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## STATUTORY INSTRUMENTS

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# 2015 No. 1693

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

### PART 1

#### Introduction

#### Interpretation

2.—(1) In these Regulations—

“authorised person” means a person authorised in writing by the local housing authority for the purpose of taking remedial action under regulation 7;

“building” includes part of a building;

“penalty charge” means a monetary penalty imposed under regulation 8;

“premises”(1) does not include vehicles or vessels or—

(a) an HMO (as defined in section 77 of the Housing Act 2004) in respect of which a licence is required under Part 2 of that Act, or

(b) a house (as defined in section 99 of that Act) in respect of which a licence is required under Part 3 of that Act;

“prescribed alarm” means an alarm which is required to be equipped at residential premises under regulation 4(1)(a);

“remedial action” means action—

(a) to install a prescribed alarm;

(b) to repair a prescribed alarm; or

(c) to check a prescribed alarm is in proper working order;

“remedial notice” means a notice requiring the landlord on whom it is served to take such remedial action as is specified in the notice in accordance with regulation 5(2)(c);

“rent” includes any sum paid in the nature of rent;

“residential premises”(2) means premises (as defined above) all or part of which comprise a dwelling; and

“specified tenancy” means a tenancy(3) of residential premises in England which—

(a) grants one or more persons the right to occupy all or part of the premises as their only or main residence;

(b) provides for payment of rent (whether or not a market rent); and

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(1) See the definition of “premises” in s. 150(10) of the Energy Act 2013.

(2) This definition repeats the definition of “residential premises” in s. 150(10) of the Energy Act 2013 but modifies it so that the narrower definition of “premises” in these Regulations applies.

(3) See the definition of “tenancy” in s. 150(10) of the Energy Act 2013.

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**Changes to legislation:** *There are outstanding changes not yet made by the legislation.gov.uk editorial team to The Smoke and Carbon Monoxide Alarm (England) Regulations 2015. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

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(c) is not a tenancy of a description specified in the Schedule to these Regulations.

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**Commencement Information**

**II** Reg. 2 in force at 1.10.2015, see [reg. 1\(1\)](#)

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**Changes and effects yet to be applied to :**

- Regulations words substituted by [S.I. 2022/634 Sch. para. 1\(1\)\(3\)](#)

**Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:**

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- Sch. para. 6A inserted by [S.I. 2022/707 reg. 12](#)
- reg. 1(3) inserted by [S.I. 2022/707 reg. 3\(2\)](#)
- reg. 4(1)(c) and word inserted by [S.I. 2022/707 reg. 5\(a\)\(iv\)](#)
- reg. 4(3A) inserted by [S.I. 2022/707 reg. 5\(b\)](#)
- reg. 5(4)-(7) inserted by [S.I. 2022/707 reg. 6](#)
- reg. 6(1A) inserted by [S.I. 2022/707 reg. 7\(b\)](#)
- reg. 6(3) inserted by [S.I. 2022/707 reg. 7\(d\)](#)
- reg. 7(6) inserted by [S.I. 2022/707 reg. 8\(c\)](#)
- reg. 16 inserted by [S.I. 2022/707 reg. 11](#)