



*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:** **Wednesday 24<sup>th</sup> September 2025**

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

Introducer of:  **ALAN BOSWELL**  
Insurance Brokers

**Agenda**

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

**It is clear that the onset of the Renters Rights Bill is making landlords think about whether the Private Rented Sector (PRS) is still a viable/safe investment. Landlords have options. We are pleased to present the following:**

- 1. Short-term Letting** – Estera Cwiklinska. With over 16 years of experience in short-term letting (our former treasurer), presents the pros and cons of short-term letting. Are they a viable option for those thinking of leaving the PRS?
- 2. Bristol City Council's (BCC) Private Renting Scheme** – Kathryn Hunter from BCC. For landlords staying in the PRS, who are considering a different approach. With over 111 landlords signing up to BCC's Private Renting Scheme during the period April to June, we have asked Kathryn to present an update of this scheme.

Previously presented to us in Dec 2022, we can discuss what may now be attracting landlords to sign up. Pre-meeting reading: [Private renting scheme](#)

***Coffee Break and Networking Opportunity***

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

### 3. AOB

#### a. Landlord Dialogue (LLD): Rob Crawford

Initiative driven by the West of England (BCC, BANES, NSomerset and SGlos) to identify top priorities in the local (not national) PRS, where the councils and landlords can work together in a more focused manner.

What do you feel should be the top three priorities to work on?

#### b. Renters' Rights Bill Update: Rob Crawford / Martin Thomas

We will look at what amendments have or have not, been accepted by the House of Commons prior to Royal Ascent. It is unlikely that the RRB amendments relating to student lets and pets insurance will be accepted. How will this impact landlords and what options are open to them?

#### c. Committee Members: Rob Crawford

As mentioned frequently at our landlord meetings, we are urgently in need of new Committee Members. We are to lose two possibly three of our five committee members in 2026, so this situation is now critical. To ensure the ongoing operation of All Wessex, ***we need new Committee members now!***

If volunteers don't come forth, I will unfortunately, be forced to exercise Article 16 ( [Constitution-Rules-ALL-Wessex-Amdt-1st-May-2024-.pdf](#) ) of our Constitution and Rules. With all that has been achieved previously and during my 13 years on the committee, I really do not want to do this!

### 4. Next Landlord Meeting:

**Date to be Confirmed, depending on Committee volunteers coming forth!**