

This issue: Clerk of the Year voting, Damage vs Wear & Tear, Check-In Problems and Training Courses

To read this in your browser click [here](#)

INVENTORY INSIGHT



January 2015

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

AIIC Inventory Clerk of the Year 2015

There's still time to vote for your favourite AIIC clerk. Voting is simple, go to www.theaiic.co.uk/awards/ and register your vote, tell us why you think your clerk deserves this prestigious award.

Be quick as voting shuts at 9:00am on Monday 9th February 2015.

AIIC Continually Raising Standards **Damage or Wear & Tear?**

The lettings industry appears to be unregulated however there are a small number of national industry bodies that self regulate their members. It makes sense then to use only those agents and contractors that are members of a recognised body.

The Association of Independent Inventory Clerks (AIIC) is the UK's largest and most recognised self-regulatory body in this field. We only accept membership from independent clerks who must abide by our code of practice and prove excellence, working to our extremely high standards. Don't accept any less.

Make sure your inventory clerk is an accredited AIIC member.

You can check on line with our A-Z directory on www.theaiic.co.uk.

Some landlords are still pushing for 'betterment' at the end of a tenancy, despite the fact that the law does not allow claims for 'new for old'.

At the end of any letting period tenants are required by law to return the property to its original state, as described in the inventory, with allowance for normal wear & tear. The same principle applies to the cleanliness of items. A landlord is unable to demand that a tenant must pay to have an item cleaned which was already dirty at the time of check in.

Many landlords just do not understand the principle of Fair Wear & Tear.

The best way for landlords and agents to ensure the property's condition is fully recorded is by having a comprehensive inventory in place at the start of any new tenancy, and making sure that a thorough check-in and check-out report is completed.

The AIIC have a useful book, available to download in pdf format via our [website](#), which de-mystifies this thorny subject and will help to avoid those end of tenancy disputes.

Check in Problems

The most common problem we find when carrying out the check in process is the tenant who

complains that when they viewed a property they were promised that furniture would be removed, or the huge flat screen TV was staying, or that rooms were to be redecorated or, most commonly, that the whole property was to be professionally cleaned before the next tenancy.

Promises made during viewings can cause big disappointments later. It is always advisable for all parties to state all requirements and agreements of this sort in writing well before the day of moving in.

Training Courses in 2014

The AIIC are pleased to offer the following courses:

Check Out Workshop – Wednesday 11th February. 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 18th to Sunday 19th April. 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 February Guidelines for Inventory Professionals course is now fully booked.)

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

Keeping in Contact

Email	centraloffice@theaiic.co.uk
Telephone	0845 838 8471 - NEW NUMBER
Address	AIIC Central Office, P O Box 8200, Reading RG6 9QP
Website	www.theaiic.co.uk
Facebook	www.facebook.com/pages/The-AIIC/194040847293790
Twitter	www.twitter.com/theaiic

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

Copyright ©2015 The AIIC, All rights reserved.

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