

## **FURNISHED PREMISES – FIRE SAFETY STANDARDS (LSM) 2018**

### **1.0 Purpose**

- 1.1 The aim of this policy is to ensure that all furniture and furnishing provided as part of a tenancy agreement is fire resistant.
- 1.2 The procedures detailed within this section have been written to ensure all reasonable steps have been taken to comply with The Furniture & Furnishings (Fire) (Safety) Regulations 1988 (as amended).

### **2.0 Definitions**

Domestic Upholstered Furniture – *“furniture that has a filling material inside a cover and is destined for private use in a domestic dwelling.”*

Filling – *“any material that is used in and on furniture to pad, fill or bulk out the cover.”*

### **3.0 References**

- The Furniture & Furnishings (Fire) (Safety) Regulations 1988 (as amended)
- Fire (Scotland) Act 2005
- Fire Safety (Scotland) Regulations 2006

### **4.0 Furniture and Furnishings**

- 4.1 The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended) set levels of fire resistance for domestic upholstered furniture, furnishings and other products containing upholstery. The Regulations apply to the following:
- Armchairs, three piece suites, sofas, sofa beds, futons and other convertible furniture;
  - Beds, bed bases and headboards, mattresses, divans and pillows;
  - Nursery furniture;
  - Garden furniture which could be used indoors;
  - Loose, stretch and fitted covers for furniture, scatter cushions, seat pads and pillows.
- 4.2 The Association will ensure that all furniture and furnishings provided as part of a tenancy agreement adhere to The Furniture & Furnishings (Fire) (Safety) Regulations 1988 (as amended). All furniture and furnishings provided will have a manufacturer's label which will be permanent and non-detachable. Bed bases will also have a label stating that it meets the requirements set out in BS7177. Additionally, all upholstered items will:

- have a fire resistant filling material;
- pass the "match resistance test"; and
- pass the "cigarette test".

## 5.0 Review

5.1 This policy will be subject to review at least every 3 years.

George Tainsh  
Director

13<sup>th</sup> December 2017

### Policy Consultation and Review Process:

Reviewed by Management Team & Assistant Technical Services Manager	6 <sup>th</sup> December 2017
Reviewed by the HSEHR Committee	13 <sup>th</sup> December 2017
<b>APPROVED BY THE MANAGEMENT COMMITTEE</b>	<b>25<sup>th</sup> January 2018</b>
<b>Date of Next Review</b>	December 2020