



Department for Levelling Up, Housing & Communities

To: All Council Leaders in England,
Chief Executives,
National Housing Federation,
G15,
Northern Housing Consortium,
Chartered Institute of Housing,
Local Government Association,
National Residential Landlords Association
Propertymark
British Property Federation
Lettings Industry Council
Savills

Eddie Hughes MP
*Parliamentary Under-Secretary for
Rough Sleeping and Housing*

***Department for Levelling Up, Housing and
Communities***

4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF

Email: Eddie.Hughes@levellingup.gov.uk

29 July 2022

Dear all,

SMOKE AND CARBON MONOXIDE ALARM (AMENDMENT) REGULATIONS 2022

Following approval by the House of Commons and the House of Lords, as of 27 June 2022, the Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 are now law.

The regulations will come into force on 1 October 2022 and landlords must be compliant with the requirements set out in the Regulations from that date.

As explained in previous letters, these new regulations mean that:

- Registered providers of social housing must ensure at least one smoke alarm is provided on each storey of their homes where there is a room used as living accommodation. This has been a legal requirement in the private rented sector since 2015.
- All landlords must ensure a carbon monoxide alarm is provided in any room used as living accommodation which contains a fixed combustion appliance (excluding gas cookers).
- All landlords will be legally obligated to ensure smoke alarms and carbon monoxide alarms are repaired or replaced once they are informed and the alarms are found to be faulty.

These regulations are in place to ensure private and social tenants are safe in their homes, and once again, I urge you to begin installing alarms if you haven't yet, to ensure you will be compliant with these regulations when they come into force on 1 October 2022. Any landlord found to be in breach could be fined up to £5,000 and so it is vital that your organisation prepares for these changes right away.

The Department for Levelling Up, Housing and Communities has now published guidance booklets to further support you in preparing for these changes.

These explanatory booklets are not an authoritative interpretation of the law but intended as a general guide to help landlords understand and comply with the Regulations and help local housing authorities prepare to effectively enforce them.

The guidance for landlords and tenants can be found [here](#) and the guidance for local housing authorities can be found [here](#).

Thank you for your engagement on this important matter. If you have any questions, you can contact the team of officials overseeing these regulations at smokeandcarbonmonoxide@levellingup.gov.uk

Yours ever,

A handwritten signature in blue ink, appearing to read 'E. Hughes'.

EDDIE HUGHES MP