

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

New regulations concerning the installation of smoke and carbon monoxide alarms came into force on 1st October 2015. These affect anyone in *England* who rents out private property, and includes churches irrespective of whether their manse is occupied rent-free by their pastor or let to the public.

From 1st October 2015, all “private rented sector landlords” in England are required to have:

- *At least one smoke alarm installed on every storey of their rental property which is used as living accommodation, and;*
- *A carbon monoxide alarm in any room used as living accommodation where solid fuel is used.*

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

A useful Q&A booklet on the Regulations has been produced by the Department for Communities and Local Government (DCLG), which can be downloaded for free at this link: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/464717/150929\\_SC\\_Explan\\_book\\_Annex\\_A\\_LandlordsTenants\\_REVISED.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/464717/150929_SC_Explan_book_Annex_A_LandlordsTenants_REVISED.pdf)

The full “Smoke and Carbon Monoxide Alarm (England) Regulations 2015” can be read at the following link: <http://www.legislation.gov.uk/ukxi/2015/1693/contents/made>

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