



**July 2015**

## **Landlords Wear & Tear Allowance to Disappear**

By 2017 landlords will no longer be able to claim the usual 10% wear and tear allowance against their annual tax liabilities with the Inland Revenue. This will cost landlords a good deal of money since they will only be able to claim for allowable expenditure on their rental property. Together with the government's plans to bring tax relief on Buy to Let mortgages down to the basic rate over the next 4 years this could inevitably spell higher rents for tenants as landlords try to recoup some of their losses.

The new rules now in effect in Scotland banning letting agents from charging tenants fees have already seen rent rises as landlords are now charged for all additional services such as referencing, inventory check ins and check outs etc.

The HomeLet Rental Index shows that in May 2015 rents in every region of the UK rose by an average of 10.7%.

## **Tenants Afraid to Report Mid-Tenancy Issues**

In a recent industry study, carried out by [makeitcheaper.com](#), 1 in 5 tenants surveyed admitted that they have been too afraid to bring up issues with their landlord in the past.

This lack of communication is more likely to lead to disputes at the end of a tenancy, tenants should not be worried about making sure their landlords are held to account for their basic responsibilities.

One of the reasons for tenants not approaching their landlord could be down to confusion over rental responsibilities. The aforementioned report also found that 43% of tenants renting from private landlords said they are unsure with whom responsibility lies for a number of aspects of their tenancy.

Unsurprisingly, the distinction between 'damage' and 'fair wear & tear' was voted one of the most ambiguous issues, with 25% of renters saying they would welcome clarification on this topic.

The study also highlights the importance of acting quickly over repairs as 65% of tenants surveyed said they most value honest landlords who fix the issues they're responsible for.

It will benefit all parties if agents, landlords and tenant have a good understanding of fair wear and tear. The professionalism of the lettings industry has increased incredibly over the past decade and it is the responsibility of all of those involved to make sure that disputes between landlords and tenants are kept to a minimum.

When it comes to the end of a tenancy and particularly the issue of damage and wear and tear, inventories become invaluable to both sides of the rental transaction. It remains vital that landlords and letting agents utilise the services of an independent inventory clerk to maintain impartiality and reduce the chance of disputes and disagreements.

## **Be Aware of All New Regulations**

Landlords and agents still do not seem to be aware of the new regulations for **blind safety**. These came into force in October 2014 yet the majority of blinds fitted in rental properties continue to contravene the safety regulations concerning cord length and the fitting of safety brackets.

**Smoke detectors & CO2 alarms** must be fitted in all relevant areas of all rented properties from 1st October 2015; these will need to be tested at the start of every tenancy. Make sure all your properties comply; if not there are heavy fines to be paid.

All AIIC members have access to free downloadable fact sheets covering new regulations and many other important subjects. The AIIC is proud to have over 700 members nationwide, all of whom are fully insured and are knowledgeable about all aspects of inventory work.

## Fair Wear & Tear Download

The AIIC have a comprehensive downloadable book covering all aspects of Fair Wear & Tear. The "AIIC Guide To Understanding Fair Wear & Tear" is £9.99 and can be purchased at:

[www.theaiic.co.uk/products/understanding-fair-wear-tear/](http://www.theaiic.co.uk/products/understanding-fair-wear-tear/)

## Training Courses in 2015

The AIIC are pleased to offer the following courses:

**Guidelines for Inventory Professionals** – Saturday 26th to Sunday 27th September. This course is aimed at new and inexperienced clerks and also persons thinking of becoming an inventory clerk. It would also be ideal for any new Associate Members, or indeed any other colleagues or interested parties. Candidates tell us this is the best course in the industry, and includes comprehensive course book, CD of templates and e-book.

The course can be booked at: [www.theaiic.co.uk/products/guidelines-for-inventory-professionals/](http://www.theaiic.co.uk/products/guidelines-for-inventory-professionals/)

Future training courses will be listed on: [www.theaiic.co.uk/product-category/training/](http://www.theaiic.co.uk/product-category/training/)

## Keeping in Contact

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*The Association of Independent Inventory Clerks (AIIC) is the UK's largest and longest established membership organisation, with over 650 members nationwide. The AIIC is a self-regulatory body with an ongoing monitoring process, Code of Practice, Guidelines and full complaints procedure.*

To find out more information about the Association Of Independent Inventory Clerks and the find a member in your area to inspect your properties please see [www.theaiic.co.uk](http://www.theaiic.co.uk).

Patricia Barber, Chairman

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