



Housing Guides

Housing Inventories

How this guide helps

The SUSU Advice Centre is committed to providing guidance to all students who are seeking advice about housing, and providing direct Adviser support where possible.

To enable you to [access our help remotely](#) we have produced a clear guide to inventories, below.

It is important to read the guide before contacting The Advice Centre as this is the quickest way to access key information. We recognise that for many students this may be enough to answer their questions and help them with the process. We will work to provide further support for those who require it, within our capacity. You will find information about how to contact us at the end of this document.

How this guide helps

The following guide explains what inventories are and why they are important in getting your deposit back.

What is an “inventory”?

An inventory is a list of the contents of the property and its condition, as provided by the landlord.

It is best to create one at the beginning of your tenancy.

Typically it will include: furniture, carpet/curtains, appliances and any utensils.

It may also record the initial condition of other things for which you are responsible - such as the garden.

Why is an inventory important?

Having an inventory at the start of your tenancy can be the single best way to protect yourself from future disputes and/or deductions from your deposit.

It is important for the following reasons:

- It is a record of the condition of what the landlord has provided in case there is a later dispute (and therefore is key to the protection of your security deposit)
- It records what the landlord is providing for the rent you pay (potentially important should disrepair/replacing broken items become an issue)
- It establishes that which belongs to the tenant and which are the landlord's belongings
- Photographs and video evidence are usually the main pieces of evidence that are considered by the deposit protection schemes when it comes to damages.



Support Advice Centre

Top Tip! Each year students come to The Advice Centre reporting a dispute about the condition of the garden may mean money deducted from their Security Deposit – see below for how best to use photographs in your inventory.

How do you create an inventory?

Good landlords or agents will provide an inventory (although it is wise to check your tenancy agreement or terms for any costs associated for creating and/or checking the inventory)

If an inventory is not provided we strongly advise you create one upon moving in. The main methods of creating an inventory can be found on the Shelter website [here](#)

This useful guide explains the best ways of recording issues as part of an inventory: [Using Photos and Videos \(my deposit scheme guide\)](#)

If you do not know how to start an inventory, you can find an example template inventory on Shelter website: [Example Inventory Template](#)

Further guidance

For further guidance on inventories, contact The Advice Centre. • 02380 592 085 • advice@susu.org.

Disclaimer: While care has been taken to ensure that information contained in The Advice Centre publications is true and correct at the time of writing, changes in circumstances after the time of publication may impact on the accuracy of this information. The Advice Centre and SUSU cannot accept responsibility for any actions taken as a result of advice given in this publication.

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