**Smoke & Carbon Monoxide Alarm (England) regulations**

The new Smoke and Carbon Monoxide Alarm (England) regulations are expected to come into force in October 2015, requiring private rental sector landlords to improve the fire safety of their tenants as well as offer protection against carbon monoxide poisoning.

The regulations have been introduced with strong support following a consultation on property condition in the private rented sector.  Nationally, over the next ten years, it is estimated that these new laws will result in 231 fewer deaths and 5,860 less injuries.

To support private rented sector landlords in meeting this new legislation the Department for Communities and Local Government are working with fire and rescue services to provide free smoke and carbon monoxide alarms for their rental properties. The Brigade is actively seeking ways to engage with local partners who work with private rental sector landlords to ensure maximum benefit is gained from this scheme and sufficient measures are in place to protect public safety.

The new safety laws will be enforced by the local housing authority and make it compulsory for all private rented sector landlords to:

•Fit at least one smoke alarm on each floor of their premises

•Fit a carbon monoxide alarm in all rooms containing a solid fuel appliance

•Check that all alarms are working when a new tenancy starts - with potential penalties of up to £5,000        if they don’t comply.

Further information, including exclusions to the new legislation can be found on the Brigade’s website at [www.london-fire.gov.uk/freesmokealarms.asp](http://www.london-fire.gov.uk/freesmokealarms.asp).