

GUIDE SHEET

CARBON MONOXIDE GUIDANCE FOR LANDLORDS

Legislation applies to landlords that they must keep their tenants safe from the risk of carbon monoxide. It covers the maintenance of appliances, and the presence of carbon monoxide alarms in key locations within the property. **Be aware that it is the law**, and that this law also varies across areas of the UK.

CARBON MONOXIDE ALARMS - POSITIONING

According to British Standard BS 50292:2019, carbon monoxide alarms should be fitted in the following locations:

1

ROOMS THAT CONTAIN ANY FUEL BURNING APPLIANCES – SUCH AS AN OPEN FIRE, GAS COOKER OR BOILER

2

ROOMS WHERE PEOPLE SPEND THE MOST TIME – SUCH AS A LIVING ROOM

3

ROOMS WHERE PEOPLE SLEEP

4

ANY ROOM THAT HAS A FLUE RUNNING THROUGH IT

- Alarms should be fitted within 1-3 metres from a potential source of carbon monoxide
- Alarms should be 300mm from anything that could obstruct air flow to the alarm
- Alarms should be at breathing height, or at sleeping height if in a bedroom.

FACTSHEET

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CARBON MONOXIDE ALARMS - THE LAW

The law is different in the various areas of the UK:

ENGLAND

All private tenanted properties must have:

- A working carbon monoxide alarm in any room with a solid fuel burning appliance – such as a open fire or wood burner
- The Government also 'expect and encourage reputable landlords to cover all gas appliances'

SCOTLAND

All private tenanted properties must have:

- Working carbon monoxide alarms installed in every room or interconnected space where there is a fixed combustion appliance (excluding an appliance used solely for cooking). This includes gas boilers, gas cookers, oil boilers, wood burners etc.

NORTHERN IRELAND AND WALES

There is no specific law, however Building Regulations state:

- If you are building, extending or renovating then you will be required to fit carbon monoxide alarms

When replacing or installing a new appliance:

- In Wales: Fit a CO alarm when installing a solid fuel burning appliance (coal or wood)
- Northern Ireland: Fit a CO alarm when installing an appliance that burns any type of fuel (gas, oil, wood or coal), except for a cooker.