



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

**Landlords are invited to attend our next meeting in Bath**

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

**Hosts:** Association of Local Landlords (Wessex)

**Location:** Bath, Lansdown Golf Club, BA1 9BT

**Day:** Wednesday 31<sup>st</sup> January 2018

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

**Sponsored by:**



**Agenda:**

**Welcome and Introduction to 2018 by Rob Crawford - Chairman**

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

**Marks Out of Tenancy** – Ben Yarrow CEO, will present an overview of this new website that permits tenants to make comments on landlords and their properties. The website sets out to differentiate between good and rogue landlords.

**B&NES Council** - Chris Mordaunt, Team Manager for Standards & Improvement, will present a review of HMO licensing in B&NES and forthcoming consultation on proposals going forward, including city wide additional licensing. This presentation will be of fundamental importance to landlords renting properties, particularly HMO's, in the B&NES area.

**Trade Introductions** – One-minute introductions made by local suppliers who are listed on our website Suppliers Directory.

***Coffee Break and Networking Opportunity***

*please return to your seats promptly when asked – thanks!*

## National & Local Changes/News – Rob Crawford

### What to expect in 2018 and subsequent years:

- The introduction of the new definition of HMO's requiring mandatory licensing.
- Revised minimum EPC rating of E for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020.
- Legislation to ban all fees charged to tenants by landlords or agents in England other than deposits and 'holding' deposits.
- Introduction of HMRC vetting of landlord tax declarations (initially landlords with licensed HMO's).
- Updated Gov'ts "How to Rent Guide" (17 Jan 2018).
- Introduction of the EU General Data Protection Regulation (GDPR) Act
- Tenant's history of rent payments to become a factor in credit histories.
- Introduction of a national landlord redress scheme during 2018/19.
- The government seeks to incentivise landlords in the private rented sector to offer tenants 'family-friendly' three-year tenancies should they wish to.
- The government wants to cap the permitted rental deposit on a property to six weeks.
- The government is keen to see more high-quality rental properties come on to the market by encouraging more competition and choice to 'generation rent'.
- Section 24 of the Finance Act 2015 takes hold, uninformed landlords will be shocked.
- New Bill expected requiring all landlords nationally to register as landlords.
- New Bill "Fitness for Human Habitation and Liability for Housing Standards" (updates the Landlord and Tenant Act 1985 and Building Act 1984).
- B&NES and BCC plan to implement further selective licensing.
- NES consultation on landlord self-regulation and accreditation scheme as an alternative to licensing.

### Next Meetings

- **Bristol** (BAWA Room 1): **Wed 7<sup>th</sup> Feb 2018** – arrive at 6.30 pm for a 7.00 pm start.
- **Bath** inc **AGM** (Lansdown Golf Club): **Wed 25<sup>th</sup> April 2018** – arrive at 1.30 pm for a 2.00 pm start.
- **Bristol** (BAWA, Room 1): **Wed 2<sup>nd</sup> May 2018** – arrive at 6.30 pm for a 7.00 pm start.
- **Bristol Landlord Expo 2018** – UWE on Wednesday 13<sup>th</sup> June, 12:00 to 7:00pm.
- **Bath** (Lansdown Golf Club): **Wed 19<sup>th</sup> Sept 2018** – arrive at 1.30 pm for a 2.00 pm start.
- **Bristol** (BAWA, Room 1): **Wed 26<sup>th</sup> Sept 2018** – arrive at 6.30 pm for a 7.00 pm start.