



## Kidde Safety's Guidance for Private Landlords

The Government announced on 11<sup>th</sup> March, 2015 that, subject to Parliamentary Approval, a new law will come into effect on 1<sup>st</sup> October 2015 requiring that private landlords of residential premises in England ensure that:

- A smoke alarm is equipped on each storey of the premises which is wholly or partly used as living accommodation
- A carbon monoxide alarm is provided in any room which is used wholly or partly as living accommodation and contains a solid fuel burning appliance, and
- Any smoke alarm(s) and carbon monoxide alarm(s) are in proper working order at the start of any new tenancy

### Why is this law being introduced?

- *The regulations are intended to reduce the risk of injury or death caused by smoke or carbon monoxide in the private rented sector.*
- **Smoke alarms:** *Nearly 40% of fire-related deaths occur in properties without a working smoke alarm. Despite previous attempts by Governments to use non-regulatory approaches to encourage landlords to install smoke alarms, only 83% of properties in the private rented sector have a working smoke alarm, and therefore private rented sector tenants remain less likely to be protected by working smoke alarms than owner occupiers and renters in social housing.*
- **Carbon monoxide alarms:** *Carbon monoxide is a serious and preventable poisonous gas which can seriously harm or even kill. Each year, around 40 deaths from accidental carbon monoxide poisoning occur in England and Wales, and these could be prevented by use of a working, audible carbon monoxide alarm. These regulations aim to encourage uptake in those properties where the risk of carbon monoxide poisoning is highest, which has been identified as properties containing a solid fuel burning combustion appliance.*

### How will the law be enforced?

Local housing authorities will serve a notice on a landlord, where they believe the landlord has not complied with the duties. A landlord who is in breach of a duty must comply with the remedial notice. If a landlord fails to comply within 28 days of the notice being served, remedial action will be taken and penalties can include a civil penalty charge of up to £5,000.

### Kidde's view on this new law

We think this is an excellent, positive step to ensuring the safety from smoke, fire and carbon monoxide by private tenants, and so we fully support this new law. However, even if the draft legislation does not become law, Kidde strongly recommends the use of working smoke and carbon monoxide alarms in ALL homes, regardless of whether rented or owner occupied. **Working smoke and carbon monoxide alarms save lives!**

### Which products do Kidde recommend and why?

As a landlord, your priority is to ensure the safety of your tenants, and also to ensure that you remain legal following the introduction of this new law.

All Kidde smoke and carbon monoxide alarms are fully certified to EN14604 (smoke alarms) and EN50291 (carbon monoxide alarms). However, we strongly recommend that you install alarms with **sealed-in 10 year batteries** which never need replacing for the full 10 year life of the alarm. This means that your tenants will remain protected for 10 years, and also means that you are unlikely to need to replace alarms with every new tenancy – saving you time and money over the full period of time that your property is rented. In addition, being sealed-in units, the batteries cannot be removed by tenants, for use in other appliances! Finally, at typical retail prices, Kidde 10 year units work out at a cost of 0.03 pence and 0.05 pence per week each, which represents fantastic value for money.

### The Smoke Alarm and the Carbon Monoxide Alarm That We Recommend



10Y29 Smoke Alarm



10LLCO Carbon Monoxide Alarm