



Landlord Property Inventory

An inventory can help avoid disputes over a tenancy deposit because it provides a record of the original condition of the property before it was occupied. It is in the interest of the landlord and their tenants to provide and check an inventory.

Four quick facts

- 1** A property inventory is both a list of contents and schedule of condition
- 2** An inventory protects both the landlord and tenant
- 3** An inventory allows the tenancy deposit schemes to function fairly for both parties
- 4** An inventory allows disputes to be settled fairly and amicably.

Key Facts

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What is an inventory and Schedule of Condition?

An Inventory and schedule is a full list of every item within a property (including walls, ceilings, floors, fixtures and fittings, furniture etc) as well as the condition of every item stated. Properly completed, it will be a very detailed document, often supported by photographic evidence.

Why have an Inventory?

Since the introduction of the tenancy deposit schemes, the requirement of professionally prepared inventory and schedule of condition has become extremely critical. However well the tenant looks after the property, it stands to reason that the condition at the start of the tenancy will not be the same as at the end. Alongside the fair wear and tear during any tenancy, there may be damage caused to the property through carelessness, negligence or misuse. The inventory will then be used to settle any disputes.

Who can complete an Inventory?

In theory any party should be able to provide an inventory, however, it should be kept in mind that it may be used to settle disputes between a landlord and tenant. Therefore, while there is no reason why a landlord or property agent cannot complete a fair and accurate inventory, it is best practice for it to be produced by a third party such as an Elmhurst accredited inventory provider as this can remove any argument for bias.

Why use an Elmhurst member?

Elmhurst Members are all trained, qualified and checked to ensure they are "fit and proper" persons, so you can be assured of excellent service, an accurate, reliable energy assessment and certificate. Elmhurst regularly sample work done by their assessors to ensure it is to the right standard.

All Elmhurst members are required to adhere to a strict Code of Conduct which describes the level of service you can expect. In the unlikely event that a problem occurs, Elmhurst will help you resolve the issue, and if that fails all reports issued with Elmhurst are fully insured.

What Next?

Elmhurst Energy operate a professional inventory membership scheme which allows the registration of inventories.

Members trained and qualified in inventory can provide a detailed inventory report both at the start and end of a tenancy.

For more information contact Elmhurst Energy:

T: 01455 883 250

E: info@elmhurstenergy.co.uk

www.elmhurstenergy.co.uk

