

FURNITURE AND FURNISHINGS FIRE SAFETY REGULATIONS

RELATING TO RENTED PROPERTIES

WHAT YOU SHOULD KNOW!

These regulations apply to persons who hire out furniture in the course of a business. This covers residential furnished lettings and therefore applies to Landlords and potentially Letting and Managing Agents who let such accommodation.

Products covered by the regulations are;

1. All types of upholstered seating including settees, chairs, padded stools, sofa beds and floor cushions.
2. Furniture for use in the open air (garden and outdoor furniture) which is suitable for use in a dwelling.
3. Divans, bed-bases, mattresses, pillows, and mattress pads (toppers) and padded bedheads.
4. Scatter cushions and seat pads.
5. Permanent covers for furniture (textiles, coated textiles, leather etc.) Loose and stretch covers for furniture. Covers for non-visible parts of furniture.
6. Foam and non-foam filling material for furniture.

REMEMBER if it's padded and squishy it's probably covered by the regulations!

The regulations DO NOT apply to curtains and carpets. They do not apply to furniture made prior to 1950 unless it has been reupholstered.

So, for Landlords letting furnished property, it is mostly settees, easy chairs, dining chairs, padded stools, beds, mattresses, divans and padded bedheads that need to be considered.

WHAT SHOULD YOU LOOK OUT FOR?

When buying any of these furnishings or furniture, new or second hand, you should be looking out for the correct labelling. But beware, there are counterfeit labels circulating, so always buy from a recognised and trustworthy source.



This is what you should be expecting to see attached to beds, mattresses, divans etc. It needs to state that it conforms to **BS7177**. This is for UK manufactured beds. Beds imported from other countries may not comply.



This is an example of a counterfeit label.

For settees, chairs, padded stools and padded headboards, the item will have been displayed in the shop with this type of hanging label-



Covers and cushions may have other labels but unless you are absolutely sure of where they were manufactured (many ethnic products are on market stalls) we would strongly suggest that you do not provide them as part of a let.

Settees, chairs, padded stools and padded headboards also should have this kind of label permanently attached, in short or long form-

CARELESSNESS CAUSES FIRE

BATCH/I.D. No. _____

To comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988.
 This item includes a Schedule 3 interliner.
 All foams, fillings and composites have been tested to ensure compliance with the relevant ignitability test.
 Covers and fillings are cigarette resistant.
 Covers are not match resistant.
 Further details are available from your retailer.

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Another example-

Carelessness Causes Fire ← **a** The Caution

Batch ID No 1234 ← **b** Batch number or identification number

To comply with The Furniture and Furnishings (Fire Safety) Regulations. This article does not include a Schedule 3 interliner. ← **c** Whether or not the article includes a fire resistant interliner

All foams, fillings and composites have been tested to ensure compliance with the relevant ignitability test. All covers and fillings have been tested to ensure that they are cigarette resistant. All covers have been tested to ensure that they are match resistant. ← **d** Summary for the measures taken to ensure compliance with the regulations

Further details are available from your retailer

The label MUST state;

“CARELESSNESS CAUSES FIRE” and

"Complies with the furniture and furnishings (fire) (safety) regulations (1988)"

And "this item does not require/ this item includes/ does not include a schedule 3 interliner" and

It must also have an **identification or batch number**.

NOTE HOWEVER that these labels are readily available from E bay in multiple packs, so again you need to be fully assured of just who you are buying from!

If you are unsure of any piece of furniture and think that it won't satisfy the regulations then **remove** it from the property. Also be aware of any furniture which an outgoing tenant leaves behind for the next tenant.

This is just a basic guide. For further information and more details please refer to the appropriate legislation, the Fire Safety Advice Centre or Citizens Advice. SATRA also have a useful website.

Copeland Borough Council – January 2016