

Fire Safety

Smoke Detection and Fire Fighting Equipment - Summary

The Landlord must comply with the repairing standard and provide fire alarms in the property. There should be:

- One functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes
- One functioning smoke alarm in every circulation space, such as hallways and landings
- One heat alarm in every kitchen
- All alarms should be interlinked
- A certificate of alarm installation, by a qualified electrician, should also be exhibited

The number and position of the alarms will depend on the size and layout of the house. There should be at least one alarm on each floor.

From 1 March 2019 the repairing standard can be complied with by installing either mains-operated alarms, interlinked. Or tamper proof radio linked long-life lithium battery alarms. Smoke alarms must conform to BS EN 14604 and heat alarms to BS 5446-2.

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

Campbell+Dean can arrange for fire alarms 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