



Inventories

The aim of this guide is to explain 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 and condition of what the landlord provides with the property. 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.

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.

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 of 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

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)



Support Advice Centre

- 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 Shelter website: http://england.shelter.org.uk/get_advice/private_renting/renting_privately/making_an_inventory

Advice Alert!

In our experience **photographs** or video recording can play a crucial role –especially when it comes to gardens.

- Photographs and video evidence are usually the main pieces of evidence that are considered by the deposit protection schemes when it comes to damages. This useful guide explains the best ways of recording issues as part of an inventory: <https://www.mydeposits.co.uk/wp-content/uploads/Using-Photos-and-Videos-1.pdf?categorytype=resources-tenants>
- If you do not know how to start an inventory, you can find an example on Shelter website: http://england.shelter.org.uk/get_advice/private_renting/renting_privately/making_an_inventory

Further guidance

For further guidance on inventories, contact the Advice Centre.

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- advice@susu.org

You can also visit us in Building 40, Highfield campus. Our opening hours are Monday–Friday 09.00–17.00.

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