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Property Inventories Wales

Introduction

Landlords are legal... information at the... information about... and often would be... of a standard occup

contract-holders with a significant amount of... occupation contract, for example, prescribed... of an inventory was previously optional in Wales... "list of contents quickly put together at the start

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S27 Renting Home... (W.11) requires lan... occupation date un... Inventories only ne... an inventory must s... provide as much de... is deemed accurate

ions) (Wales) Regulations 2022 – 2022 No. 23... t-holders with an inventory within 14 days of the... es to exclude the requirement for an inventory... s contents", but where a property is unfurnished,... that there are no furnishings. Best practice is to... ny permanent fixtures as possible. The inventory... ived from the contract-holder within 14 days.

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Not providing a det... start of a standard... sufficient detail, the... successfully claim a... contract-holder's pe... landlord were to try

atory report of a dwelling and its' contents at the... be a very costly mistake for landlords. Without... disputes and landlords are unlikely to be able to... age caused by a contract-holder. From a... provides protection of their deposit if a rogue... pre-existing damage.

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What is an inventory

An inventory (some... provides a detailed... end of a standard... and agents often pr... independent clerk... deposit dispute.

chedule of condition") is a document that... of a property and any contents at the start and... t inventories also include photographs. Landlords... or appoint inventory clerks. Using an... ed evidence for adjudication where there is a

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What information s

Inventories should... appliances but ever... condition of the pro... and their condition

ide?

rnishings, such as sofas, beds, or kitchen... an inventory should be produced to record the... res. For example, light fittings, floors, handles... f damage is caused the landlords should be able

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to recover the costs
Preparation can be
to identify absolute
take photographs, f

Key errors identified
that:

- inventories a
- they do not
- they do not

The more informati
to maintain the pro
the standard occup

- The brand or ma
new or only 1-2
accepted by Lan
contract-holder
becomes irrepar
reasonable to co
- Details of any m
if professionally
rooms and whet
- If a previous co
included within
- Where applicab
outbuildings and
- It is recommend
clearly labelled t
- Once completed
other than man
amendments.

How to carry out a

Once a formal inven
the contract-holder
together. The follow

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rather than foot the bill themselves.

tively simple and requires a visit to the property
erty, its' location and condition and if possible,
ormal inventory schedule.

contract deposit disputes on adjudication are

the items in each room;

items nor their condition or state of cleanliness.

ory, the clearer the contract-holder's obligations
should reduce potential disputes at the end of
ple to include:

their age, where known. For example, if a sofa is
recorded. Standard wear and tear must be
overall letting expenses. At adjudication a
to fully reimburse the cost of an older item which
contribution is likely to be considered
item.

atches to walls, furniture, carpets, etc, including
ch room's decoration e.g., newly decorated
r painted and the colour of walls.

nd there are lingering smells, these should be
other odours which may be present.

in good order, the lawn mown, details of
equipment, etc.

clear and incorporated into the inventory itself
e inventory.

e saved in pdf format so that it cannot be altered,
f the respective parties who should initial any

out together, along with photographic evidence
(respective agents) should inspect the property
d:

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- Agree a mutually agreed walk-through of the property and to be recorded in the inventory. This should be used as an opportunity to agree any agreed amendments to the inventory.

the contract-holder for a walk through of the property and to be recorded in the inventory. This should be used as an opportunity to agree any agreed amendments to the inventory.

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- Ensure two copies of the inventory (including any agreed amendments) is available. Once agreed, both the landlord and the contract-holder should confirm the inventory (including any agreed amendments) by signing a copy for their records.

available. Once agreed, both the landlord and the contract-holder should confirm the inventory (including any agreed amendments) by signing a copy for their records.

- Arrange to test the property's smoke alarms and explain the contract-holder's obligations to ensure the contract-holder is aware of the location of any fire extinguishers.

and smoke alarms and explain the contract-holder's obligations to ensure the contract-holder is aware of the location of any fire extinguishers.

- Any issues of disrepair should be recorded in the inventory and those requiring the landlord to carry out works should be recorded and the inventory updated and signed off by both parties to confirm once the works have been completed.

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How to carry out a check-out inventory

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Much like the check-in inventory, the check-out inventory should be carried out by the same two parties who produced the original check-in report showing the condition of the property at the start of the tenancy. At the end of the tenancy, the contract-holder should ensure that:

the check-out inventory with the same two parties who produced the original check-in report showing the condition of the property at the start of the tenancy. At the end of the tenancy, the contract-holder should ensure that:

- The original check-in report is brought to the time of the walk-through and bring a camera to take photographs if there is deterioration in any areas.

at the time of the walk-through and bring a camera to take photographs if there is deterioration in any areas.

- Check all switches are working during the walk-through.

Check all switches are working during the walk-through.

- Ensure meter readings are taken before the contract-holder leaves before paying the rent.

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- Any discrepancies in the condition set out in the check-in report for loss or damage or unexplained items should be recorded clearly in the check-out report.

Any discrepancies in the condition set out in the check-in report for loss or damage or unexplained items should be recorded clearly in the check-out report.

- Any sums to be deducted from the deposit report with reasons should be added to the report with reasons. It need to be agreed with the contract-holder at the time of the check-out. This is an ideal opportunity for this to happen and in the event of any deposit due to the contract-holder.

Any sums to be deducted from the deposit report with reasons should be added to the report with reasons. It need to be agreed with the contract-holder at the time of the check-out. This is an ideal opportunity for this to happen and in the event of any deposit due to the contract-holder.

- Ensure the contract-holder agrees the deductions and the reasoning for them. If they agree ensure they sign a confirmation to that effect and that the amount can be deducted from the deposit.

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- If the contract-holder fails to negotiate a compromise, the matter can be referred for adjudication.
- If there are no points of dispute, the landlord should promptly apply for the return of the contract-holder's deposit.

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ask for their written objections and try to reach a compromise. If no compromise is reached, the matter can be referred for adjudication. If there are no points of dispute, the landlord should promptly apply for the return of the contract-holder's deposit.