

SMOKE & CARBON MONOXIDE (CO) ALARM REGULATIONS – FULL GUIDE

Circle Doors | Landlord Safety Regulations Guide
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Introduction

The Smoke and Carbon Monoxide Alarm (England) Regulations set the minimum legal standards for fire and gas safety in rented homes. These requirements apply to **all private landlords**, including HMOs and single-let properties. Ensuring alarms are correctly installed and maintained is a core part of landlord compliance.

Failure to comply can result in **financial penalties up to £5,000** and may invalidate insurance in the event of a fire or carbon monoxide incident.

Legal Requirements for Smoke Alarms

✓ 1. At least one smoke alarm must be installed on every storey used as living accommodation.

This applies to:

- Hallways
- Landings
- Living rooms
- Basements used as living space

✓ 2. Smoke alarms must be in working order on the first day of every new tenancy.

Landlord must physically test alarms or instruct an agent to do so.

✓ 3. Alarms must be replaced or repaired as soon as they are reported as faulty.

You must act *promptly*.

✓ 4. HMOs require additional, more advanced systems.

This may include:

- Mains-wired interlinked alarms
- Fire panel systems (Grade A)
- Heat alarms in kitchens
- Additional smoke alarms in bedrooms

Always follow the local authority HMO requirements.

Carbon Monoxide Alarm Requirements

✓ Must be installed in *any room containing a fixed combustion appliance*.

This includes:

- Gas boilers
- Gas fires
- Wood-burning stoves
- Open fires
(*Gas cookers are exempt, but best practice is to include them.*)

✓ CO alarms must be tested on the first day of every tenancy.

Tenants are responsible for testing regularly during the tenancy.

✓ Landlord must replace faulty CO alarms immediately.

Best Practice for Alarms (Above Minimum Legal Standards)

- Install **interlinked alarms** throughout the property
- Fit heat alarms in kitchens
- Fit smoke alarms in bedrooms for HMOs
- Conduct quarterly alarm testing
- Keep an alarm testing log for evidence
- Use long-life sealed units (10-year)

Common Failures Councils Penalise

- Smoke alarm missing from top-floor landing
- Alarms not working on inspection
- No record of testing
- No CO alarm near boiler
- Tenant reports of alarms ignored

What Landlords Must Do Now

- Install the correct alarms in correct locations
- Test on move-in day and keep proof
- Replace broken alarms immediately
- Use a testing log
- Ensure HMOs follow stricter rules
- Include alarm details in the tenant welcome pack