



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

**You are invited to attend our meeting in Bristol**

(open to all local landlords 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:** BAWA Club, Filton, BS34 7RG

**Day:** Wednesday 26<sup>th</sup> October 2016

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

**Sponsored by:**



**Agenda:**

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

**ALL Wessex Strategic Alliance with Property 118 Landlord Action Group** – Rob will introduce the benefits available to landlords joining this action group.

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

**The 2016 Budget** - Simon Jackson is a Chartered Accountant & Director of Elite Financial Accounting, specialises in property tax for landlords and developers. Simon is also a Landlord and has an HMO portfolio. He will speak about 2016 Budget changes that will affect you as a Landlord.

**Planning for the New Residential Nil Rate band & Later Years: Start Now!** - Kate Spilsbury from Quality Solicitors Burroughs Day's Wills and Tax Planning. Kate's presentation will cover a few areas on what one should be considering as part of their future planning; in particular, Wills which will include how the incorporation of Trusts can be used as a protective measure for preserving assets, discussion on estate and Inheritance Tax

planning – the current Inheritance Tax rules in place and the new rules coming in next April (being the new Residential Nil Rate Band) together with other tax planning options available such as life-time gifts. There will also be some time spent talking about Lasting Powers of Attorney – the importance of these documents, the differing types and what needs to be considered when making them.

### **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!*

### **National & Local Changes/News**

**Quality Solicitors Burroughs Day** – Quality Solicitors Burroughs Day's Bonita Walters will outline developments to be aware of in the Housing & Planning Act 2016.

### **Other need to know subjects - Rob Crawford**

- Update of Clause 24 Judicial Review “Tenants Tax”, Court Permission Hearing in London on 6<sup>th</sup> October.
- Changes to the definition of Mandatory Licensing.
- Bath and Bristol Council's blanket HMO Additional Licensing.
- North Somerset withdrawal of Additional Licensing (or not?).
- Cap on Housing Benefits (Universal Credit).

### **Open Forum**

Time permitting, our presenters will be asked to join Rob as a panel to debate any issues that you may have.