



Supporting local landlords in Bath, Bristol, NE Somerset and South Gloucestershire

All Landlords are invited to attend our meeting in Bath (including local members of NLA, RLA or other landlord organisations)

If you have not done so already, please register as an ALL Wessex member here (*it's free!*):
<http://www.allwessex.co.uk/join-allw/register/>

Hosts: Association of Local Landlords (Wessex) Ltd (*formerly NLA Wessex*)

Location: Bath, Lansdown Golf Club, BA1 9BT

Day: Wednesday 10th May 2017

Time: 1:30pm for a 2:00pm start until 5pm

Sponsored by:



Agenda:

Welcome and Introduction by Rob Crawford - Chairman, ALL Wessex.

Local lettings & sales state of the market, five-minute overview – Caroline Baxter, Lettings Manager from Andrews Estate & Letting Agents, presenting a brief update on the state of the local lettings and sales market.

Hazard Risk Management – Rob Crawford (Chair) presenting a guide for Landlords on how to identify and mitigate hazards in tenanted properties within the private rented sector to ensure compliance with the Housing Act 2004.

Electrical Safety - Martyn Allen, CEng MIET Technical Director from the Charity Electrical Safety First presenting “Home Truths” including recommendations for landlords to determine and mitigate electrical risks.

Trade Introductions - One minute introductions made by local suppliers who are on our website suppliers list.

Coffee Break and Networking Opportunity

please return to your seats promptly when asked – thanks!

QualitySolicitors Burroughs Day's Litigation Partner – Bonita Walters presenting the new sanctions under the Housing & Planning Act 2016 that came into force on 6 April 2017 that includes sanctions for breaching a HMO licence and extending rent repayment orders.

Bonita will also remind us of the rules relating to how landlords should manage tenant deposits and the potential penalties that may result should they not be complied with.

National & Local Changes/News

- Government release of consultation paper on banning letting agents and landlords from charging tenants any fees and taking deposits. Consultation closes 2nd June 2017.
- BANES Council to hold meeting to decide whether to expand or reduce areas subject to discretionary licensing – ALL Wessex have requested to attend.
- Mandatory licensing; new definition expected to be confirmed in October 2017.
- Bristol City Council publish revised Fire Standards for Mandatory Licenced HMO's.

Next Meetings

- **Bristol** (BAWA, Room 1): **Wed 17th May 2017** – arrive at 6.30 pm for a 7.00 pm start
- Exhibiting at Bristol UWE **Landlord Expo: Thur 25th May 2017** – 12.00 until 7.00 pm
- Keynsham (Royal British Legion): **Thur 15th June 2017 Annual General Meeting (AGM)** and Networking Event (*ALL Wessex Registered Landlords only*) - arrive at 6.30 pm for a 7.00 pm start.
- **Bath** (Lansdown Golf Club): **Wed 4th Oct 2017** – arrive at 1.30 pm for a 2.00 pm start
- **Bristol** (BAWA, Room 1): **Wed 11th Oct 2017** – arrive at 6.30 pm for a 7.00 pm start