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DRAFT STATUTORY INSTRUMENTS

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**2015 No.**

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

**PART 6**

**Licences under Parts 2 and 3 of the Housing Act 2004**

**Amendments to Schedule 4 to the Housing Act 2004**

**15.**—(1) In paragraph 1 of Schedule 4 to the Housing Act 2004 (licences under parts 2 and 3: mandatory conditions)—

(a) in sub-paragraph (4)—

(i) before paragraph (a) insert—

“(za) where the house is in England—

(i) to ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation, and

(ii) to keep each such alarm in proper working order;”;

(ii) in paragraph (a), at the beginning insert “where the house is in Wales,”

(iii) in paragraph (b), at the beginning insert “in either case;”;

(b) after sub-paragraph (4) insert—

“(4A) Where the house is in England, conditions requiring the licence holder—

(a) to ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance;

(b) to keep any such alarm in proper working order; and

(c) to supply the authority, on demand, with a declaration by him as to the condition and positioning of any such alarm.”; and

(c) after sub-paragraph (5) insert—

“(6) In sub-paragraph (4A) “room” includes a hall or landing.

(7) For the purposes of sub-paragraphs (4) and (4A), a bathroom or lavatory is to be treated as a room used as living accommodation.”

(2) The amendments made by paragraph (1) apply only to licences granted or renewed on or after 1st October 2015.