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GUEST POST: SMOKE AND HEAT ALARMS - ARE THEY NECESSARY?



There is a compelling case for landlords to fit interlinked smoke alarms (and heat alarms for situations where they can't be used), as leading alarm manufacturer Kidde Fyrnetics explains. In Scotland, this is already a legal requirement in all rented housing, with at least one alarm on each floor, and the UK government is considering similar measures. Registered HMOs (Houses in Multiple Occupation) also

need them to meet local authority rules.

But even where specific rules are not spelled out, legal liability still applies if suitable alarms are not installed. This is because civil law imposes a duty on landlords to ensure the safety of their tenants. For the same reason, there is a strong argument for fitting CO alarms, to protect against carbon monoxide poisoning, as well.

The current Code of Practice for domestic fire alarm systems, BS 5839-6: 2004, provides the benchmark for what a landlord should do. Although it recommends hard-wired smoke and heat alarms in most cases, battery-only units can be used where "structural fire precautions" meet current Building Regulations. But it's the landlords' responsibility to ensure that all ceilings, partitions, doors, etc., really do comply – not an easy task – otherwise, battery alarms might put tenants at risk. So, professionally installed, hard-wired alarms are the safe answer. Here, wireless interlinking technology can eliminate disruptive wiring between alarms. Find out more by downloading Kidde Fyrnetics' guide 'Fire & CO Safety in Housing' at www.smoke-alarms.co.uk

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Wednesday, December 19th, 2012

Written by Simon @ Upad Filed under Legal, Property Rental, Tips for New Landlords,

ONE RESPONSE TO "GUEST POST: SMOKE AND HEAT ALARMS - ARE THEY NECESSARY?

Bibi says:

19/12/2012 at 2:14 PM

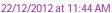


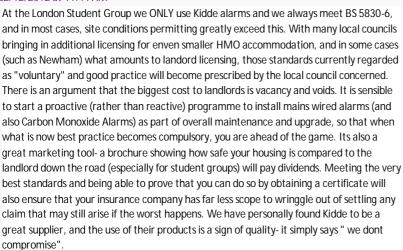
BS 5839-6: 2004 is a great code and it is made to protect and guide the landlords and the tenants as well. Great post guys:)

Reply

Rob Hunter-London Student Group says:

Your comment is awaiting moderation.





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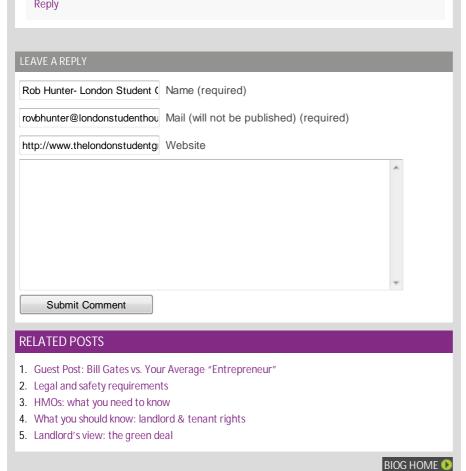
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Bibi: BS 5839-6: 2004 is a great code and it is made to protect and guide the landlords and the tenants as well....

Roy Cracknell: The proposal is sound in principle ,I will write more later

Murray B: Interesting title versus the content & the rhetoric – from the article I can see how, &...

Gaz: Once again the NLA shmoozes up to the hierarchy. No mention here about better protection for landlords from...

Deborah Wilson: This seems very unfair to someone in my position. I was looking to rent out my main residence as I am...

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