

Julie James AC/AM
Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government



Llywodraeth Cymru
Welsh Government

Darren Millar AM
Assembly Member for Clwyd West
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8 January 2020

Dear Darren,

I am writing in response to your request on 3 December for a statement on carbon monoxide detectors.

I am pleased that you share my concerns relating to the safety of rented accommodation. Section 91 of the Renting Homes (Wales) Act 2016, once implemented, will require landlords to ensure their dwelling is fit for human habitation. Furthermore, section 94 of the Act requires the Welsh Ministers to make regulations relating to the determination of whether a dwelling is fit for human habitation.

These regulations will include additional requirements for landlords to install working carbon monoxide alarms, smoke alarms and undertake an electrical safety test at least every five years. With specific regard to carbon monoxide detectors, at least one will be required in any room which has a gas, oil or solid fuel burning appliance. Failure, by a landlord, to comply with this requirement will mean the dwelling is considered unfit for human habitation, regardless of any other actions taken by the landlord.

I am committed to ensuring the benefits of this Act, including the provisions relating to fitness for human habitation, are implemented by the end of this Assembly term. Subject to the Assembly agreeing certain amendments to the 2016 Act that will be brought forward as a separate Bill, implementation will include extending the current notice period for no fault evictions to six months, from the current two months, and prohibiting the issuing of such a notice within the first six months of occupation. Proposals relating to these amendments were the subject of a Welsh Government consultation (see <https://gov.wales/increasing-minimum-notice-period-no-fault-eviction>).

Yours sincerely

Julie James AC/AM
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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.