



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 4th Sept 2019

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

Sponsored by:



Agenda:

Welcome and Introduction by Rob Crawford - Chairman

Local lettings & sales state of the market, five-minute update from Andrews – Will Maslin, presenting a brief update on the state of the local lettings and sales market.

Property tax update - Rhys Jones, Regional Tax Director for Ince Metcalfes will be providing a property tax update, covering the latest tax changes including stamp duty land tax and the capital gains tax changes being introduced in April 2020. This will cover what planning you should be considering now, to avoid unwanted tax bills going forward.

Office of Tax Simplification (OTS) – Andy Richens & Nigel Mellor working to simplify tax reporting and payment: the OTS is the independent adviser to the Government on tax simplification, and would like to hear from landlords on whether difficulties are experienced with the current tax reporting and payment system, and to explore the merits, difficulties or disadvantages in enabling reporting of rental income and expenses and/or payments of tax to take place more regularly than through the self-assessment system. The OTS aim to publish an initial paper on the subject in the autumn.

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!

Ince Metcalfes – Kinga Burzynska, presenting “unfair terms” and the dangers of inserting them into AST’s.

Local & National issues:

- B&NES HMO Licensing update
 - An update on the B&NES requirement for kitchen fire doors in two storey HMO’s
- Bristol HMO Additional Licensing update
 - An update on BCC introduction of Citywide Additional Licensing

Open forum / discussion: Issues and concerns arising with members.

Next Meetings:

Bristol (BAWA, Room 1): **Wed 11th Sept 2019** – 18.30 for 19.00 start.

Bath (Lansdown Golf Club): **Wed 22nd Jan 2020** – 13.30 for 14.00 start.

Bristol (BAWA, Room 1): **Wed 29th Jan 2020** – 18.30 for 19.00 start.