



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

**Day:** Wednesday 7<sup>th</sup> February 2018 **Time:** 6:30pm for a 7:00pm start until 9:30pm

**Sponsored by:**



**Agenda:**

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

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

**Consider-Rate Ltd** - Tim Gorton CEO, will be talking about the Consider-Rate accreditation program for the West of England Rental Standard as well as their tenant accreditation program and tenant database which they feel is a very important and a necessary addition to any Rental Standard.

**Relief from the recent 'Buy-To-Let' tax changes for UK Landlords** - Richard Medley & Neil Miller of Success CXP Ltd. The recent changes to 'Buy-To-Let' tax relief that mean Landlords are no longer able to deduct the cost of mortgages from their rental income. In many cases this change is completely wiping out any profit made leaving many questioning their future within the industry. Success CXP are specialists in asset and profit protection who offer a solution to this change and also offer additional relief from income tax, capital gains tax and inheritance tax for UK Landlords.

**Welcome to Fran Miller, BCC's new Landlord Liaison Officer** – Fran assumes the role vacated by Julie Norris who has now assumed a teaching role in Gloucester. Fran is a landlord herself and I am sure you will join me in wishing her the very best in her new job. The role of the Landlord Liaison Officer is important to us as a primary point of contact into BCC's PRS team. Fran is currently co-ordinating the organisation of the next Landlord Expo.

**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

**Bath inc AGM** (Lansdown Golf Club): **Wed 25<sup>th</sup> April 2018** – 1.30 pm for 2.00 pm start.

**Bristol** (BAWA, Room 1): **Wed 2<sup>nd</sup> May 2018** – 6.30 pm for 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** – 1.30 pm for 2.00 pm start.

**Bristol** (BAWA, Room 1): **Wed 26<sup>th</sup> Sept 2018** – 6.30 pm for 7.00 pm start.