



# The 50plus



**Head office: 110A High Street Chesham Bucks HP5 1EB**  
Service Providers based near you  
**0845 22 50 495 or 01494 784 448**

## **2015 smoke alarm legislation - the rules**

A relevant landlord in respect of a specified tenancy must ensure that during any period beginning on or after 1st October 2015 when the premises are occupied under the tenancy:

- A smoke alarm is equipped on each storey of the premises on which there is a room used wholly or partly 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
- 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
- A bathroom or lavatory is to be treated as a room used as living accommodation.

## **Responsibilities**

- Landlords must ensure that alarms are provided and working
- Landlords are responsible for maintenance
- Landlords must ensure "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"
- The occupants are responsible for routine maintenance and testing

**Please read the next page for the effects**

| Property Type  | Effect of Legislation   | Best Practice   |
|--|---|---|
| <b>Assured Tenancy / Assured Shorthold Tenancy</b><br>(Pre 1992 construction)  | Must provide smoke alarms on every floor. Legal responsibility to ensure CO alarms are installed. | An interconnected system of long life or mains smoke alarms throughout property.<br><br>CO alarms present in all high risk rooms.                   |
| <b>Assured Tenancy / Assured Shorthold Tenancy</b><br>(Post 1992 construction) | See note. Legal responsibility to ensure CO alarms are installed.                                 |   |
| <b>HMO</b><br>1 or 2 Story.<br>Individual floor area of no more than 200sqm    | Legal responsibility to ensure CO alarms are installed.   | A fire risk assessment to identify an appropriate mains powered interconnected smoke alarm system.<br><br>CO alarms present in all high risk rooms. |
| <b>HMO</b><br>3 Stories or higher  | Legal responsibility to ensure CO alarms are installed.   | A fire risk assessment to identify an appropriate fire alarm system with a central panel.<br><br>CO alarms present in all high risk rooms.          |

Note: Post June 1992 construction should have interconnected mains powered smoke alarms installed under legislation effective from that time. If not smoke alarms must be installed.