**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.

The new regulations mean that:

• 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 tenants are safe in their homes, and therefore Fenland District Council urges all private landlords to begin installing alarms as soon as possible to ensure compliance 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 you prepare for these changes without undue delay.

Any landlord who is unsure of their legal obligations regarding the amended regulations can contact their trade association, take independent legal advice, or contact the Private Sector Housing team at Fenland District Council at privatesectorhousing@fenland.gov.uk