

# Fire & Furnishings Regulations Compliance Record

issw

Inventory Services South West

For an Assured Shorthold Tenancy

**Property Address:** Sample 2-bedroom property, Long Ashton, Bristol, BS48 1HL

**Compiled for:** Letting & Management Agent, Clifton, Bristol

**Date:** 3<sup>rd</sup> January, 2010



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## Fire & Furnishings Regulations Compliance

The Report below represents the findings of the undersigned ISSW Property Assessor with respect to the compliance of any/all items of applicable furnishing within the designated property with the *Furniture & Furnishings (Fire) (Safety) Act 1988(Amended 1993)* at the time and date of Inspection as listed.

**Property Details** Sample 2-bedroom part-furnished property, Long Ashton, North Somerset

**Instructing Agent/Landlord** Letting & Management Agent, Clifton, Bristol

**Date of Inspection** 3/1/10

Table 1

Refer to Legal Notice on final page prior to reading of report.

## Applicable Items of Furnishing

Item	Sofa	Estimated Age	FFR Labelling	Recommendation	Item Ref:	Label Ref:
A		New - 5 yrs				
<b>Location &amp; Visual Appearance</b>	Reception 1 - Grey upholstered 2-seater, light wood feet, 4 matching cushions		Yes - clear labelling of compliance	Item compliant - none required	A1	A2

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Item		Estimated Age	FFR Labelling	Recommendation	Item Ref:	Label Ref:
B	Sofa	New - 5 yrs				
<b>Location &amp; Visual Appearance</b>	Reception 2 - Teal damask upholstered 3-seater, black wood feet		Yes - clear labelling of compliance	Item compliant - none required	B1	B2
C	Scatter cushion x 5	New - 5 yrs				
<b>Location &amp; Visual Appearance</b>	Reception 1 & 2 - 35cm square hollowfibre, 4 x grey/1 x teal cover		Yes - clear labelling of compliance	Item compliant - none required	C1	C2
D	Bed base	5-10 yrs				
<b>Location &amp; Visual Appearance</b>	IKEA Sultan Svandal white single, brushed steel feet		Yes - clear labelling of compliance	Item compliant - none required	D1	D2

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Item	Mattress	Estimated Age	FFR Labelling	Recommendation	Item Ref:	Label Ref:
E		5-10 yrs				
<b>Location &amp; Visual Appearance</b>	IKEA Sultan Tuvebo white single		Yes - clear labelling of compliance	Item compliant - none required	E1	E2

Table 2

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## Declaration of Compliance with the Furniture & Furnishings (Fire) (Safety) Act 1988 (Amended 1993)

### Summary

The items of soft furnishing supplied by the Landlord as part of the furnishings & contents included within the Assured Shorthold Tenancy of the property listed above have been found to exhibit compliance with the Furniture & Furnishings (Fire) (Safety) 1988 Legislation & its Amendment (1993) as listed within this report.

All items of soft furnishing within the property at the time of inspection have been found to comply with the relevant legislation

- **No action required; record to be re-verified at Check-In of incoming Tenant, or immediately prior to handover, where applicable**

**The items marked in red or designated 'No Label Present/Non-compliance' cannot be verified to comply with the applicable legislation**

- **Items to be removed from property, by law, prior to occupation unless proof of purchase can be supplied giving evidence of:**

- 1) Purchase of the item, from new, within the United Kingdom, on, or after March 1<sup>st</sup>, 2003**
- 2) Evidence of original label/test certificate verifying compliance with the 1993 Amendment**

Property Address	Date of Inspection	Inspected by	Inspection point
Sample 2-bedroom property	3/1/10	J A D Harris, Inventory Services South West	Prior to/at compilation of Inventory
<b>Signature of Inspector</b>		Original signed by JAD Harris	

Table 3

# Fire & Furnishings Regulations Compliance Record



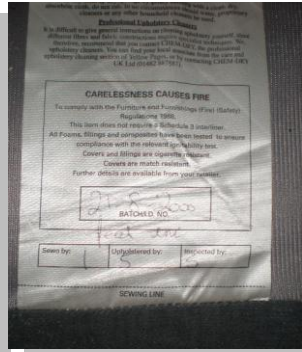
Inventory Services South West

For an Assured Shorthold Tenancy

## Photographic Record of Furniture



A1



A2



B1



B2



C1



C2



D1



D2

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## Legal Notification

- The supply of Furniture/Furnishings which fail to comply with the *Furniture and Furnishing (Fire) (Safety) (Amendment) Regulation 1993* can incur penalties of up to **five thousand pounds** and/or **6 months imprisonment** for the supplier, or any party complicit in/negligent in the prevention of the supply of such items – this liability may extend to the Landlord, Letting Agent, Letting Negotiator or Branch Manager, or any contractor instructed to ensure verification of the items supplied.
- Advice from the *Trading Standards Authority* & the *Department for Business, Enterprise & Regulatory Reform* to Letting Agents is that Agents should refuse to let any property where furniture has not been proven prior to occupation to comply with the Regulations. Letting & Management Agents found to knowingly or negligently permit a property to be let containing furniture not compliant with the Regulations are, along with the landlord and any party responsible for verification of compliance, including but not limited to employees or subcontractors of the landlord/Agent, liable to any statutory penalties as listed above.
- **Inventory Services South West** will accept responsibility for correct verification of any items listed above on the date of verification only; should any period elapse between inspection & Check-in of Tenants, ISSW cannot guarantee that the items listed above reflect the full and complete extent of furnishing of the above property, except where ISSW have been instructed to conduct Check-in; in such cases, a revised copy of the above report should be sought by the Letting Agent/Landlord reflecting the extent & compliance of furnishing at the point of Check-in; any such report will be provided free of charge with dates amended to reflect the extent of furnishing on Check-in where ISSW have previously inspected the furnishings/contents for compliance and where no significant change has been made to the above in the interim period.
- Full details of the Act & its Amendment, along with compliant label descriptions, can be obtained from the *Trading Standards Authority*. Should the Agent or Landlord have any doubt as to the compliance of any particular item, it is strongly advised that expert legal advice be sought prior to letting of the property or the item be removed until compliance is verified.