



FAO: The Landlord / Letting Agency

Smoke alarm regulations

From 1 October 2015 new regulations will require landlords to ensure the fire safety of their tenants as well as offer protection against carbon monoxide poisoning.

What is happening?

The new regulations require that from 1 October 2015, landlords will be required to install a smoke alarm on every floor of their property and a carbon monoxide alarm in rooms containing a solid fuels appliance.

Landlords will be required to check that alarms are working at the start of every new tenancy and no doubt tenants will notify landlords whenever alarms appear to be faulty.

Enforcement of the Regulations is the responsibility of the local housing authority, which can require landlords to fit alarms and if the landlord fails to do so has the power to arrange for them to be fitted. There is a power to levy a penalty charge on the landlord. The penalty charge is limited to £5000.

Who will be affected?

The new regulations will apply to all 'specified tenancies', i.e. residential premises where a person or persons have a right to occupy the premises and rent is payable.,

Who is not affected?

The regulations specifically exclude registered social landlords from these obligations. Certain types of properties and arrangements are also excluded, e.g. Houses in Multiple Occupation (HMOs), lodgers, long-leases, student halls of residence, hostels and refuges, care homes, hospitals and hospices.

Other legislation applies to many of the properties and arrangements that have been excluded.

Transitional arrangements

Further guidance will be issued by the Government and will cover a range of issues, such as testing, including hard-wired systems, clarity on which tenancies are affected and issues of overlap and interaction between these new regulations and others, such as the Regulatory Reform (Fire Safety) Order.

Ahead of the regulations coming into force, nearly 500,000 smoke alarms and 52,000 carbon monoxide detectors have been given to local fire and rescue services by the Government to distribute to landlords for free.

How to get yours?

Please contact Sally Savage on 07971 720031 sally.savage@notts-fire.gov.uk for a referral form. You will then be asked to complete the form and return it, we can then arrange the smoke detectors and if needed, a carbon monoxide detector for you. In some circumstances it may be necessary to arrange for Community Safety to carry out a Home Safety Check on the persons in the property.

For any queries or further information please contact Station Manager Andy Turner on andy.turner@notts-fire.gov.uk or Sally on the details above.