

INVENTORY INSIGHT



September 2015

The E-newsletter from the AIIC for inventory clerks, agents, letting agents and all other lettings professionals.

More CO2 Alarm Regulations

Recent figures released by the four regional gas suppliers (National Grid, Northern Gas Networks, SGN and Wales & West Utilities) concerning accidents caused by CO2 inhalation are alarming. Each year in the UK around 4000 people suffer from CO2 poisoning, 200 people are left seriously ill and 40 lives are lost from CO2 problems in their properties.

Autumn 2015 sees the advent of more regulations for landlords and agents – but this time all for the good. All properties must now be fitted with smoke alarms and Carbon monoxide Detectors. Whilst this means more expense for landlords it is a vital safety measure for any property, let alone a rented one. It makes sense and is something that the AIIC has been championing for a number of years.

The regulations state that each smoke and CO2 alarm must be tested at the start of every tenancy. This is a time consuming and costly job for any letting agent to organise. AIIC Independent Inventory Clerks are aware of new regulations and, should be choose to offer this service, can assist accordingly as part of the check in procedure. Alarms can be easily tested for power. (This does not certify that the alarm will be in full working order in the event of a problem).

Your inventory clerk, especially if a member of the AIIC, can do so much more than compiling inventories, check in and check out reports. They will be able to report back to their agent or landlord any safety issues found in the property, not only regarding alarms but for items such as the presence (or absence) or appropriate safety labels on soft furnishing and overlong blind cords without cleat or other securing mechanism (to comply with new regulations).

The new rules will apply to Scotland in December 2015, where battery operated smoke alarms are not allowed. In England and Wales battery operated alarms are permissible and it makes sense for a landlord to fit alarms with 10 year batteries, this will take the worry out of testing and replacing batteries on a regular basis.

New Coins on the Way

Come 2017 we will lose our nice round one pound coin, it is being replaced with a 12 sided coin. One company has been planning ahead, RDL meters have stated that the new shape will be acceptable in all their coin operated electricity meters. Now, what about all those millions of other places that we need a pound for? Think car park meters, supermarket trolleys, train station toilets, etc. This could be an expensive change for many people!

Wear & Tear Allowance

This is soon to be removed from a landlord's claimable tax allowance. According to figures quoted by the RLA it will affect around 47% of

Bungalows in Favour

According to a 'Move with Us' survey of 120 estate agents a 3 bedroom bungalow is the most popular type of property in the UK. No longer the favourite

landlords throughout the UK. The new rules will apply from 6th April 2016.

of the retired end of the market it seems that so many people are looking for this type of property that they are in very short supply!

Inventories – the Good, the Bad and the Ugly

AIIC members come across all sorts of inventories. The worst ones sacrifice real detailed content. Inventory software can produce a really slick looking report, although not many of them are really fit for purpose it has to be said. Even the good systems are entirely dependent on the operator. Many landlords and agents are seemingly impressed by glamorous looking inventories which are sometimes no more than a photographic general record of a property.

When choosing your inventory provider, try to look deeper than the pictures. Does the inventory detail everything that it needs to? Does it also give condition information against every item? Comments such as 'fair' 'reasonable condition' mean nothing in terms of detail. It is only when you reach the check-out stage that you will appreciate the value of a good detailed inventory, one that is acceptable as firm evidence in any dispute.

The AIIC have a nationwide online directory. Go to www.theaiic.co.uk to find your nearest independent clerk.

Training Courses in 2015

The AIIC are pleased to offer the following courses:

Guidelines for Inventory Professionals – Saturday 14th to Sunday 15th November. 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/

Future training courses will be listed on: 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.

Patricia Barber, Chairman

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