



## **Notice of Extraordinary General Meeting on 3<sup>rd</sup> March 2016**

NLA Wessex members (landlords or businesses holding NLA Membership who reside, let or trade within Bath, Bristol, NE Somerset, South Gloucestershire or adjacent counties) are invited to attend and vote at an Extraordinary General Meeting (EGM) as explained below.

Notice of the EGM is in compliance with the Association's Constitution and Rules relating to the calling of an EGM.

**Notice is hereby given that an Extraordinary General Meeting of NLA Wessex will be held at the Royal British Legion, 8-10 Charlton Road, Keynsham, BS31 2JA. Please arrive at 6:30pm for a 7:00pm start on Thursday 3rd March 2016. The EGM will take place for the purpose of considering and the acceptance of one of the following proposals.**

**The EGM will be Chaired and Proposals presented by the NLA Chair Person (Rob Crawford) or, in his absence, Committee Member, Martin Thomas.**

***Note:** Both proposals relate to the management and control of NLA Wessex and the selection of either proposal will not affect your rights or access to services entitled through your individual membership with the National Landlords Association (NLA).*

### **Proposal 1**

To integrate as a regional branch within the NLA.

**or**

### **Proposal 2**

To remain an association that is independent from the NLA, accepting;

A change of name and logo, severance of links to NLA and modification of web and social media sites and;

If carried, it is agreed that the Committee be empowered to decide on the new name, logo and changes to the web and social media sites as deemed necessary.

Chair Person, NLA Wessex, 19 Barkers Mead, Yate,  
Bristol, South Gloucestershire, BS37 7LF

## **Notice of Extraordinary General Meeting (EGM) 3<sup>rd</sup> March 2016**

**Dated: 12<sup>th</sup> February 2016**

### **Introduction**

During the 2005 Annual General Meeting it was proposed and accepted by members of the Landlord's Association for Wessex (LAW) to change the name of the association to that of National Landlord Association Wessex (NLAW or NLA Wessex). This proposal was presented to LAW members in agreement with the National Landlord Association (NLA).

The agreement included the change of name and also the use of the NLA Logo. Members of NLAW were later encouraged to become members of the NLA. NLAW, was sufficiently funded by its sponsor Alan Boswell Insurance and therefore duplicate membership was not required, as is the case today.

Most importantly, NLAW retained its independence as a self-managing association.

NLAW continues to be managed by a dedicated Committee of elected volunteers, led by an elected Chair Person. The NLA Regional Representative is co-opted as a guest on the NLAW Committee.

Over the years, NLAW's independence from NLA has been defended as being in the best interest of local landlords.

This independence has ensured that NLAW's local landlords, are represented at Council Meetings and Landlord Panels within the regions of Bath, Bristol, South Gloucestershire and NE Somerset. As an independent association, NLAW have been free to debate issues arising at these meetings. NLAW's ability to respond quickly without further consultation or authority, has been essential in their participation in a number of Local Authority initiatives that may otherwise have resulted in a motion that was not in the best interest of local landlords.

NLAW funds meetings in both Bath and Bristol, three times annually. The Committee works with the NLA Regional Representative to arrange those meetings. The Committee also manages NLAW's own website ([www.nlawessex.co.uk](http://www.nlawessex.co.uk)) and social media page where important information may be accessed by landlords.

In the last quarter of 2015, NLAW's website attracted an additional sponsor (Andrews). NLAW sponsors and Trade Listing contributions ensures the ongoing functionality and financial stability of NLAW as an independent association.

NLAW has experienced a growing attendance of landlords at their meetings, with 75 and 63 attendees respectively at their last Bath and Bristol meetings.

### **Reason for this EGM**

The NLA has recently approached NLAW and requested that we relinquish our independence and integrate more fully with them.

It was the NLA's original intent to encourage NLAW's integration soon after the LAW changed their name to NLAW in 2005 (as explained above). However, this was not pursued by the NLA at the time due to other events that included the introduction of the 2004 Housing Act.

Data protection and the need to have more influence and control over NLAW and the need to regularise their function and ensure uniformity between branches has been cited by NLA. What may have been acceptable until now by the NLA is no longer considered acceptable within its current structure.

NLAW are currently in discussion with NLA to determine how such an integration could work. NLAW are particularly concerned that any integration must be in the best interest of local landlords. NLAW also have concerns with regard to what extent an integration will impact our funding, management and control of communication channels (with landlords and local authorities), our standing in local authority meetings, ability to respond quickly to local issues and the standard of meeting venues. It may be difficult to retain and recruit committee volunteers.

### **EGM Agenda**

- Record those attending (NLA Membership numbers will be required)
- The Chair will present the results of the above discussions and highlight any advantages and disadvantages of either proposal at the EGM.
- Where necessary the Chair will provide clarification and share the views of the Committee.
- A total head count will be taken.
- A seconder for each proposal will be called for
- Call for votes in favour of Proposal 1
- Call for votes in favour of Proposal 2
- Call for abstentions

The proposal selected by the majority of the vote will be passed. Member will only be able to cast one vote. Where there is a draw, the Chair will have the casting vote.

### **Proxy Votes**

Discussions with the NLA are ongoing and are unlikely to be concluded until just before the EGM. Members will therefore need to be updated on the outcome of those discussions on the day of the EGM. As such votes by proxy will not be accepted unless a member is subject to exceptional circumstance that prevents their attendance at one of the meetings.

In exceptional circumstances the following proxy voting form should be completed and sent to the Chair's address, as stated on the form, by first class post (not e-mail or phone). Only proxy votes received before midday two days before the EGM date will be included.

*Rob Crawford*

Rob Crawford, Chair Person  
NLA Wessex

Rob Crawford  
Chair Person NLA Wessex  
19 Barkers Mead  
Yate  
Bristol  
South Gloucestershire,  
BS37 7LF

I ..... a member of  
the NLA with membership number.....wish to  
appoint the Chair Person, NLA Wessex as proxy to vote on my behalf at the  
NLA Wessex Extraordinary General Meeting to be held on 3rd March 2016.

My exception circumstance for not attending this EGM in person is:.....  
.....  
.....  
.....

I wish this proxy vote to be used as follows:

<i>EITHER:</i>	
To vote in favour of Proposal 1	(tick) [    ]
<b>OR:</b>	
To vote in favour of Proposal 2	(tick) [    ]

SIGNED:.....

E-mail address:.....

Phone number:.....

DATE: ...../...../.....