

INVENTORY INSIGHT



June 2014

We are all heading for the busiest time of the lettings year, June, July, August and September are traditionally months of frantic action and lots of lets. Warmer weather means that we all need to keep our cool and keep those tenants and landlords happy!

No Immediate Ban on Letting Agent Fees

The Labour proposal to amend the current bill going through parliament was rejected, fortunately, since if a complete ban on fees made it into statute the housing market would certainly take a tumble. Good agents have always made their charges to tenants and landlord transparent, this will now be law and fees must be displayed for all to see on websites and in offices.

Big Growth in Rentals Predicted

According to a recent survey from the Intermediary Mortgage Lenders Association it has been predicted that by 2013 at least 50% of homes will be rented. With first time buyers continuing to struggle to find large deposits the rental market is set to soar.

Fair Wear & Tear – New AIIC Book Now Available

We all need to have a thorough working knowledge of fair wear and tear since this is one of the most commonly misunderstood concepts. The AIIC has launched a new 97 page guide - 'Understanding Fair Wear & Tear' packed full of useful information and covering life expectancies for most items and areas in a property. Armed with this guide you will know whether something is tenant – chargeable – damage or fair wear and tear. Get your copy now just £9.99, available to download via our website . (All AIIC members can download this FREE in the members are of the site).

Irresponsible Landlords Lead to Disgruntled Tenants

Landlords have a duty of care to maintain their properties so when a problem is reported it needs to be attended to as fast as possible. Our recent article in 'Residential Landlord' highlighted the problem of delays in carrying out repairs with tenants sometimes withholding rent or living without heating or hot water in the depths of winter. Read the whole article here: <http://www.residentiallandlord.co.uk/news/3497-landlords-need-to-respond-quickly.html>

Bats in Your Belfry or a Bee in your Bonnet?

Warmer weather brings the problem other pests – apart from badly behaved tenants. Look out for reports of bees, wasps, rats, mice and a host of other uninvited guests in rented property. It's sometimes a problem persuading a tenant that it is in fact their problem to get rid of that ant infestation of the sudden appearance of a family of mice. There are accepted opinions for the responsibility of pest control in rented properties.

Wasps: if the next was present on the day of check in it is the landlords responsibility for pest control, if one appears in the middle of a tenancy this would be the tenant's problem.

Ants, slugs, mice: usually a tenant's responsibility.

Rats: this is usually the responsibility of the landlord.

Squirrels: these cannot be exterminated during their breeding season, it is usually the landlords responsibility to arrange for specialist pest control.

Bees: swarms must be professionally removed by a bee-keeper as bees are protected.

Proud to be a Professional

You wouldn't trust your gas boiler with an unregulated engineer, so why trust your inventory needs to an unregulated provider? Your inventory clerk provides a vital service - an inventory forms part of the legal documentation for every let. A good one should offer full protection to both landlord and tenant, providing indisputable evidence in the event of end of tenancy problems. A bad one is worse than having no inventory at all and can cost a landlord thousands of pounds if check in condition cannot be proven.

All AIIC members must abide by a Code of Practice and must attain high standards before they are allowed to carry the AIIC logo. With over 650 members nationwide, and growing, the AIIC is the UK's largest and longest established membership organisation and has been providing industry recognised training since 1996. All members are fully insured. Make sure your clerk is an AIIC regulated clerk. To find a clerk near you check our online A-Z directory at www.theaic.co.uk.

Bats: these are a protected species and cannot be exterminated, they must be left in peace!

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.theaic.co.uk.

Patricia Barber, Chairman

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