



March 2016

Welcome to the March 2016 newsletter for inventory clerks, letting agents, landlords and everyone interested in the business of renting property. Brought to you by the Association of Independent Inventory Clerks, the UK's largest and most established membership organisation of Independent Inventory Clerks.

'Excellence Through Independence'

The 2015 Inventory Clerk of the Year Winners

Inventory Clerk of the Year Winners were announced at the AIIIC awards ceremony in London on Friday 4th March 2016.

Congratulations to the following AIIIC members who have reached the top of their profession, as recognised and voted for by their clients during 2015:

Associate Member of the Year – Kieran Kirby, E.A.Inventories
Best Newcomer – Mihaela Nistor, Trademark Property Services Ltd
Company of the Year (Category 1) – Sarah Tully, Lady Décor Inventories
Company of the Year (Category 3) – Jae Gadar, Ashworth Group
Full Member of the Year – Brian Robb, Thomas Yule (Scotland)

Votes were received from all areas of the UK. Well done to all our winners, proving once again that AIIIC trained clerks are the best!

Spring Inspections

Mid-term inspections sometimes stay on the back burner when landlords and agents are busy. Spring is here so now is a good time to check any rental property.

Following a long damp winter there may be mould and condensation problems to keep track of. Action now will protect your property and avoid any further damage.

Tenants need to be aware of the simple things that they should be doing to avoid problems. This includes reporting any issues immediately, worth pointing out since negligence on this point could cost them money at the end of the tenancy. Spring is also a good time to check for any normal ongoing maintenance issues needed, which are the landlord's responsibility, to ensure that the property stays in good condition. Check for leaks, blocked guttering, dripping overflows, leaking radiators, poor bath sealant or tile grouting.

Tenancy Deposit Scheme News

The TDS Charitable Foundation is hoping to fund an organisation trying to establish a dedicated research centre for the Private Rented Sector in England and Wales according to a recent report in The Negotiator magazine. The TDS Charitable Foundation are looking for proposals for funding a feasibility study for a centre for England and Wales.

For information see www.tdsfoundation.org.uk.

Student Letting Time

Students may offer a higher return but student tenants will almost certainly make for harder work and more time spent sorting out problems for a landlord or letting agent. For many students this will be their home for which they are responsible, many will lack the knowledge, experience or common sense to ensure that the property is kept in a good safe condition.

Sub-letting is a growing problem throughout the industry but particularly with students. When the money runs out and one of the tenants disappears the remaining tenants will see sub-letting as a quick solution to the problem of covering the rent. Another good reason to carry out mid-term inspections. Whether you are a landlord or a letting agent it is important to know your property and your tenants.

Crackdown on Rogue Agents

All letting agents and property professionals must now be a member of one of the government approved redress schemes, either the Property Ombudsmen or the Property Redress Scheme. Manchester City Council has recently announced that membership of one of these schemes is mandatory for any HMO license application.

Fines will be issued of up to £5,000.

Training Courses in 2016

The AIIC are pleased to offer the **Guidelines for Inventory Professionals Course**

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.

Dates of upcoming courses:

Saturday 16th and Sunday 17th April 2016
Saturday 18th and Sunday 19th June 2016
Saturday 17th and Sunday 18th September 2016
Saturday 19th and Sunday 20th November 2016

The course can be booked at: www.theaiic.co.uk/products/guidelines-for-inventory-professionals/

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