

INVENTORY INSIGHT



September 2014

Hi, welcome to the September edition of Inventory Insight, newsletter of the Association of Independent Inventory Clerks.

Wasps and Other Unwelcome Tenants

Pretty scary to read in the media about the woman living alone in a five bedroom house who, having left a bedroom window open and not gone into the room in three months (!) had discovered around 5,000 wasps had moved in and made their home in her spare bed, literally. They had chewed through the pillows and mattress and the nest was the biggest seen by a pest controller with twenty years experience.

September is the time for all sorts of beasties to wander into your home and before you know it you have sitting tenants. If wasp nests appear during a tenancy it is the tenant's responsibility to pay for pest control, similarly for mice, ants, flies and woodlice. Bats and squirrels need a different approach as both are protected to some degree, rats are usually a landlords problem unless it can be proved they have arrived due to the tenants living conditions.

Another recent case reported a landlord being fined £14,000 plus almost £4,000 costs for allowing tenants to live in a rat infested house. The house was also in a generally dangerous condition posing a threat to the tenant's safety.

A Safe Inventory

Not all inventory providers offer a good quality inventory. Whoever is providing this vital tenancy documentation must ensure the finished product must be detailed enough to stand up in court.

The devil really is in the detail, for example, every furnished inventory should state whether soft furnishings carry the correct permanently affixed label to comply with regulations. There should also be sufficient detail for anyone reading the document to immediately recognise an item if they were to visit the property.

The Association of Independent Inventory Clerks recommends that all appliance make and model numbers are recorded, that meters readings and meter reference numbers are taken when checking in and checking out, and an appropriate number of photographs are taken to support the text.

As a general guide a good inventory should consist of around 10% photographs and 90% good descriptive evidence. A check out report should consist of around 60% descriptive and 40% photographs.

You can [find a local inventory clerk](#) who is a member of AIIC through our website.

You Do Know Everything You Need To About Fair Wear & Tear?

We all need to have a thorough working knowledge of fair wear and tear since this is one of the most commonly misunderstood concepts. The AIIC has launched a new 97 page guide - '[Understanding Fair Wear & Tear](#)' packed full of useful information and covering life expectancies for most items and areas in a property. Armed with this guide you will know whether something is chargeable damage by the tenant or fair wear and tear.

Get your copy now just £9.99, available to download via our website, <http://www.theaiic.co.uk/products/understanding-fair-wear-tear/>.

(All AIIC members can download this **FREE** in the members area of the site).

Photographic Evidence

Unless a particular client has expressed otherwise most inventory clerks will supply a number of photographs to accompany their reports. Photographs should be dated or embedded into a dated report.

It is waste of time to produce a completely photographic inventory – photographs alone cannot possibly show all the fine detail that a well produced descriptive inventory can.

The deposit protection schemes have said that "photographic evidence is useful to support a dispute but the written word is paramount." They also place more weight on inventories compiled by a third party, such as an independent inventory clerk, than on one supplied by the landlord or an in house clerk employed by a letting agent as these could be perceived as being biased.

Situations Vacant

Inventory Clerk - Woking

Part time freelance AIIC clerked position available for Woking and surrounding areas. For further information contact: info@thamesinventories.co.uk

Inventory Clerk - Reading

Part time self-employed clerk needed to help with our expanding client base. Cover Reading and surrounding area. Additional training given if needed. For information contact: admin@isisinventories.co.uk

Training Courses in 2014

The AIIC are pleased to offer the following courses:

Check Out Workshop – Wednesday 17th September. This is a one-day workshop covering the whole check-out process. End of tenancy check-out inspections can be contentious if not handled correctly, causing wasted time, energy and money for all parties.

Guidelines for Inventory Professionals – Saturday 20th to Sunday 21st 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.

Courses can be booked directly on our website: <http://www.theaiic.co.uk/product-category/training/>

Keeping in Contact

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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.

Patricia Barber, Chairman

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