

WHY HAVING AN INDEPENDENT INVENTORY WILL SAFE GUARD YOUR PROPERTY FOR THE FUTURE

What is a third party inventory?

A high detailed record with high resolution time and date stamped photos of the state of a property's condition. The report includes a description of everything from floor to ceiling, fixtures, fittings, home accessories, soft furnishings and furniture which outlines how you expect the property to be returned when your tenants move out. At the end of a tenancy this precise account provides vital evidence for proving damage, dilapidations and deductions deposits.

You can also opt for mid-term inspections to be carried out every three or six months to stamp out issues before they become worse which can save you time and money correcting these issues before the end of a tenancy. This means that your property is ready for your next tenants and you will not be left empty ensuring you no loss of income.

Why do I need a professional inventory?

It's important to remember that the deposit remains the property of the tenant until an adjudicator is shown watertight evidence that the landlord has a justifiable claim. Adjudicators are impartial and the onus is on the landlord to convince them that the claim is valid.

Tenants can raise a dispute (easily and for free) and due to the rise in information on what a landlord can and cannot deduct it can result in them contesting any deductions with the deposit scheme, especially since it's free for them to do so and they have nothing to lose!

Tenancy deposit adjudicators will gather all evidence of the dispute and decide as to whether any money should be awarded to the landlord, and, yep you guessed it; a good quality and highly detailed inventory report is the key piece of evidence used, if you don't have one you can kiss goodbye to any chance of recovering any of the deposit at all!

Having a professional and highly detailed property inventory report as part of your tenancy documents is a sure-fire way to deter tenants from raising a dispute as they can see how much effort and detail has gone into compiling evidence against any would-be claims.

From the DPS: *"Claims made for deductions from a deposit are civil claims, and therefore the adjudicator must be persuaded "on a balance of probabilities" that the tenant breached their obligations, and that the landlord has suffered, or is likely to suffer, a loss as a result."*

In simple terms, landlords must provide evidence that will support the claims they've submitted to have a chance of success.

How Assist Inventories can help?

A third-party property inventory report is by far the best means of protecting your investment. It is favoured by deposit schemes adjudicators and recommended by the National Landlord Association and Residential Landlords Association. However, it must be meticulously detailed and have accompanying high quality time and date stamped photos.

Assist Inventories reports are upwards of 40 pages and contain at least 150 photos for a one bedroom property and can have in excess of 100 pages and 500 photos for larger or more heavily furnished properties. Reports are fully itemised, easy to read and jargon-free, contain full details for all electrical appliances in their own relevant entry on the report (also noted in the overview schedule), separate condition overview, cleanliness, meters, keys and smoke alarm schedules.

Assist Inventories are London's only award AIIIC winning property inventory company, has the highest number of Google 5* reviews and is relied and trusted on by some of the biggest names in London's property market as well as a whole host of smaller agents and associations.

With reports starting at £80 +VAT, we represent excellent value for money. Be aware that reports offered at a lower price will just not incorporate the level of detail needed to make a full claim and will inevitably result in a higher overall cost to the landlord; the importance of a properly completed check-in report and check-out report cannot be understated.

99% of all tenancy deposit disputes where Assist Inventories has carried out the inventory check in and check out reports has resulted in a claim being awarded to the landlord.

For sample reports, further information and any further questions please visit our website or get in touch via the contact details above.

