



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

Landlords are invited to attend our next meeting in Bath

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: Lansdown Golf Club, Lansdown, Bath, BA1 9BT **[NOTE CHANGE OF VENUE!!]**

Day: **Wednesday 4 November 2026 [NOTE CHANGE OF DAY!!]**

Time: 12:30pm for a 1:00pm start until approx. 3:00pm

Introducer of:  **ALAN BOSWELL**
Insurance Brokers

Agenda

Welcome and Introduction by Beth Perry – Chairman

We are pleased to present the following:

1. BANES Housing Standards & Licensing – Paul Carroll, BANES

- Licensing applications, renewals and variations
- Property inspections and common areas
- Non-compliance and expectations
- Recent and upcoming housing standards changes
- Working effectively with landlords and managing agents
- Member Q&A – questions to be submitted in advance where possible

The committee would like to encourage members to send any questions they have for Paul Carroll in advance of the meeting. This will help us focus the discussion on the topics that matter most to members and give Paul the opportunity to prepare his responses as fully as possible.

Please can we also ensure we approach the meeting positively and make Paul feel warmly welcomed to ALLWESSEX. We want to create a constructive and friendly discussion that everyone can benefit from.

15 minute Coffee Break and Networking Opportunity

please return to your seats promptly when asked – thanks!

2. Members-Only Discussion

Opportunity for members to discuss and share views on the matters raised during Paul Carroll's session.

3. BANES vs Bristol Housing Standards

Brief introduction to the new All Wessex comparison guide – what it covers and where members can access it.

4. Renters' Rights Update

- Latest position and key dates
- Landlord database and forthcoming requirements
- Implications for landlords
- Student lets and notice requirements for the next academic year
- Practical examples/case studies

5. Making Tax digital Update

6. Any other business

Next Landlord Meeting – date to be confirmed: