



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 23rd January 2019

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

Sponsored by:



Agenda:

Please note that this meeting is likely to extend beyond the normal finish time.

Welcome and Introduction by Rob Crawford – Chairman

Local lettings & sales state of the market, five-minute overview from our sponsor

Andrews – Will Maslin, presenting a brief update on the state of the local lettings and sales market.

Housing Health and Safety Rating System (HHSRS), Dick Scott is a Housing consultant, trainer and member of the Chartered Institute of Environmental Health's Housing Advisory Panel. With 30 years of local authority experience in London and South-West England, including HHSRS assessments, training and enforcement work and energy assessments Dick will present an informative overview of HHSRS.

Legal Update from our sponsor Metcalfes Solicitors – Natasha Bliss & Laura Ramos

Presenting the latest on the **Homes (Fitness for Human Habitation) Bill 2017-19**.

The Bill includes amendments to the Landlord and Tenant Act 1985 to require that residential rented accommodation is provided and maintained in a state of fitness for human habitation and to amend the Building Act 1984 to make provision about the liability for works on residential accommodation.

Coffee Break and Networking Opportunity

please return to your seats promptly when asked – thanks!

Mobile Inventory Services (Bath & Bristol) – Nick Parfitt, MD of Mobile Inventory Services, Bath & Bristol is a family run local franchise of a national organisation, Mobile Inventory Program Limited. Nick offers a full range of Inventory Services covering Full Inventory Reports, Check-in / Check-out reports and Interim / Inspection reports. Nick will present why an accurate third-party inventory is important and also provide an insight into best practice and advantages relating to digital inventories.

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

Local & National issues:

- B&NES HMO Additional Licensing update
 - An update on the B&NES requirement for kitchen fire doors in two storey HMO's
 - An update on ALL Wessex Freedom of Information Request relating to B&NES's Cabinet decision to introduce City wide Additional Licensing
- Bristol HMO Additional Licensing update
 - An update on ALL Wessex Freedom of Information Request relating to BCC's proposal to introduce City wide Additional Licensing

Next Meetings:

Bristol (BAWA, Room 1): Wed 30th Jan 2019 – 18.30 for 19.00 start.

Bath (Lansdown Golf Club) AGM: Wed 15th May 2019 – 13.30 for 14.00 start.

Bristol (BAWA, Room 1): Wed 22nd May 2019 – 18.30 for 19.00 start.

Bristol UWE Landlord Expo - Tuesday 2nd April 2019 (11am start – 6pm finish)

(Interested in Exhibiting at the Expo? Please contact Fran Miller on 0117 352 1853)