

FURNITURE/FURNISHINGS/APPLIANCE REQUIREMENTS (ALL LONDON BOROUGHES)

This is our standard list of basic furniture, furnishings and appliance requirements. Additional items of furniture would be appreciated but are not essential.

1. RECEPTION ROOM(S)

Soft seating (i.e. sofa and armchairs) to be provided as follows:-

Studio property - sofa or sofa-bed and 1 armchair (space permitting).

1 and 2 bedroom properties – 2 or 3 seated sofa and 1 or 2 armchairs (space permitting);

3 and 4 bedrooms properties – 3 piece suite (including 3 seated sofa) or sufficient seating for number of occupants in the property.

Dining table and chairs (enough for occupants), coffee table.

2. KITCHEN

Adequately sized fridge/freezer (suitable for the number of occupants), cooker including hob with 4 rings, grill and oven are all essential.

Kitchen must have suitable plumbing for a washing machine. Washing machines may sometimes be required (depending on the Local Authority using the accommodation).

3. BATHROOM

Towel rail or equivalent, toilet roll holder. Mirror securely fitted to wall or storage cabinet.

Storage cabinet fitted and secured at high level, for safe storage of medicines, etc. (child safety).

4. MASTER DOUBLE BEDROOM

1 x double bed, 2 x double wardrobes, 1 x chest of 4-5 drawers (minimum of 4 drawers) or equivalent.

5. OTHER DOUBLE BEDROOMS

2 x single beds (minimum 3ft), 1 x double wardrobe, 1 x chest of 4-5 drawers (minimum of 4 drawers) or equivalent.

6. ALL SINGLE BEDROOMS

1 x single bed (minimum 3ft), 1 x double wardrobe, 1 x chest of 4-5 drawers (minimum of 4 drawers) or equivalent.

7. CURTAINS

A pair of heavy curtains (including curtain track) plus net curtains (and wire) fitted at every window except bathroom where a blind should be fitted. Kitchen windows to be fitted with net curtains or blinds.

8. FLOOR COVERINGS

Bathroom, separate W.C. and kitchen to have a fitted, impervious floor covering (e.g. vinyl flooring).

All other rooms to have fitted carpet unless parquet floor or similar.

9. GENERAL

All furniture must be: - a) clean and stain free; - b) sturdy.

10. SAFETY

All furniture must be fire retardant and comply with **the Furniture and Furnishings (Fire) (Safety) (Amendment) Regulations 1993**, i.e. all foams, filling composites should comply with the relevant ignitability test.

Aluminium binding/threshold strips (or similar) should be fixed on changes in floor finish.

No glass tables.

11. ADDITIONAL NOTES

All light bulbs/strips to be in working order and lampshades or diffusers fitted to every light as necessary. All mattresses should be new or clean and free from marks, tears and stains and they should be deep quilted (not budget type).

Vacuum cleaner, broom, mop, dustpan and brush should be provided.