



Private Landlord Registration - Landlord Guide

Smoke Detectors

SMOKE ALARMS

As part of the ***Housing (Scotland) Act 2006** landlords must have satisfactory provision for detecting fires – by law. The recently revised statutory guidance states that smoke alarms should be installed:

- in rooms frequently used by occupants for general daytime living, such as the living room
- every circulation space, such as hallways and landings
- additionally a heat alarm should be installed in every kitchen
- all alarms should be interlinked/interconnected
- alarms should be Grade D (see page 42) – mains powered and battery back up
- and, at least one alarm on each storey

CO ALARMS

As of the **1st December 2015** all private tenanted property must have working Carbon Monoxide (CO) alarms installed - **by law** – in every room or interconnected space where there is a fixed combustion appliance (excluding an appliance used solely for cooking). This includes gas boilers, wood burners etc.

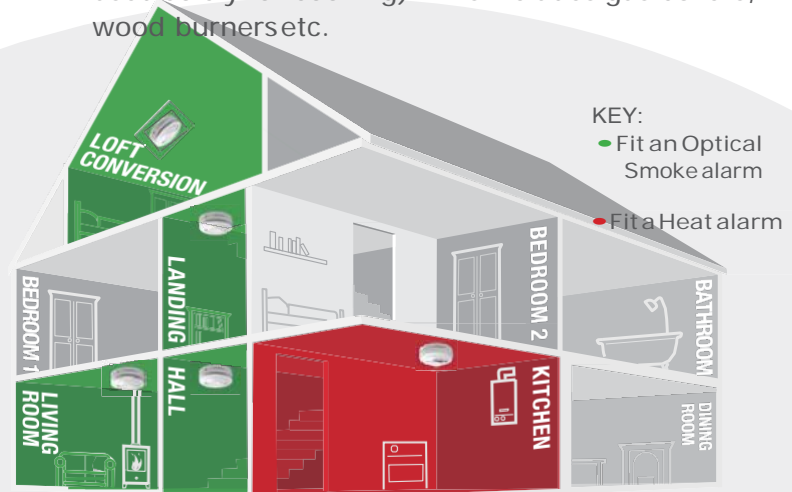


Diagram refers to the siting of Smoke and Heat alarm law in Scotland.

LD2 – Medium Protection – with an alarm on each storey. Minimum requirements for Scottish Landlord

* Source: Housing (Scotland) Act 2006: Scottish Government Guidance on satisfactory provision for detecting and warning of fires. Private Rented Housing Panel, Scotland.

