



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

Landlords are invited to attend our meeting in Bristol (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

Location: Bristol, BAWA Club, Filton, BS34 7RG

Day: Wednesday 17th May 2017

Time: 6:30pm for a 7:00pm start until 9:30pm

Sponsored by:



Agenda:

Welcome and Introduction by Rob Crawford – Chairman, ALL Wessex

Local lettings & sales state of the market, five-minute overview – Ellie Donaghy, Andrews Bristol Regional Manager – A brief update on the state of the local lettings and sales market.

Residential Nil Rate Band – will your estate benefit? Adrian Kilmartin from “YourWill Consultants” will focus on the situation where most people’s estates that are large enough to benefit from the new relief on Inheritance Tax will not actually benefit, whether or not there is a will. So, despite the Government’s supposed generosity, few will benefit without a carefully and correctly drafted will!

Reposit - Jude Greer, Reposit’s COO, presenting this alternative to tenant deposit schemes. With increasing rent, the “Reposit Scheme” is a more affordable alternative for tenants that may be attractive to landlords and tenants. A consideration, especially if the Government decide to ban deposits as implied within the recent consultation paper banning tenant fees!

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!

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.
- Government delays introduction of “digital tax reporting” until 2020. Also, the £10K reporting threshold is to be increased to the VAT threshold, currently £85K.
- Mandatory licensing; new definition expected to be confirmed in October 2017.
- Bristol City Council publish revised Fire Standards for Mandatory Licenced HMO's.
- BANES Council consultation to decide whether to introduce controls and expand or reduce areas subject to Article 4. Consultation closes 15th May 2017.

Next Meetings

- 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): **Wed 11th Oct 2017** – arrive at 6.30 pm for a 7.00 pm start