gas-fired appliance but we would strongly suggest it.

However, it's important to note that on 1st May 2018 the government launched a review into whether a carbon monoxide alarm should be required for all heating appliances, including those that use gas or oil.

This review will affect all homes in England should the additional protective measures to be implemented. (Please see the below link for further information from ARLA) <https://www.arla.co.uk/news/may-2018/government-plan-to-review-carbon-monoxide-laws.aspx>

Penalty for non-compliance: The above legislation is enforced by the local authorities who can impose fines of up to £5000.00 for non-compliance.

LANDLORD RESPONSIBILITY

Provide a working smoke alarm on each storey of the property and working carbon monoxide alarm/alarms for the solid fuel appliance/appliances.

All alarms to be tested at the start of the tenancy to be in good working order.

Our inventory clerks are trained to smoke "test for power only" on the alarms as part of our check-in process, keys will not be released to the tenant unless the safety requirements are met.

TENANT'S RESPONSIBILITY

It is the tenant's responsibility to test the alarm regularly during the tenancy to confirm they are in working order. 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 or property manager.

If you would like to find out more information the government has provided the following website <https://firesafety.campaign.gov.uk/> with information for both tenants and landlords.