



Why produce an Inventory?

All parties enter into a tenancy agreement invariably with good intent. However, human nature being what it is, situations often develop that lead to strained communications. This, in turn, can lead to actions that result in a variety of dispute scenarios. A well-documented inventory is designed to reduce the potential impact of these scenarios.

All **Assured Shorthold Tenancy agreements** have a clause or condition, plainly stated or implicit, that effectively advises the wisdom of a list of furniture, equipment, furnishings and structure condition, being in writing and agreed by all parties prior to tenancy occupation.

Although not a mandatory requirement by Law, the provision of an independently produced inventory of property and furnishings and their condition makes good common sense and serves as a protective safety net in the matter of tenant/landlord/letting agent disputes.

This requirement is particularly heightened by legislation introduced in 2007, namely **Housing (Tenancy Deposit Schemes) Order 2007**. This document served to augment and alter **Schedule 10 of the Housing Act 2004**.