



Date: 24 May 2024

Dear Stakeholder

**PUBLICATION OF THE CONSULTATION SUMMARY REPORT: SECTION 8 REGULATIONS, PRIVATE TENANCIES ACT (NI) 2022**

This letter is to advise you that the 12-week consultation on Section 8 (Alarms) has now concluded by way of the publication of the Summary Report detailing the findings.

The Section 8 Regulations set the minimum standards required within private rental properties for smoke, heat, and carbon monoxide alarms (*which can be either battery or hardwired*).

The minimum standards for private rented properties have been set as a:

- At least one smoke alarm installed in the room most frequently used for daytime living and in every circulation space (hall/landing) on each storey;
- Heat alarm installed in every kitchen; and
- Carbon monoxide alarm installed in any room or circulation space which contains a fixed combustion appliance or a flue.

Section 8 Regulations will be made in May 2024.

New tenancies granted on or after 1<sup>st</sup> September 2024 must be compliant on the date the new tenancy is granted.

Existing tenancies granted before 1<sup>st</sup> September 2024 must comply by 1<sup>st</sup> December 2024.

I will write to you again to inform you when the Regulations become law.

**The Section 8 post-consultation Summary Report can be accessed via the following link**

<https://www.communities-ni.gov.uk/publications/summary-report-private-tenancies-act-northern-ireland-2022-section-8-smoke-heat-and-carbon-monoxide>



If required, the Summary Report can be made available on request in an alternative format via the following contact points:

1. ✉: [prs@communities-ni.gov.uk](mailto:prs@communities-ni.gov.uk);
2. By telephone (028) 9082 3425; or
3. By written request to Audrey Fallon, Department for Communities, Private Rented Branch, Level 3 Causeway Exchange, 1-7 Bedford Street, BELFAST BT2 7EG.

Thank you to all who participated.

Yours sincerely

**JULIE LAVERY**  
DfC Housing, Private Rented Branch