

The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022

From 1st October 2022, the **Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022** come into force, replacing the **Smoke and Carbon Monoxide Alarm (England) Regulations 2015**.

The amended **Regulations** reflect new requirements that affect all social and private rental tenancies in *England*, and apply to churches irrespective of whether their manse is occupied rent-free by their pastor or let to the public.

From 1st October 2022, all relevant landlords must ensure:

- *At least one smoke alarm is installed on each storey of their rental property where there is a room used as living accommodation;*
- *A carbon monoxide alarm is installed in any room used as living accommodation which contains a fixed combustion appliance (excluding gas cookers);*
- *Smoke alarms and carbon monoxide alarms are repaired or replaced once informed and found that they are faulty, and;*
- *Each prescribed alarm is in working order on the day a tenancy begins if it is a new tenancy.*

The requirements are enforced by local authorities who can impose a fine of up to £5,000 where a landlord fails to comply with a remedial notice.

A useful Q&A guidance on the **Regulations** has been produced by the **Department for Levelling Up, Housing and Communities (DLUHC)**, which can be downloaded for free at this link: www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords

The full **Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022** can be read at the following link: <https://www.legislation.gov.uk/ukxi/2022/707/contents/made>

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Grace Baptist Trust Corporation • 19 Croydon Road, Caterham, Surrey CR3 6PA

Tel: 01883 345488 • Email: info@gbtc.org.uk • Website: www.gbtc.org.uk