

## Fire and Furnishings Regulations

### Môn Properties Landlord's Pack

Amlwch Lettings

Landlord Information  
Sheet.

Gas and Electrical  
Safety.

Information for Overseas  
Landlord's

Fire and Furnishings  
Regulations.

Important information on  
Houses with Multiple  
Occupancy.

The Tenancy Deposit  
Scheme.

Energy Performance  
Certificate.

Since 1 January 1997, all furniture provided in furnished rented accommodation – houses, flats and bed sits – must meet the fire resistance requirements of the Furniture and Furnishings (Fire) (Safety) Regulations, 1988.

**What products do the Regulations cover?**

**Any of the following which contain upholstery:**

- Beds, mattresses and headboards
- Sofa beds, futons and other convertibles
- Nursery furniture
- Scatter cushions, seat pads and pillows
- Garden furniture intended for use in a dwelling
- Loose and stretch covers for furniture

**The regulations do not apply to:**

- Sleeping bags or loose covers for mattresses
- Bed clothes (including duvets) and pillow cases
- Carpets and curtains

All furniture and loose and stretch covers must carry a permanent label attached showing the item complies with the Regulations (some examples below).

Properties cannot be let through Môn Properties when containing non-compliant furniture.

If you require advice or further information about whether furniture complies with the Regulations, you should consult with Môn Properties or go to:

[www.legislation.gov.uk/ukxi/1988/1324/contents/made](http://www.legislation.gov.uk/ukxi/1988/1324/contents/made)

The responsibility for compliance with the Regulations rests with the person letting the accommodation – this can be estate agents, letting agents, landlords or property managers.



Filling material(s) and covering fabric(s) meet the requirements for resistance to cigarette and match ignition in the 1988 safety regulations

**CARELESSNESS  
CAUSES FIRE**

Careless  
use of matches  
could set fire  
to this furniture

**CAUTION**

Meets  
the 1988  
safety regulations  
by inclusion of a  
fire resistant  
interliner

**CAUTION**

**CAUTION  
FURNITURE IS NOT A FIRE**

**PROTECT YOURSELF  
AND YOUR TENANTS  
BY ADHERING TO THE  
FIRE AND  
FURNISHINGS  
REGULATIONS**