



December 2013

Dangerous Properties

A couple of recent horror stories give us all cause for concern. A landlord was recently convicted after admitting seven charges of failing to maintain a boiler and other gas appliances in her rented property over a four year period following the death of her tenant. The boiler did not have a valid gas safety certificate, nor had it been checked at all. When a tenancy rolls into a periodic on a let-only tenancy on going safety issues are the sole responsibility of the landlord.

Read the [RLA Landlord Newshub](#) website for the article.

Tenant's Action

A recent survey carried out by HomeServe reports that around 250,000 tenants each year are withholding rent due to delays in resolving emergencies like heating and electrical faults. One in three private tenants have faced a home emergency in the past 12 months, boiler & central heating problems are the most common issues.

To read the full article on [LandlordToday](#).

Cleaning Still the Biggest Cause for Disputes

According to recent statistics 56% of disputes are caused by cleaning issues. "Not my problem" is often the attitude of the tenants until they see the check-out report and the subsequent bills. (See [Residential Landlord](#) article.)

Tenants often underestimate how much they will need to pay for cleaning contractors, this can range from £10 to £20 per hour, with oven cleans costing £60 to £80 depending on the location of the property.

Our press release highlighted danger areas, tenants could save themselves a lot of money and headaches if they just left their property in the same condition as they found it, with allowance for normal wear and tear. For full detail on this article see the [imfuna](#) website.

Cleaning of course is never a wear and tear issue, if something can be cleaned then it should be.

AIIC Inventory Clerk of the Year



This is the fourth year that the AIIC is running the [Inventory Clerk Of The Year Award](#), which was set up to recognise and celebrate inventory clerks who have gone above and beyond the call of duty. Letting agents and landlords can nominate a clerk from over 600 nationwide AIIC members.

Voting will remain open until 31st January 2014 and any votes and the 2014 Inventory Clerk Of The Year will be announced at the AIIC Annual General Meeting in March 2014, where they will receive a trophy, a year's free AIIC membership and prize money.

Due to the growing popularity of our annual award, this year we will be awarding first, second and third places so there is everything to play for.

Every vote counts in this popular award, and voting couldn't be easier. Simply go to www.theaiic.co.uk/vote.php and

complete the voting form.

Don't forget to complete all the relevant details, including the reason for your nomination, otherwise your vote will not be counted.

Remember, only one vote per person per letting agent will be counted, so [get your vote in now!](#)

New Training Course

The AIIC regularly runs training courses throughout the year for inventory professionals. These are fronted by experts in the field of the inventory process and are appropriate for not only experienced and novice clerks but also letting agents and landlords.

The AIIC are currently offering the following courses:

[Guidelines for Inventory Professionals](#) - this is a two day weekend course held in Bracknell, Berkshire and covers everything you need to know with regards to the inventory process from the legalities from an inventory clerks perspective, how to compile an inventory, the check in and check out inspection including how to determine what goes on the check out report.

[Check Out Workshop](#) - this is a one day workshop held in Bracknell, Berkshire, 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.

[Inventory Refresher Workshop](#) - This is a class room based one day workshop aimed at both new and experienced clerks wishing to hone their descriptive skills.

See www.theaiic.co.uk/training.php for details on all our training courses.

**** Coming Soon ****

Fair Wear & Tear Workshop - The AIIC is pleased to announce we will soon be holding a half day workshop in Bracknell, Berkshire, dedicated to fair wear & tear in respect to tenant check outs. This workshop will cover life expectancies on a variety of items found within a rented home from ceilings to carpets and worktops to wardrobes.

Full details of this course will be coming soon to our website, in the meantime, if you would be interested in attending this course, please email centraloffice@theaiic.co.uk so that we can email you directly once the date for this course has been confirmed

The AIIC would like to wish you and yours a very happy Christmas and here's to a healthy and prosperous 2014 for all.

Patricia Barber, Chairman

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AIIC Central Office, PO Box 8200, Reading RG6 9QP