



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 8th February 2024**

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

Introducer of:  **ALAN BOSWELL**
Insurance Brokers

Agenda

Welcome and Introduction by Martin Thomas – Deputy Chairman

Apologies from Rob Crawford - Chairman

Presenters:

Nick Josling, Co Founder of Bristol Property Partnership (BPP) & Host for the local Property Investment Network (PIN) meetings - BPP manages students, professionals, HMO's as well as houses & flats, facilitate leases to various organisations and also have some housing benefit tenants. We have plenty of experience, especially in HMO management. My presentation will cover: How to find, vet and select good tenants, the most important things in letting your property and the most common issues and how to deal with them.

Our own Treasurer and Chartered Accountant, Reg Wood - "LANDLORDS PAYING TOO MUCH TAX?" Did you know landlords can deduct business expenses before tax? But what can be presented as a business expense? Reg, will share tips with you gained from a career as both landlord and accountant.

Coffee Break and Networking Opportunity

please return to your seats promptly when asked – thanks!

Local & National issues: Martin Thomas

- What is a “solid timber door or panelled door of substantial construction” that is acceptable instead of a fire door in lower risk property? - *source: LACORS*.
- Feedback from “BCC’s Strategy for the PRS” meeting.
- BANES Mandatory Licensing increase!
- Digital Tax Recording

Next Meeting:

Thursday 23rd May 2024