



[REGISTER](#) | [SUBSCRIBE](#) | [ABOUT US](#) | [CONTACT US](#) | [HELP](#) | [FORGOTTEN PASSWORD?](#)



Search LocalGov



Username (email address)  
  
 Password

[login](#) [Password Reminder](#)

Home

- [SITE HOME](#)
- [MY LOCAL GOV](#)
- [REGISTER](#)
- [SUBSCRIBE](#)
- [HELP](#)
- [CONTACT US](#)
- [ABOUT US](#)

News & Analysis

- [NEWS HOME](#)
- [TODAY'S PAPERS](#)
- [ANALYSIS](#)
- [SPECIAL FOCUS](#)
- [BLOGS](#)
- [RSS FEED](#)

Jobs

- [JOBS HOME](#)
- [LATEST JOBS](#)
- [ADVERTISE](#)
- [RSS FEED](#)

MYB Directory

- [DIRECTORY HOME](#)
- [A-Z COUNCILS](#)
- [SEARCH PEOPLE](#)
- [SEARCH ORGANISATIONS](#)
- [POLITICAL COMPOSITION MAP](#)
- [SEARCH](#)
- [SEARCH BENCHMARKS](#)
- [COUNCILS STATISTICS](#)
- [GAZETTEER](#)
- [COUNCIL STRUCTURE](#)
- [COUNCIL REORGANISATION](#)
- [BUY MYB BOOK](#)
- [SUBSCRIBE](#)

MYB Intelligence

- [HOME](#)
- [BUDGET DATA](#)
- [NATIONAL INDICATORS](#)
- [ROAD LENGTHS](#)
- [ROAD PROPORTIONS](#)

List Rental

- [LIST RENTAL HOME](#)
- [ORDER SET LISTS](#)
- [VIEW BASKET](#)
- [CHECKOUT](#)
- [SET LISTS EXPLAINED](#)
- [FAQS](#)
- [TERMS & CONDITIONS](#)

Awards

- [MJ 2011 AWARDS](#)
- [LGN AWARDS HOME](#)

Subscribe

- [SUBSCRIBE HOME](#)
- [FURTHER INFORMATION](#)
- [REFUND POLICY](#)

Events

- [LATEST EVENTS](#)
- [SEARCH EVENTS](#)
- [EVENT CALENDAR](#)
- [ADD YOUR EVENT](#)
- [RSS FEED](#)

Procurement Guide

- [SEARCH](#)

Business

- [BUSINESS HOME](#)

07 January 2013

## Rented housing registration - improving safety

Gerald Jones

**With the emergence of compulsory licensing of private landlords, what protection for tenants should local authorities be looking for with smoke and CO alarms?**

The Housing Health and Safety Rating System (HHSRS) identifies both fire and carbon monoxide poisoning as hazards and a 'decent home' must not contain any Category 1 hazard. Properly sited smoke and CO alarms are 'ideals' and a lack of them is cited as a 'relevant matter' affecting the likelihood and harm outcome. But HHSRS gives no specific guidance on alarms.

Local authorities may be tempted to resort to Building Regulations but for fire these rely on other 'passive' measures which may well not be present in many older properties, justifying a higher level of protection with more smoke/heat alarms than for new buildings – as recognised in the current Code of Practice for domestic fire alarm systems, BS 5839-6: 2004.

This calls for hard-wired, interlinked smoke alarms (and heat alarms for situations where they can't be used). In Scotland, this is already a legal requirement in all rented housing, with at least one alarm on each floor. Here, wireless interlinking technology can eliminate disruptive wiring between alarms. BS 5839-6: 2004 also calls for alarms in living rooms and kitchens, as well as escape routes but HMOs may well justify individual risk assessments, perhaps leading to a higher standard with alarms in bedrooms as well.

A similar situation applies to CO alarms. Building Regulations are a recent development in England and Northern Ireland – although not yet Scotland – and do not go far enough: the current Part J only considers solid fuel, ignoring gas appliances and other well-known risks. Again, British Standards provide the benchmark, ideally with alarms in rooms with combustion appliances and where people live or sleep.

One landlord has already anticipated the move to licensing, taking an exemplary approach. The London Student Group provides high specification shared student accommodation in refurbished traditional Victorian houses in north London. They are fitted with a comprehensive system of Kidde Fyrnetics Slick@ alarms using wireless interconnect. Every bedroom has its own smoke alarm, as well as circulation areas, and there are heat alarms in communal living areas and kitchens. In addition, Kidde Fyrnetics hard-wired CO alarms with digital displays are installed on each floor.



The London Student Group has already installed heat and smoke alarms in its properties.

**Gerald Jones is Business Manager (Professional and Fire Brigade Channels) at Kidde Fyrnetics.**

[MOST READ](#) | [MOST COMMENTED](#)

[Mayor's LEP inaction blamed for Lewisham and Hackney oversight](#)

[Honours bestowed on local government officers and members](#)

[The back office: a train crash coming to a town near you](#)

[MP damns 'eye watering' council chief pay-offs](#)

[New report suggests obese people could lose benefits](#)

[New report suggests obese people could lose benefits](#)

[Pensions could be pooled to kick-start stalled infrastructure projects](#)

[The back office: a train crash coming to a town near you](#)

[Lewis: councils to become less reliant on central funding](#)

[Public support for 20mph zones](#)

[E-mail to a friend](#)

[Printable version](#)

[Del.icio.us](#) [StumbleUpon](#)

[facebook](#) [YouTube](#)

[twitter](#) [digg](#)

[reddit this!](#)

### Featured Jobs

**SENIOR ROLES AT THE CARE INSPECTORATE**  
 Care Inspectorate  
 Various salaries

**BLACK COUNTRY TRANSPORT DIRECTOR**  
 Association of Black Country Authorities  
 Up to £82,000 (three year contract)



---

SEARCH BUSINESS  
TODAY'S PAPERS  
COMPANY PROFILES

[Local Government UK](#) | [Government News & Analysis](#) | [Directory of Local Government Organisations](#) | [Subscriptions](#)  
[Local Government Events](#) | [Local Government Jobs](#) | [Business News](#) | [Government Careers](#) | [Govepedia](#) | [Need 2 Know](#)  
[Terms & Conditions](#) | [About Us](#) | [Contact Us](#) | [Help](#)

