

## **Fire Safety**

### **Smoke Detection and Fire Fighting Equipment - Summary**

Adequate smoke detection equipment must be fitted to all rental properties. Current guidance issued by the Scottish Government states that there must be one functioning smoke alarm in the room used by the occupants for general daytime living purposes. There should also be a detector in every circulation space such as hallways and landings and a heat detector in the kitchen. All alarms must be mains wired with a standby power supply and be interlinked.

A fire blanket is recommended in the kitchen. Fire extinguishers require annual servicing and are therefore not recommended.

Campbell and Dean can arrange for mains wired alarms and a fire blanket to be fitted.

### **Fire & Furnishings (Fire) (Safety) Regulations 1988**

#### **Summary**

This regulation was introduced to ensure that all newly produced furniture, furnishings and other products containing upholstery had the required level of fire resistance.

#### **1993 Amendments**

From 1993 it became necessary for Landlords to ensure all furnishings in their residential let accommodation complied with the regulations introduced in 1988.

- These regulations apply to:
- Beds, headboards of beds and mattresses
- Sofa-beds, futons and other convertibles
- Nursery furniture
- Garden furniture which is suitable for use in the dwelling
- Scatter cushions and seat pads
- Pillows
- Loose and stretch covers for furniture
- Extra or replacement furniture purchased for rented accommodation

**These regulations do not apply to:**

- Furniture made before 1950
- Bed-clothes including duvets
- Loose covers for mattresses
- Pillowcases
- Curtains
- Carpets
- Sleeping bags

**What to look for:**

Each item of furniture or furnishing will have a label attached to it stating compliance with the regulations. The label must be attached. Look for statements like:

- Foams and fillings pass the test
- Upholstery (covers and fillings) is cigarette resistant
- Covers are match resistant