



# eBOOK – Property Safety Furniture and Fire



## Furniture and Fire

### Property Safety Obligations – The Furniture and Furnishings (Fire) (Safety) Regulation 1988

The Furniture and Furnishings (Fire Safety) Regulations 1988 (amended 1989 and 1993) are UK law and are designed to ensure that, upholstery components and composites used for furniture supplied in the UK, meet specified ignition resistance levels and are suitably labelled.

1. Filling materials must meet specified ignition requirements
2. Upholstery composites must be cigarette resistant
3. Covers must be match resistant (with certain exceptions as outlined in Section 8.2 and Appendix A5)
4. A permanent label must be fitted to every item of new furniture, (with the exception of mattresses and bed-bases)
5. A display label must be fitted to every item of new furniture at the point of sale (with the exception of mattresses, bed-bases, pillows, scatter cushions, seat pads, loose covers sold separately from the furniture and stretch covers)
6. The first supplier of the domestic upholstered furniture in the UK, must maintain records for five years to prove compliance.

Furniture manufactured since March 1989 will comply with these regulations, but furniture before this date containing foam will not.

The foam in furniture manufactured before 1989 emitted poisonous gas if it was set on fire.

The following furniture and soft furnishings, supplied by the Landlord in let properties, must meet fire safety standards and be marked with a label showing compliance.

- beds, headboards, mattresses
- sofas, sofa-beds, futons
- nursery furniture
- garden furniture which is suitable for use in a dwelling



# Brookland Estates

Property Management

- scatter cushions, bean bags, window seats and seat pads
- pillows
- padded stools and padded chests
- loose and stretch covers for furniture.

The regulations do not apply to:

- sleeping bags
- bed-clothes (including duvets) and pillowcases
- loose covers for mattresses
- curtains and carpets
- furniture and furnishings manufactured pre 1 January 1950
- properties let continuously to the same tenant since prior to December 1996, until there is change of tenancy.

**Non-compliance with the above regulations is a criminal offence and carries penalties of a £5,000 fine, 6 month's imprisonment, or both. In the event of a death, charges could extend to manslaughter.**