

Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)

The Government have introduced a number of pieces of legislation to control the level of fire resistance in domestic furniture and furnishings. The most important area for Landlords is the Furniture and Furnishings (Fire) (Safety) Regulations 1988, under section 11 of the Consumer Protection Act 1987.

These regulations cover all those associated with furniture and furnishings, from importing and manufacture to retailing and hiring. Hire includes the situation where furniture and furnishing are let as part of a residential letting. Landlords must conform with the Regulations. The regulations apply to all upholstered furniture as it is the "filling" that must be fire retardant.

The only exemption likely to be relevant to Landlords is that the Regulations do not apply to furniture made before 1950 and the re-upholstery of furniture made before that date.

Display labels should be attached to all furniture meeting the requirements stating the "the product meets the necessary requirements of the 1988 Safety Regulations."

Smoke Detectors

The building regulations require that all properties built after June 1992 must have a mains operated inter-connected smoke alarm fitted on every level of the property. Older properties do not have to comply but landlords would be well advised to provide at least 2 battery operated smoke alarms in the property and ensure the tenancy agreement dictates who is responsible for changing the batteries.

Landlords have an obligation to ensure that the property they provide is safe.

Halls recommend seeking advice from local Fire Prevention Offices to advise you on any fire related equipment you wish to install in the property to ensure full fire safety is met.