



Nottinghamshire  
County Council

# Business Information

## Furniture in Let Accommodation

Any furniture and furnishings supplied in let accommodation must comply with the fire safety requirements of the Furniture and Furnishings (Fire) (Safety) Regulations 1988.

### **Who is affected?**

Any person who lets accommodation in the course of a trade or business. This includes letting agents and estate agents.

### **What kind of premises are covered?**

All residential premises including holiday homes, flats, bedsits and houses where furniture is supplied as part of the let.

### **What sort of furniture is covered?**

Any upholstered furniture including chairs, sofas, children's furniture, beds, head boards if upholstered, mattresses, scatter cushions, seat pads, pillows and even garden furniture if it is upholstered and can be used in the dwelling. Carpets, curtains and duvets are not covered. If you are in doubt about a particular item you can get advice from the Trading Standards Service.

### **What should I do?**

If you let accommodation in the course of a trade or business you must ensure that the furniture you supply to your tenants complies with the regulations. The Trading Standards Service can give you further information which will help you to decide whether your furniture will comply.

### **Exemptions**

If a letting was made before 1st January 1997 and it continues after that date to the same tenant, the regulations do not apply.

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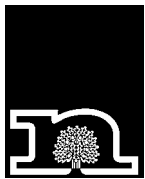
## Exemptions (continued)...

However if any of the following happen the regulations do apply and you must make sure your furniture complies:

- new or second hand replacement furniture is supplied to the tenant;
- a new tenant moves into the accommodation;
- a new tenancy agreement is made with an existing tenant.

If you let accommodation outside of Nottinghamshire or in the City of Nottingham you should consult the Trading Standards Service in the area where the property is situated.

*This leaflet is a brief summary of the law regarding furniture in let accommodation. It is not an authoritative document on the law and is only intended for guidance. For further details or clarification please contact the Trading Standards Service.*



### Contacting us

email **[south.tss@nottscc.gov.uk](mailto:south.tss@nottscc.gov.uk)**  
phone **0115 993 4800**  
fax **0115 993 4838**  
post **Trading Standards Service, Rolleston Drive,  
Arnold, Nottingham NG5 7JA**  
internet **[www.nottinghamshire.gov.uk](http://www.nottinghamshire.gov.uk)**

This information can be made available in other languages and formats.

For further information please contact 0115 977 2021.