



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 (*Room 1*)

Day: Wednesday **30th January 2019**

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

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

Housing Health and Safety Rating System (HHSRS), David Lown is a member of Chartered Institute of Environmental Health and Charter Member of Institute of Occupational Safety and Health Lectured in Housing on MScs and BSc in Environmental at UWE and UCW (Weston College). David previously worked in Environmental Health for local authorities in the North East. Part of the UCW/UWE team winners of Environmental Housing Hero at CIEH Excellence Awards 2018” David will present an informative overview of HHSRS.

Legal Update from our sponsor Metcalfes Solicitors – Laura Ramos & Kinga Burzynska, 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) – Pete Nicholls of Mobile Inventory Services, Bath & Bristol is a family run local franchise of a national organisation, Mobile Inventory Program Limited. Offering a full range of Inventory Services covering Full Inventory Reports, Check-in / Check-out reports and Interim / Inspection reports. Pete will present why an accurate third-party inventory is important and also provide an insight into best practice and advantages relating to digital inventories.

Local & National issues – Rob Crawford

- **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
- **New Bills to be aware of:**
 - Tenant Fee Ban Bill (1st June 2019)
 - Fit for Human Habitation Bill (31st March 2019)
 - Landlord Redress Scheme Bill (date tbd, *when Parliamentary time permits*)
 - Electrical Safety Requirements Bill (date tbd, *when Parliamentary time permits*)

Next Meetings:

Bath (Lansdown Golf Club): **AGM Wed 23rd May 2019** – 13.30 for 14.00 start.

Bristol (BAWA, Room 1): **Wed 30th 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)

