

PETRIE'S LETTING SERVICES

SMOKE AND CARBON MONOXIDE REGULATIONS

WHAT PROPERTY OWNERS AND TENANTS
NEED TO KNOW

PETRIE'S LETTING SERVICES

WHO IS REQUIRED TO INSTALL THE ALARMS?

Landlords must ensure the alarms are in working order on the first day of a new tenancy. This is for both Smoke and Carbon Monoxide Alarms.

WHERE DO THESE SMOKE ALARMS NEED TO BE FITTED?

The regulations do not stipulate where the alarms should be placed.

Smoke alarms:

- At least one smoke alarm should be installed on every storey which is used as living accommodation.
- Landlords should follow the individual manufacturer's instructions when installing the alarms. However, in general, smoke alarms should be fixed to the ceiling in a circulation space, i.e. a hall or a landing.

Carbon Monoxide alarms:

- A carbon monoxide alarm should be installed in every room which is used as living accommodation containing a fixed combustion appliance. This excludes gas cookers however it is still recommended to have one in the same room as this.
- 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.

HOW DO I TEST THE ALARMS?

By simply pressing or holding down the relevant button, this will either be the only button on the alarm or the button will be labelled "test". From here the alarm should beep. If you have interconnected alarms, once the first beep is initiated the other alarms should beep within 10 seconds of each other, if an alarm does not beep, this signals this alarm doesn't work.

HOW ELSE DO I KNOW IF MY THERE IS AN ISSUE WITH MY ALARM AND HOW DO I RESOLVE THIS?

- If the alarm is beeping intermittently
- If there is a flashing green light, not solid

First: If the alarm is more than 10 years old, replace it.

As previously mentioned, to test the alarm, press or hold down the relevant button, this will either be the only button on the alarm or the button labelled "test".

If the alarm is battery powered:

- Change the battery in the alarm to resolve this. If the problem persists after a battery change, the alarm will more than likely need replacement.

If the alarm is mains powered:

- Check for a power cut or tripped switch
- Check for a low battery: Even mains-powered alarms often have a backup battery. Replace it if it's low, as this can cause intermittent beeping.
- Contact an electrician: If you suspect a fault with the wiring or the alarm itself, contact a qualified electrician for assistance

For more detailed troubleshooting advice, Refer to the manufacturer's instructions provided with the alarm or by searching for the manual online.

DOES THIS NEED TO BE MAINTAINED THROUGH THE TENANCY?

Of course. Although Landlords must ensure that the alarms are working at the beginning of each new tenancy, Smoke and Carbon Monoxide alarms need to be kept in good working order by either the Tenant or the Landlord, depending on the situation.

It should be stated in the Tenancy Agreement that if there is a fault with the alarm and this is due to a low or dead battery, this should be the tenant's responsibility to do so. However, if the tenant has changed the battery and the fault persists or there is an Electrical fault or just is a faulty alarm itself, this would be the Landlord's responsibility to pay for the replacement or repair if applicable.

At the end of the tenancy, the tenant should return the mentioned alarms in the same working condition they were provided in.

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 came into force on 1 October 2015 and **The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022** came into force on 1 October 2022.

Please see the linked Government Legislation above for more information.

STAY SAFE, STAY ALERT

A SMALL CHECK CAN SAVE A LIFE

It is crucial to ensure that smoke and carbon monoxide alarms are always in proper working order. These devices play a vital role in safeguarding tenants against potentially fatal risks such as fire and carbon monoxide poisoning.

Failure to maintain, test, or promptly repair faulty alarms not only breaches legal responsibilities but can also lead to life-threatening consequences. Landlords and tenants alike must remain vigilant—Ignoring faults or failing to maintain alarms will have serious consequences. Regular checks save lives.

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