



5 June 2024

Dear Stakeholder

THE SMOKE, HEAT, AND CARBON MONOXIDE ALARMS FOR PRIVATE TENANCIES REGULATIONS (NORTHERN IRELAND) 2024

This letter is to advise you that the Regulations were made on 30 May 2024. These Regulations emanate from Section 8 of the Private Tenancies Act (NI) 2022, and the intent is to reduce the risk of fire and the consequent loss of life, injury, and damage to property within private rental properties.

The deadlines for compliance are as follows:

- New tenancies must be compliant from **1 September 2024**
- Existing tenancies must be compliant from **1 December 2024**.

A new tenancy means a tenancy granted on or after 1 September 2024, an existing tenancy means a private tenancy which is granted before the 1 September 2024.

The 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 standards have been set as:

- A smoke alarm to be installed in the main living room, and in every circulation space on each storey (hall, landing area).
[Note: in situations where an open fireplace would make a smoke alarm impractical a heat alarm may be fitted, and in circumstances where the room includes an open plan living area, provided the heat alarm in the kitchen is installed in a position where it is not more than 7.5 metres from any point in a room a smoke alarm may be dispensed with.]
- A heat alarm installed in every kitchen.



- A carbon monoxide alarm installed in any room or circulation space which contains a fixed combustion appliance or a flue (that will include any bedrooms a flue passes through).
- Smoke and heat alarms must be interlinked to ensure the alarms can communicate with each other, therefore providing sufficient cover if one alarm defects all alarms will go off to provide warning.
- A carbon monoxide alarm does not need to be linked to smoke and heat alarms, however if you have more than one carbon monoxide alarm these must be interlinked to each other.

The Regulations and associated guidance notes (which includes an animation) can be accessed via the following links:

[The Smoke, Heat and Carbon Monoxide Alarms for Private Tenancies Regulations \(Northern Ireland\) 2024 \(legislation.gov.uk\)](https://legislation.gov.uk)

[The Smoke, Heat and Carbon Monoxide Alarms for Private Tenancies Regulations \(Northern Ireland\) 2024 guidance notes | Department for Communities \(communities-ni.gov.uk\)](https://www.communities-ni.gov.uk)

Once the compliance dates for new tenancies and existing tenancies have been reached, it will be a prosecutable offence for landlords not to comply with the set minimum standards.

Any queries on the introduction of the Regulations can be channelled through to the following contact points:

- E-mail: prs@communities-ni.gov.uk
- Post: For the attention of Audrey Fallon, Department for Communities, Private Rented Branch, Level 3 Causeway Exchange, 1-7 Bedford Street, BELFAST BT2 7EG



Department for
Communities
www.communities-ni.gov.uk

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I trust you find this information helpful.

Yours sincerely

JULIE LAVERY

DfC Housing, Private Rented Branch