



inventoryservices

inspection | report | document

nichecom



70,000
property visits per year



Who are we?

Formed in 1993, Niche Communications have been providing services to property professionals for over 20 years and we have built an unrivalled reputation for quality and customer service within the industry.

What do we do?

We specialise in providing services to the property industry and are the largest independent provider of Inventory Reports, Floorplans, Professional Photography and Energy Performance Certificates, in the country with over 50 employed field staff visiting in excess of 70,000 properties per year.



50+

employed field staff,
visiting in excess of 70,000
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Employed Resource

We are committed to providing our service through an employed resource rather than freelance staff. Experience has shown us that only employees can provide a level of consistent high quality service that our clients require and need. We hold the necessary professional indemnity and public liability insurance, providing our clients with complete peace of mind.

TDS Friendly

Don't take our word for it, we have had our system and the individual inventory reviewed by the Tenancy Deposit Scheme and they commented:

“One of the most comprehensive and detailed reporting systems that I have seen to date. Niche Communications have clearly undertaken a considerable amount of research and the delivery method of their reports coupled with easy access to sharp and in focus photographs should contribute to quick and decisive dispute resolution.”



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The Tenancy Deposit Scheme
January 2014



Why an Inventory?

There is a wealth of choice when it comes to having an Inventory compiled on your rental property, however do not underestimate the importance of instructing a comprehensive, independent Inventory, Check-In and Check-Out Inspection.

Under the revised terms of the Housing Act 2004, any deposit taken by a landlord, on an Assured Shorthold Tenancy from April 6 2007, must be protected by a Tenancy Deposit Scheme. The schemes were established to resolve tenancy deposit disputes in the private rented sector between a landlord and a tenant, for claims regarding damages, missing items, or non-payment of rent during the course of the tenancy.

Whilst it is hopeful that a landlord and tenant can agree on the release of the deposit at the end of a tenancy, sometimes there is disagreement, and this can cause much hardship and inconvenience to both landlord and tenant, especially if there is no evidence to support or negate a claim.

The devil is in the detail

Using the latest iPad application technology which combines traditional data capture techniques with a sophisticated back-end IT solution our team of employed fully trained Inventory Assessors ensure that your reports are available through our online tracking system within 24 hours of their visit.

The Inventory should be of a high standard and not only be a comprehensive list of all fixtures, fittings and contents, but should provide a full 'Schedule of Condition' for each and every item within the property; providing the evidence of its quality and condition at the start of a tenancy. It should also include photographs of damages to support the Schedule of Condition. There is little use in listing television if not accompanied by a detailed description of the make, model and size; if it went missing or was damaged during the tenancy, a landlord would want to be awarded a sum to allow for replacement of a similar television.

Likewise should the listed 'carpet' become threadbare, it may not be fair for a tenant to be liable for its replacement when it was a budget low pile quality, laid in a high foot traffic area. Whilst it may seem trivial, the additional detail is paramount to fairly settle a dispute and it works to protect both parties.

When the comprehensive document has been compiled, it is imperative that a Check-In is conducted by the Inventory Provider to gain both tenant and landlord signatures to agree to the contents of the report.

At the end of the tenancy, the signed Inventory and Check-In document will be used as a comparison to the property at the point the tenant vacates. Cleanliness, damages and item descriptions are carefully cross checked, and the differences recorded with the addition of more photographs.

2. Property Exterior

Item	Description	Comments
2.1 Front Garden	4 foot red brick wall to boundary at front. 3 and 4 foot wood over lap fence panels to left boundary and 6 foot wood overlap gate with black metal hoop latch for side access. Mature hedging to right boundary. Area laid to pale pebbles.	Well maintained. Hedge not recently trimmed. 3 fern type plants starting to grow under window and a low potting troughway to side access.
2.2 Front Fixtures	Grey lidded refuse bin. Black painted metal wall bracket. Roof mounted aerial.	Coating to bracket starting to weather.
2.3 Front Lighting	Black lantern style with standard bulb.	Lightly dusty.
2.4 Rear Garden	Continuation of pebble path from front to left side of property opening out to larger pebbled area to rear of property well before continuing to centre of garden to shed. Lawned areas either side of path. 6 foot wood over lap fence panels to boundary except part of left boundary which has part of neighbours garage wall. 6 foot wood overlap gate for neighbours shared access with metal thumb latch handle. Small bedding areas to outer perimeters of lawn with small shrub planting. Small fruit tree to bottom left corner.	Well maintained. Lawn appears fairly recently mowed and is slightly over long. A few fern type plants showing through pebbles to left access path. Part of weed lining showing to right side of access path to far end. Right sided fencing lightly/moderately weathered and gapping in small areas.
2.5 Rear Fixtures	Heritage painted green gas meter box. Wall mounted satellite dish. Double covered power socket. Outdoor tap. 1 black and 1 burgundy lidded refuse bin.	Right hinge broken off to meter box and small crack to main casing under.
2.6 Rear Lighting	4 black lantern style with standard bulb to each.	
2.7 Shed	Large green stained wood over lap with pitched bitumen covered roof. Single door with 2 metal handles and integrated mortise lock. 2 single glazed fixed panes.	Well maintained for outbuilding. Coating to exterior handle beginning to wear. Traces of green stain to pane edges.



The Association of
Professional Inventory Providers

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