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## WHY IS AN INVENTORY ESSENTIAL?

The Association of Residential Letting Agents (ARLA) states that:

“An inventory is an absolutely essential document that provides a written benchmark that should be amended, updated and recreated before the beginning of each new tenancy . . . a necessary investment that helps protect the interests of both landlord and tenant”

A professionally drawn up inventory and schedule of condition protects both landlord and tenant from any unwarranted disputes at the end of the tenancy. An inventory is a legally binding report. This written and photographic record provides comprehensive information about the condition of a property and its contents.

The inventory is used at the beginning and end of each tenancy. It is the basis of Check Ins and Check Outs, showing what belongs to the property and its condition. It is a clear and indisputable record for the life of a tenancy.

### BENEFITS TO LANDLORD

A formal inventory safeguards a property and its contents and provides independent evidence in the event of any disputed claims against a tenant's deposit. Inventories are not compulsory, but it is difficult to demonstrate deterioration of a property without records of condition at the beginning and end of a tenancy. Without proof, disputed amounts may be awarded to the tenant automatically.

### BENEFITS TO TENANTS

Any deductions for damage, disrepair, cleaning or replacement will be made against the deposit held centrally under a Tenancy Deposit Scheme. A formal inventory process will protect against any unreasonable claims or deductions.

### TENANCY DEPOSIT SCHEME

The scheme allow tenants to get all or part of their deposit back when they are entitled to it, encourage tenants and landlords to make a clear agreement from the start on the condition of the property and makes any disputes easier to resolve. The Scheme ensures that deposits held by agents are protected and disputes over their return are resolved swiftly and impartially. In any disputes, the only proof of a property's original condition is provided by an independent inventory, agreed and signed by both parties at the beginning of the tenancy.