



*Supporting local landlords in Bath, Bristol, NE Somerset and South Gloucestershire*

**Landlords are invited to attend our next meeting in Bristol**

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 29<sup>th</sup> January 2020

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

**Sponsored by:**



**Agenda:**

**Welcome and Introduction by Rob Crawford - Chairman**

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

**Centre for Sustainable Energy - Kate Thomas**, presents how this charity organisation can help landlords and tenants make properties more energy efficient in a sustainable way. In the light of the new EPC regulations and as most landlord properties approach their 10 year anniversary of EPC certification this should prove to be a very useful presentation.

**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 – Kinga Burzynska**, 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. Rob will provide you with an update on this Tribunal and any conclusion made.

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

**Next Meetings:**

**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.**