
STATUTORY INSTRUMENTS

2022 No. 707

**The Smoke and Carbon Monoxide
Alarm (Amendment) Regulations 2022**

Amendment of regulation 4: duties of relevant landlord in relation to prescribed alarms

5. In regulation 4—
- (a) in paragraph (1)—
 - (i) in sub-paragraph (a) omit “beginning on or after 1st October 2015”;
 - (ii) in sub-paragraph (a)(ii) for “solid fuel burning combustion appliance” substitute “fixed combustion appliance other than a gas cooker”;
 - (iii) after sub-paragraph (a) omit “and”;
 - (iv) after sub-paragraph (b) insert—
 - “and
 - (c) where, following a report made on or after 1st October 2022 by a tenant or by their nominated representative to the landlord, a prescribed alarm is found not to be in proper working order, the alarm is repaired or replaced.”;
 - (b) after paragraph (3) insert—
 - “(3A) For the purposes of meeting the requirement in paragraph (1)(c) both the determination (following a report) as to whether the prescribed alarm is in proper working order and any required repair or replacement must be carried out by or on behalf of the landlord as soon as reasonably practicable.”; and
 - (c) in the definition of “new tenancy” in paragraph (4), for “1st October 2015” substitute “1st October 2022”.