



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 (*1st Floor*)

Day: **Thursday 2nd November 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 – Chairman

Market Update – CJ Hole Estate & Letting Agents' Dan Mould, Head of New Business: an introduction to CJ Hole and update on local sales and lettings.

Renters (Reform) Bill – Rob Crawford, ALL Wessex: debated at it's second reading on Monday 23 October 2023, this Bill has now been sent to a Public Bill Committee that will scrutinise the Bill line by line and is expected to report to the House by Tuesday 5 December 2023. Drawn from various media and Government sources we can look at it's latest iteration and the various scenarios that may follow.

Coffee Break and Networking Opportunity

please return to your seats promptly when asked – thanks!

Local & National issues:

- Consultation (closes 7th Nov) – Bristol City Council Licensing:
 1. A citywide additional licensing scheme where most Houses in Multiple Occupation (HMOs) not already subject to mandatory licensing will need a licence.
 2. A selective licensing scheme in Bishopston and Ashley Down, Cotham and Easton wards where most other types of privately rented accommodation in these areas will need a licence.
- BANES Additional Licensing scheme (1280 properties) expiring on 31st Dec, no plans to renew.
- Bristol Landlord (Naomi Knapp) serves 80 possession notices.

- To reduce the administrative burden, HMO's Nationally to be classified for Council Tax purposes as single dwellings.

Next Meeting:

Thursday 8th February 2023