



Rural Stirling

Housing Association



Quality property
management services

GROUP FURNISHED PREMISES POLICY

Rural Stirling Housing Association, Stirling Road, Doune, FK16 6AA Registered as a Scottish Charity No. SC037849 Venachar Limited, Incorporated under the Companies Act (Company Number SC447415), Registered Office: Stirling Road, Doune, FK16 6AA	
Policy Name	Group Furnished Premises Policy – Safety Standards
Policy Category	Asset Management
Date Policy Reviewed	03 July 2026
Review Period	5 Years
Next Review Due	July 2031
Equality Impact Assessment	Yes

1.0 Purpose

- 1.1 This policy applies wherever the Group provides furniture, furnishings or white goods within accommodation owned or managed by the Group.

2.0 Policy Objectives

- 2.1 The aim of this policy is to ensure that all furniture and furnishing provided as part of our tenancy agreements is fire resistant.
- 2.2 The policy will ensure all reasonable steps have been taken to comply with The Furniture & Furnishings (Fire) (Safety) Regulations 1988 (as amended 1989, 1993 and 2010).

3.0 Equality & Diversity Statement (Group Statement)

- 3.1 We will ensure that this policy is applied fairly and consistently. In implementing this policy, we will not directly or indirectly discriminate against any person or group of people because of their race, religion or belief, gender, disability, age, sexual orientation, or any other grounds. Our commitment to equality and fairness will apply irrespective of factors such as age, disability, gender reassignment, marital or civil partnership status, pregnancy or maternity, race, religion or belief, sex, sexual orientation.

This policy and any other Rural Stirling Group (RSG) publication is available in other formats e.g., other languages, Braille, large print, audio.

4.0 SHR Regulatory Standards

- 4.1 The SHR's regulatory framework sets out Regulatory Standards of Governance and Financial Management to be achieved by all Registered Social Landlords (RSLs). The Board accepts that it is responsible for ensuring that the Association complies with these standards. The standards of direct relevance to this policy are noted below:

Standard 1: The Governing Body leads and directs the RSL to achieve good outcomes for its tenants and other service users.

- 4.2 This policy supports compliance with the Scottish Social Housing Charter through the provision of safe accommodation and furnishings for tenants.

5.0 Relevant legislation

- The Furniture & Furnishings (Fire) (Safety) Regulations 1988 (amended 1989, 1993, and 2010)
- Fire (Scotland) Act 2005
- Fire Safety (Scotland) Regulations 2006

6.0 Definition

6.1 The Furniture & Furnishings (Fire Safety) Regulations 1988 (amended 1989, 1993 and 2010) are UK law and are designed to ensure that upholstery components and composites used for furniture supplied in the UK meet specified ignition resistance levels and are suitable labelled. There are six main elements contained within the Regulations:

- a) Filling materials must meet specified ignition requirements;
- b) Upholstery composites must be cigarette resistant;
- c) If furniture (other than mattresses, bed-bases, pillows and cushions) is supplied with a cover on it, the cover must be match resistant;
- d) A permanent label must be fitted to every item of new furniture (with the exception of mattresses and bed-bases);
- e) A display label must be fitted to every item of new furniture at the point of sale (with the exception of mattresses, bed-bases, pillows, scatter cushions, seat pads, loose covers sold separately from the furniture and stretch covers);
- f) The first supplier of domestic upholstered furniture in the UK must maintain records for five years to prove compliance. The requirements regarding testing and labelling of items are detailed with the Regulations and will be adhered to by the first supplier.

6.2 The Regulations apply to persons who hire out furniture in the course of a business. This embraces furniture included in accommodation let in the course of business, such as holiday homes and residential furnished lettings (including houses, flats and bed-sits). As such, the Regulations apply to landlords, estate agents and letting agents who let such accommodation. The first supplier of Domestic Upholstered Furniture in the UK is the person responsible for ensuring that the Regulations are met. In this context, the definition of the first supplier in the UK with respect to manufacturers, importers and retailers is important.

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

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

7.0. Furniture and Furnishings

7.1 The Furniture & Furnishings (Fire) (Safety) Regulations 1988 (amended 1983, 1989, and 2010) set levels of fire resistance for domestic upholstered furniture, furnishings and other products containing upholstery. The Regulations apply to the following items:

- 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.

7.2 We will ensure that all furniture & furnishings provided as part of a tenancy agreement adhere to The Furniture & Furnishings (Fire) (Safety) Regulations 1988 (as amended, 1989, 1993 and 2010).

7.3 All furniture & 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".

8.0 Record keeping

8.1 All manufacturers, importers and retailers are required to keep records to ensure traceability and compliance of all items of upholstered furniture. Such information must include:

- Statements from suppliers;
- The results of any relevant test that have been carried out on the furniture and its components;
- The correlation of test results to specific items of furniture;
- The correlation of records to labels, batch numbers or marks attached to the furniture.

8.2 Compliance certificates and supporting documentation will be retained electronically within the Group's document management system for the life of the item and in accordance with the Group's Records Retention Policy.

- 8.3 The Director of Housing and Property Services is responsible for ensuring that all furniture supplied under this policy meets applicable fire safety requirements and that compliance records are retained.

9.0 Related Documents

- 9.1 This policy links to other additional policy documents contained within the Landlords Health and Safety Manual.
- 9.2 It also links with the Group Fire Safety Policy

10.0 Review

- 10.1 We will review and update this policy every 5 years. More regular reviews will be considered where, for example, there is a need to respond to new legislation/policy or regulatory guidance.