



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: **Wednesday 21st May 2025** **(NOTE CHANGE OF DAY!!)**

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

Introducer of:



Agenda

Welcome and Introduction by Rob Crawford – Chairman

We are pleased to present the following:

Life Cycle of a Tenant's Deposit – Our Chairman Rob Crawford presents aspects of taking, protecting, deducting, betterment, disputes and the return or partial return, to the tenant of the deposit. Structured around a live Landlord v's Tenant case, this presentation will be interactive and aimed at enhancing attendees knowledge of the pro's and con's concerning tenant deposits.

Solid Door, Fire Containment in Small HMO's – Martin Thomas will update us on how his recent interaction with Bath and North East Somerset Council (BANES) has helped define what is acceptable to BANES Council PRS inspectors and how doors that fail can be cost effectively upgraded to meet their requirements.

Coffee Break and Networking Opportunity

please return to your seats promptly when asked – thanks!

Renters' Rights Bill Update

By Rob Crawford - Chairman

By the time of this meeting the Bill will have completed it's House of Lords "Committee Stage". We will know what amendments have been recommended by the House of Lords for consideration by the House of Commons and whether we can expect them to be included in the Bill.

AOB

Landlords are reporting issues with their on-line application for Bristol City Council HMO Licences.

Next Landlord Meeting:

Wednesday 24th September 2025