



*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/> Note: there is no need to reregister for each meeting.

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

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

**Day:** Wednesday 22<sup>nd</sup> Jan 2020

**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 – Hannah House and Jeannie Pontet**, presenting a brief update on the state of the local lettings and sales market.

**Alan Boswell Insurance – Paul Marshall (Account Executive - Landlords)**, presenting an overview of the various insurance products available to landlords and tenants and why some of these products are growing in importance to mitigate issues that can arise. ALL Wessex are introducers of Alan Boswell insurance.

**ALL Wessex, the role of the Chair and Committee – Rob Crawford (Chair):** The Association of Local Landlords is run by volunteer landlords and letting agents. To continue as an effective landlord association, it is essential that our members are willing to contribute. At the AGM of 2019, Rob announced his intent to retire at 2020's AGM. We are therefore seeking a new Chairperson. Rob's presentation will give you an insight into the role of the Chair and Committee so that you can determine your suitability for this prestigious and rewarding role.

**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!*

**Solicitors Ince Metcalfes – Lydia Cammiade**, with the threat of further changes in legislation and an increasing tax burden, private rental sector (PRS) landlords are considering other ways to manage their property investment. Ince Metcalfes' presentation covers the pros and cons relating to landlords who feel Air BnB could be a suitable option.

**Local & National issues:**

- What to expect and issues relating to the PRS since the election - Rob.
- We disagree with B&NES interpretation of The Licensing and Management of HMO's & other Houses (Misc Provisions) 2006, Schedule 3 where B&NES interprets a 30 minute rated fire door is required for all one and two storey HMOs with 5 plus occupants. We will be challenging B&NES at a Tribunal on 21<sup>st</sup> January. Martin Thomas provides us with an update on this Tribunal and any conclusion made.

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

**Next Meetings:**

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

**UWE Bristol – Landlord Expo 26<sup>th</sup> March 2020 11:00 until 18:00**

**Bath (Lansdown Golf Club): Wed 6<sup>th</sup> May 2020 – 13.30 for 14.00 start.**

**Bristol (BAWA, Room 1): Wed 20<sup>th</sup> May 2020 – 18.30 for 19.00 start.**

**ALL Wessex Annual General Meeting (AGM) at Keynsham Royal British Legion  
1<sup>st</sup> Floor Thursday 11<sup>th</sup> June 2020 - 18:30 for 19:00 start.**