



GUIDANCE NOTE – FURNITURE & FURNISHINGS (FIRE) SAFETY REGULATIONS

If you let your residential property furnished you must ensure that certain types of **furniture and furnishings** provided meet the current **safety regulations** - failure to comply with the regulations is a criminal offence and may result in:

- A fine of £5,000 per item not complying
- Six month's imprisonment
- Possible manslaughter charges in the event of death
- The Tenant may also sue you for civil damages
- Your property insurance may be invalidated

These regulations are enforced by local Trading Standards Officers

Q. Can the Regulations be avoided?

A. No! It is an offence to either:

- Give the furniture to the tenant
- Sell the furniture to the tenant
- Obtain an indemnity from the tenant that they do not mind the furniture does not comply
- To store the furniture so that the tenant can put it back in the premises
- To leave the items off the inventory inferring that they do not exist

THE REGULATIONS APPLY TO:	EXCLUDED ITEMS:
Settees, Arm Chairs, Futons, Sofas, Sofa beds.	Antique furniture, or furniture manufactured before 1950
Padded seat cushions (e.g. Dining chairs)	Bed clothes and duvets.
Office chairs (Filled or padded)	Loose mattress covers / protectors.
Beds, Bed bases, Padded headboards, Mattresses, Divans & Pillows.	Pillow cases.
Nursery furniture.	Sleeping bags
Padded conservatory furniture.	
Loose, stretch and fitted furniture covers.	
Scatter cushions.	

If in doubt, REMOVE IT!