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## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations set minimum standards for the purpose of determining whether a landlord of a private tenancy has complied with the duty contained in Article 11B(1) of the Private Tenancies (Northern Ireland) Order 2006 (S.I. 2006 No. 1459 (N.I. 10)) to keep in repair and working order sufficient appliances for detecting fire, smoke or carbon monoxide.

Regulations 1 and 2 set out preliminary matters and define terms used in the Regulations.

Regulation 3 sets out the duties of a landlord in relation to the minimum number of smoke, heat and carbon monoxide alarms required in a dwelling-house.

Regulation 4 stipulates the alarm requirements to meet the British Standards.

Guidance on the implementation of the Smoke, Heat and Carbon Monoxide Alarms for Private Tenancies Regulations (Northern Ireland) 2024 has been published and is available on the Department for Communities website at <https://www.communities-ni.gov.uk/articles/smoke-heat-and-carbon-monoxide-alarms-private-tenancies-regulations-northern-ireland-2024-guidance>.