



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

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

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:** Royal British Legion, Keynsham, BS31 2AZ (1<sup>st</sup> Floor)

**Day:** **Thursday 2<sup>nd</sup> February 2023**

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

Introducer of:  **ALAN BOSWELL**  
Insurance Brokers

**Agenda:**

**Welcome and Introduction by Rob Crawford – recently re-elected Chairman**

**PRS Market Update - Rob Crawford**, an interactive session asking for your views on where you feel the Private Rented Sector is going. Selling, Sticking, Buying, Re-investing elsewhere?

**Valuation Office Agency – Stuart Stone (PRS Stakeholder Manager)**, presents the role of the VOA, the importance of information provided by landlords in determining Local Housing Allowance, Housing Benefit and Universal Credit determinations and maintaining a register of Fair Rents. Influencing future rents if control measures are introduced?

**Rentokil Property Care (Mould) – Michael Elphick (Branch Manager) & Dave Mann (Area Manager) & Peter Cox (Manager Southwest Region)**, the importance of independent surveys to determine the root cause of mould and means to reduce arisings/spreading. The possibility of existing legislation being more specific in what is required of landlords dealing with mould.

***Coffee Break and Networking Opportunity***

*please return to your seats promptly when asked – thanks!*

**Local & National issues:**

- South Gloucestershire Council introduction of Article 4.
- Bristol City Council Rent Controls Commission.
- BANES Residents' Parking Zones.

**Open forum / discussion (time permitting):** Issues and concerns arising.

**Next Meeting:**

**Thursday 15<sup>th</sup> June 2023**