



ROCHDALE BOROUGHWIDE HOUSING LIMITED

LEGAL TEAM

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Date: 26 March 2019

Dear Sirs

Re Death of John Eric Graham (MT)

This response is prepared in order to comply with the Notice of HM Coroner pursuant to Regulation 28 of the Coroners (Investigations) Regulations 2013 ("The Regulations").

At the inquest of Mr Graham, the Assistant Coroner expressed concern that carbon monoxide detectors are not routinely installed in residential accommodation rented by Rochdale Boroughwide Housing Ltd which, if not remedied, creates a risk of future deaths.

Response

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 only require private landlords to install carbon monoxide detectors and Registered Providers are specifically excluded from the regulations. Further, the installation will only take place if there are rooms containing solid fuel burning appliances and such detectors are not required when there are only gas burning appliances installed. This is re-iterated by the Building Regulations, Part J, which requires that when a new or replacement solid fuel appliance is installed a carbon monoxide detector is fitted. However, no mention is made of gas appliances.

On the 30th April 2018 the Government announced a review into the rules that require carbon monoxide alarms to be fitted in homes across England. The review is considering whether there should be a blanket requirement to install alarms for all methods of heating, including gas and oil appliances.

Until the outcome of that review is known it would not be prudent to consider a wholesale installation programme in the absence the detailed requirements that such a recommendation would bring. For example, the most recent changes in Scotland will require smoke and carbon monoxide detectors in specific locations and of specific types. They will also need to be hard wired when those regulations come into force in Scotland in February 2021.

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Rochdale Boroughwide Housing will continue to monitor the outcome of the current review and any recommendations which follow will be considered for implementation.

Yours faithfully



Solicitor
Rochdale Boroughwide Housing Limited