
DRAFT STATUTORY INSTRUMENTS

2015 No.

**The Smoke and Carbon Monoxide
Alarm (England) Regulations 2015**

PART 5

Notices

Service of notices

14.—(1) Any notice served on a landlord under these Regulations must be in writing and may be amended, suspended or revoked in writing at any time.

(2) A notice is to be taken to be served on a landlord on—

- (a) the day it is given to the landlord in person;
- (b) the second business day after it is sent by first class post to the landlord's last known address;
- (c) the day it is delivered by hand to the landlord's last known address; or
- (d) where the landlord has provided the local housing authority with an email address at which the landlord is content to accept service, the day it is sent by email to that address.

(3) The reference in paragraph (2)(b) and (c) to the landlord's last known address includes a reference to the address last provided by the landlord in accordance with section 48 of the Landlord and Tenant Act 1987⁽¹⁾ to a tenant of the landlord.

(4) If the name or address of any landlord on whom a notice is to be served under these Regulations cannot, after reasonable inquiry, be ascertained, the notice may be taken to be served on the day it is conspicuously affixed to a building or object on the premises to which the notice relates.

(5) In paragraph (2)(b) "business day" means any day other than a Saturday, Sunday, Christmas Day, Good Friday, or a day which is a bank holiday in England under the Banking and Financial Dealings Act 1971⁽²⁾.

(1) 1987 c. 31; amendments have been made to section 48 but they are not relevant to these Regulations.

(2) 1971 c. 80.