

CORNWALL RESIDENTIAL LANDLORDS ASSOCIATION

The CRLA Is A Not For Profit Company



**ROYAL
CORNWALL
SHOW EDITION
JUNE 2017**



**KEEP UP TO DATE WITH
CURRENT AND
IMPENDING
LEGISLATION**

**GET THE LATEST
GUIDANCE**

**FREE DOWNLOADS FOR
ALL YOUR LETTING
BUSINESS NEEDS**

THERE WILL BE THE USUAL RAFFLE



IN AID OF

CORNWALL HOSPICE CARE



DON'T GET CAUGHT OUT

Make Sure You Know About:

- Article 4 Directions in Falmouth—(coming into force 16 June 2017)
- Housing and Planning Act 2016
 - Landlord and Agent Banning Orders
 - Civil Penalties
 - Electrical Safety Requirements
 - Extension to HMO Licensing
 - Extension to Rent Repayment Orders
 - Rogue Landlord Database
- Carbon Monoxide Alarms
- Deposit Protection
- Energy Efficiency in Properties
- Fire Risk Assessments
- Fire Alarms
- FloodRE
- Gas Safety Requirements
- Heat Networks Regulations
- HMO Licensing
- Housing Health and Safety System (HHSRS)
- Importance of Landlord Insurance
- Legionnaires Risk Assessment
- Letting Agent Fee Ban
- Private Water Supply Regulations
- Rent Repayment Orders
- Retaliatory Eviction
- Right To Rent Checks
- Universal Credit

**SAMPLE OF INFORMATION SHEETS
AVAILABLE FROM CRLA WEBSITE**

- BPF Paper - Retaliatory Eviction
- Control of Condensation
- Deposits
- Electrical Safety
- Electronic Contracts and Tenancy Agreements
- Ending An Assured Shorthold Tenancy
- Energy Efficiency Improvements Provisions - A Guide For Landlords Receiving Requests From Tenants
- Energy Performance - Non-Domestic Private Rented Property Minimum Standard - Landlord Guidance
- Fire, Gas and Electrical Safety Log Book
- Flood Advice Booklet
- Gas Safety
- Heat Networks - Frequently Asked Questions
- How To Rent Guide for Private Rented Sector Tenants - February 2016
- HHSRS - BPF Guide
- HHSRS - Guidance for Landlords and Property Professionals from Government
- Immigration - Right To Rent Document Checks A User Guide
- Immigration Checks Guidance For Landlords
- Keeping Drugs Out Of Rental Properties
- Landlord Interim Electrical Checklist
- Landlord Rights For Inspecting Or Viewing A Property
- Lettings Guidance From Competition and Markets Authority
- Living On The Edge - Guide To Your Rights And Responsibilities Of Riverside Ownership
- Office of Fair Trading Guidance On Unfair Terms In Tenancy Agreements
- Online Housing Benefit and Council Tax Benefit Claim Management
- Private Rented Sector Code Of Practice 2014
- Smoke And Carbon Monoxide Alarm (England) Regulations 2015 - Landlord Guidance from DCLG
- Smoke and Carbon Monoxide Alarm (England) Regulations 2015 - Guidance for Local Authorities from DCLG

LISTING FROM CRLA WEBSITE MEMBER AREA— DOWNLOAD RESOURCES FOR LANDLORDS

- Assured Shorthold Tenancy Agreement
- Contents Sheet For Tenant Information Folder
- CRLA Log Book tenant version Updated October 2015
- Form No 4A - New Rent under an Assured Periodic Tenancy
- Fire Risk Assessment Template
- HHSRS Checklist
- Inventory
- Legionella Risk Assessment
- Lodger Agreement
- Pet Agreement
- Procedure on leaving property
- Rent Book
- Rent Office Form For Submission Of Rents
- Right To Rent Agreement Between Landlord and Agent
- Section 21 Notice
- Section 8 Notice - Seeking Possession of a Property Let on an Assured Tenancy
- Standard provisions for a Lodgers Agreement
- Tenancy Application Form
- Tenants Authority to Cornwall Housing
- Tenants Authority to Housing Benefit Department
- Tenants Authority to Housing Department
- Tribunal Form - Application To Appeal A Decision To The Upper Tribunal
- Tribunal Form - Apply For Help With Fees
- Tribunal Form - Apply For Help With Fees Advice Guide

All enquiries please contact

Ruth Clarke

CRLA Chairman and Facilitator

Tel: 01872 554498

Email crlawp@gmail.com



DEPOSITS

If you take a deposit from your tenant you must within thirty days protect that deposit by registering with one of the tenancy deposit schemes authorised by the government. There are two types of scheme: **Custodial** – you pay the money into the scheme at no cost. The deposit must be paid to the scheme administrator within 30 days of receipt from the tenant. The scheme administrator holds the deposit until the tenancy comes to an end.

Insured – you hold the money in your own account/possession but secure it by paying a fee and insurance premiums to the scheme administrator for the privilege of so doing.

There are three companies running schemes:

The Deposit Protection Scheme (DPS) – both custodial and insured schemes

<http://www.depositprotection.com/>

Tel: 0330 303 0030

MyDeposits – insured scheme

<https://www.mydeposits.co.uk/>

Tel: 0333 321 9401

Tenancy Deposit Scheme – both custodial and insured schemes

<https://www.tds.gb.com/>

0300 037 1000

It is for you to decide which scheme to use, not the tenant.

Issues to Note

- You **MUST** issue the tenant (and any relevant person, i.e. a parent if paying on behalf of their son or daughter who will be living in the property) with the Prescribed Information about the Deposit within 30 days of receipt of the deposit (available from your deposit protection company) or the penalty will be the same as not protecting at all.
- If a deposit was received before 6 April 2007 and the tenancy became a statutory periodic tenancy before that date you must have either protected the deposit by June 2015 or repaid it in full.
- If the deposit was received on or after 6 April 2007 and it was not protected within 30 days you must repay the deposit in full or after agreed reductions before serving the section 21 notice. You cannot protect it late.
- If you take a part deposit from a tenant you must protect the full amount of the deposit and take the risk that you will not receive the balance.
- You can take a deposit in the form of goods without protection being put in place (not

recommended).

- You do not have to protect a holding deposit (money paid to ‘hold’ a property before an agreement is signed). Once the tenant moves into the property (after signing a Tenancy Agreement), the holding deposit becomes a deposit, which you must protect.
- Deposits **MUST** be protected even if paid by someone other than the tenant

What if you did not register the deposit or it is not held in an authorised scheme or you did not give the Prescribed Information?

- Section 21 Notice will not be valid (but you can still use a Section 8 Notice) *unless the deposit has been returned to the tenant.*
- Financial penalties and return of non-cash deposits.

If you do not comply with your obligations in relation to the initial requirements then your tenant can claim through the Court who can order:

- The deposit should be repaid to the tenant within 14 days of the court order; or
- The deposit must be paid into a custodial scheme within 14 days of the court order; AND
- That you to pay the tenant up to three times the amount of the deposit within fourteen days of making the order. This applies whether the tenancy is continuing or not.

What you **MUST** tell your tenant

- The address of the rented property
- How much deposit you have paid
- How the deposit is protected
- The name and contact details of the tenancy deposit protection scheme and its dispute resolution service
- Your (or the letting agency’s) name and contact details
- The name and contact details of any third party that is paid the deposit
- Why you would keep some or all of the deposit
- How to apply to get the deposit back
- What to do if the tenant cannot get hold of you or the agent at the end of the tenancy
- What to do if there’s a dispute over the deposit

From Coodes’ Guide

ACT NOW IF YOUR HMO LICENCE IS DUE FOR RENEWAL

For many members HMO licences are coming up for renewal. We have heard that Cornwall Council may not be following up on properties due for renewal of licences.

If your licence is due for renewal (or possibly expired) please make it a priority to contact Cornwall Council to arrange for appropriate forms and certificates to be sent to them.

We cannot stress the urgency of this too much. If your licence expires you run the risk of incurring

penalties (including fines) for having an unlicensed HMO.

The cost for relicensing is currently £365 but we would not be surprised to see this increasing in the near future.

Tel: 01209 615629 or email psh@cornwall.gov.uk

DO NOT DELAY!!

FALMOUTH— ARTICLE 4 DIRECTIONS

Do you have a property in Falmouth which you let to students and/or others sharing the property? If yes then you need do nothing EXCEPT

- make sure you keep copies of historic tenancy agreements showing that you have been letting the property to groups and that any new tenancies are not a change of use.
- Unfortunately do not change from letting to sharers to letting to a family. You will not be able to change back to letting to students without applying for planning permission.

Those people who have a family property which they would like to let out to three or more sharers,

whether students, immigrant workers, doctors, nurses etc will need to apply for planning permission for change of use from c3 to c4 planning designation.

The good news is that there is currently no fee payable for this type of application. The bad news is that it is likely to be extremely difficult to achieve the planning designation you want.

Applications should be made to Cornwall Council Planning Department.

Remember these regulations come into force on 16 June 2017.

CARBON MONOXIDE REGULATIONS

All tenanted properties where there is a solid fuel appliance are required to have a Carbon Monoxide detector. Common sense tells us that these detectors should also be fitted where oil or gas fired appliances are used.

The regulations do not tell landlords where to place the alarms, instead the guidance suggests the landlord follow the manufacturer's instructions

which will typically be at head height between 1-3 meters away from the solid fuel burning source for carbon monoxide alarms and in a circulation point for smoke detectors.

AICO will visit properties and give FREE guidance on appropriate alarms and their siting

ENERGY PERFORMANCE CERTIFICATES

How up to date is your EPC?

EPCs for letting purposes have a life span of ten years. For many people this means the EPC you are relying on is coming to the end of its 'life-span'.

New EPCs are calculated in a slightly different way to the early reports.

Your new EPC MAY rate your property at a lower banding than the certificate you are currently holding shows.

It is strongly recommended that where there is only a short period left on the validity of the EPC

landlords should contact an Energy Assessor for a new report to give plenty of time to carry out necessary works to achieve the E grading on the EPC.

Likewise, if you have any improvements carried out to achieve an E or higher banding, make sure you have an EPC which shows the value of the works undertaken.

ENERGY EFFICIENCY OF PROPERTIES: THE IMPACT ON YOUR LETTINGS BUSINESS

1 April 2018

With certain exceptions, any properties rented out on a new tenancy agreement will be required to have an Energy Performance Certificate (EPC) minimum energy rating of E.

1 April 2020

All new lets and tenancy renewals will need to have an Energy Performance Certificate (EPC) minimum energy rating of E.

If you get this wrong there is the risk of a civil penalty of up to £4,000 being imposed.

There are specified exceptions but we await detailed guidance from government.

Current exceptions include:

- Listed Buildings this includes listed buildings.
- Temporary buildings with a planned timed use of 2 years or less.
- Residential buildings which are intended to be used less than 4 months of the year.
- Stand alone buildings with a total usable floor area of less than 50 square meters.

Landlords will also be able to apply for exemption if:

- The landlord has undertaken all those improvements that are cost-effective but remain below an E EPC rating. (Cost-effective measures are those improvements that are capable of being installed within the Green Deal's Golden Rule. This ensures that landlords will not face upfront or net costs for the improvement works.)
- The landlord is unable to install those improvements that are cost-effective without upfront costs because the funding entails Green

Deal Finance, and they or their tenant fail the relevant credit checks.

- The landlord is required by a contractual or legislative obligation to obtain a third party's consent or permission to undertake relevant improvements relating to the minimum standard, and such consent was denied, or was provided with unreasonable conditions.
- The landlord requires consent, and the occupying tenant withholds that consent.
- Measures required to improve the property are evidenced by a suitably qualified independent surveyor, for example from the Royal Institution of Chartered Surveyors (RICS), as expected to cause a capital devaluation of the property of more than 5%. Only those measures that are expected to cause such devaluation would be exempt from installation.
- There will be no requirement to install wall insulation under the regulations where the landlord has obtained a written opinion, from a suitably qualified person or from the independent installer engaged to install the measure, advising that it is not an appropriate improvement due to its potential negative impact on the fabric or structure of the property (or the building of which it is part).

Landlords relying on any of the exemptions will be required to register the property on an Exemptions Register to be held by the government. This is expected to be available from October 2017. It is anticipated that guidance on use of the register will require landlords to update the property details on a regular basis (possibly every six months).

GAS SAFETY

As a landlord you should be aware that you are responsible for the safety of your tenants. Your legal duties apply to a wide range of accommodation occupied under a lease or licence, including (but not limited to):

- Residential premises provided for rent by local authorities, housing associations, private sector landlords, co-operatives, hostels.
- Rooms, let in bed-sit accommodation, private households, bed and breakfast accommodation and hotels.
- Rented holiday accommodation such as chalets, cottages, flats, caravans and narrow boats on inland waterways.

The Gas Safety (Installation and Use) Regulations 1998 outline the duties of landlords to ensure gas

appliances, fittings and chimneys/flues provided for tenants are safe.

Your responsibilities

If you let a property equipped with gas appliances, you have three main responsibilities:

- **Maintenance:** pipework, appliances and chimney/flues need to be maintained safely. Gas appliances should be serviced in accordance with the frequency given in the manufacturer's instructions. If these are not available, you should ask a Gas Safe registered engineer to service them annually.
- **Gas safety checks:** An annual gas safety check should be carried out on each gas appliance/flue. This will ensure gas appliances and fittings are safe to use. There is a legal

GAS SAFETY

requirement on you to have all gas appliances safety checked by a registered engineer annually and you also need to maintain gas pipework and flues in a safe condition. This is UK law.

- **Record:** A record of the annual gas safety check should be provided to your existing tenants within 28 days of completion, or to new tenants upon the start of their tenancy. If the rental period is less than 28 days at a time you may display a copy of the record in a prominent position within the dwelling. You'll need to keep copies of the record for at least 2 years.

Additional info: If a tenant has their own gas appliance that you have not provided, you are responsible only for the maintenance of the gas pipework – not the appliance itself. It's also a good idea to ensure that your tenants know where/how to turn the gas off and what to do in the event of a gas emergency. Last, but certainly not least, make sure anyone carrying out gas work on your property is Gas Safe registered – this is not only the law, but the most important step to ensuring the safety of your tenants.

From Gas Safe Register

RIGHT TO RENT CHECKS

Right to Rent Checks should be carried out BEFORE the grant of a tenancy.

You must check all tenants aged 18 and over, even if:

- they're not named on the tenancy agreement
- there's no tenancy agreement
- the tenancy agreement isn't in writing

Check all new tenants. It's against the law to only check people you think aren't British citizens.

If the tenant is only allowed to stay in the UK for a limited time, you need to repeat the check in the 28 days before the end of the right to remain in the UK expires.

- Check which adults will use your property as their main home (your 'tenants').
- Ask them for original documents that prove they can live in the UK, for example a biometric residence permit or a birth certificate

with a Council Tax bill. NEVER accept a copy of a document or accept a document delivered to you by a 'friend/employer' at a later date.

- Check that the documents give them the right to rent your property.
- Check that each tenant's documents are genuine and belong to them, with the tenant present.
- Make and keep copies of the documents and record the date you made the check.

Government guidance gives details of acceptable documentation together with the Landlord's Code of Practice. Any queries or concerns can be addressed to:

Landlord's helpline

0300 069 9799

Monday to Thursday, 9am to 4:45pm

Friday, 9am to 4:30pm

RETALIATORY EVICTION

These regulations came into effect on 1 October 2015.

What is retaliatory eviction?

Retaliatory eviction is where a tenant makes a legitimate complaint to their landlord about the condition of their property and, in response, instead of making the repair, their landlord serves them with an eviction notice.

Where a tenant makes a genuine complaint about the condition of their property that has not been addressed by their landlord, their complaint has been verified by a local authority inspection, and the local authority has served either an

improvement notice or a notice of emergency remedial action, a landlord cannot evict that tenant for 6 months using the 'no fault' eviction procedure (a section 21 eviction).

The landlord is also required to ensure that the repairs are completed. The process the tenant should go through is set out in more detail below.

These measures do not affect a landlord's ability to evict a tenant through the section 8 eviction procedure. In order to rely on the section 8 procedure, there are certain grounds that have to be met. These include where the tenant has not paid their rent for 2 months or more, or where they

RETALIATORY EVICTION

engage in anti-social behaviour.

Examples of repairs that are covered by these rules would include a leak in the property or a problem with the heating, especially in colder weather.

The sort of repair that would not be covered by these rules is a dripping tap, or changing a lightbulb.

What process must a tenant follow when reporting a complaint?

Tenants should always report any disrepair or poor conditions that may arise to the landlord as soon as possible. They should put their complaint in writing. In order to rely on the protection against retaliatory eviction that the Deregulation Act 2015 provides, a tenant must approach the landlord in the first instance.

If, after 14 days from the tenant making a complaint, the landlord does not reply, that reply is inadequate, or they respond by issuing a section 21 eviction notice, the tenant should approach their local authority and ask them to step in and carry out an inspection to verify the need for a repair.

The Local Authority will arrange to inspect the property. They will conduct a thorough check. There is a detailed assessment method (known as

the Housing Health and Safety Rating System) that has been developed to help Local Authorities verify whether a property contains serious health or safety hazards.

If the inspection verifies the tenant's complaint, the inspector will take appropriate action.

There are a number of enforcement options open to Local Authorities, including Improvement Notices and Notices of Emergency Remedial Action, but they will almost always engage with the landlord first, in order to try and resolve the problem informally. If the local authority serves an Improvement Notice or Notice of Emergency Remedial Action, the landlord cannot evict the tenant for 6 months using the no-fault eviction procedure.

From Government Guidance

All rights in and relating to this publication are expressly reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means without written permission from the CRLA. The views expressed in this newsletter are not necessarily those of the CRLA and readers should seek the guidance of a suitably qualified professional before taking any action or entering into any agreement or documentation generally in reliance upon the information contained in this publication. Whilst the publishers have taken every care in compiling this publication to ensure accuracy at the time of going to press, they do not accept liability or responsibility for errors or omissions therein however caused.

Cornwall Residential Landlords Association

Registered Office:

Rohirrim

Penhallow

Truro

Cornwall TR4 9NB

Company Number: 5363025

Website: www.crla.org.uk

All Enquiries: 01872 554498

or

Email: crlawp@gmail.com

MEMBER BENEFITS

Accountancy Services and Tax Advice— FREE INITIAL ADVICE

John Savage Accountancy

Tel: John on 01872 271947

Email: johnsavage@total-accounting.co.uk

Building Supplies

B&Q DISCOUNTS through Tradepoint

Remember to use your Tradepoint Card whenever you visit a B&Q store (even if you use the 'ordinary' cash desk and not a Tradepoint designated till.)

If you do not have a CRLA B&Q Tradepoint card please email Ruth Clarke and give her permission to send your details.

Travis Perkins

Quote Card Number A17132

Account Number RR6792

This is a cash account so you will still need to pay for goods at the time of ordering/collection

Cleaning and Gardening—DISCOUNTS

Audreys Home Help

Tel: 07522 573132

Email: audreyshomehelp@outlook.com

Taylor Maids Cornwall

Tel: Louise on 07460575391

Email: Taylormaidscornwall@gmail.com

Luxe Holiday Housekeepers

Tel: 07482366173

Email: luxeholidayservices@gmail.com

Counselling—DISCOUNTS

Just Be Yourself

Tel: Bhavna on 07946 423 787

Email: puretherapy1@yahoo.co.uk

<http://www.counselling-directory.org.uk/counsellors/bhavna-raithatha/>

Professional counselling from a highly qualified, experienced and accredited counsellor based in Newquay. I provide both telephone and face to face counselling for any issue ranging from anxiety and depression, to relationship issues and abuse. Please see my listing for more details: <http://www.counselling-directory.org.uk/counsellors/bhavna-raithatha>

Immediate appointments available. 10% discount for CRLA members and family.

CRAFT LESSONS—DISCOUNT

St Ives Craft Centre

Quote your membership number to get the following:

2 hour sessions in Pottery or Painting to members at £60 each, or as a group of 3 or more £48 per student this will include, - all tools, materials & refreshments there is free parking outside

Debt Collection—DISCOUNTS

COLLECTaDEBTpro.com

Tel: 0845 218 5225

Email: sales@collectadebtpro.com

Online, set fee debt recovery solution which includes intelligent multimedia strategies, investigations, trace and litigation if required. You only pay our low set price per account (no other costs or commissions are charged) and most clients actually receive our services for FREE. The CRLA have negotiated a preferential members discount of 25% on all packages. Please use the discount code "CRLA25" when instructing us via our online portal at www.collectadebtpro.com.

Electrician—DISCOUNTS

Guy Foreman Electrics

Tel: Guy on 01326 241773 or 07736308299

Email: guyforeman.sparky@btinternet.com

All electrical services including installation testing and PAT testing

Energy Performance Certificates/Room Plans/Legionella—DISCOUNTS

EPC Cornwall

Tel: 07779120004

Email: epccornwall@btinternet.com

15% discount for CRLA members

Gardening

TREMAIN GARDEN DESIGN

Established since 1997

Consultation, Design, Planting, Project Management.

Blank canvas design to general Garden restyling and improvements

Gardeners Questions service

07817417998

10% Discount to CRLA Members for Consultancy Fees AND for Design Fees

MEMBER BENEFITS

Fire Safety

Jeff Hick—FREE INITIAL ADVICE

Tel: Jeff on 01872 277256

Email: jeffhick@hotmail.com

FireCrest—PREFERENTIAL RATES

Tel: 01209 831417

or website www.extinguisher.com

(Please note this is NOT a discount from FireCrest)

Inventories—DISCOUNTS

Westcountry Inventories

Tel: 01326 567535

Email: natalieosborne78@googlemail.com

10% discount to CRLA members

Landlord Insurance—

ADVANTAGEOUS RATES

John Bateman Insurance Consultants Limited

Tel: 01926 405040

Alan Boswell Group

Tel: 01603 216399

Email: landlordenquiries@alanboswell.com

Aston Scott—Landlord and General Insurance

Tel: 01841 532939

Legal Assistance—FREE INITIAL ADVICE FOR ISSUES AFFECTING YOUR LETTINGS BUSINESS

Coodes

Tel: 01872 246200

Email: crla@coodes.co.uk

Legionella Risk Assessment—DISCOUNTS

Cornish Energy

Tel: James on 01326 563 910

Email: jamestyas@btinternet.com

Letting Agent and Property Management—DISCOUNTS

Cornwall Homeseekers Ltd

Tel: 01872 262288

Email: rentals@cornwallhomeseekers.co.uk

2% Discount off Management Fees for CRLA Members

Peach Lettings, Liskeard

Tel: 01579 556980 /07507784185

Email: kay.westgarth@peachlettings.com

<http://liskeard.peachlettings.com>

MOULD AND CONDENSATION PROBLEMS—DISCOUNTS

Envirovent

Contact Charlie Bisby

Tel: 0845 2727 807

Email: cbisby@envirovent.com

Solutions to mould and condensation.

20% discount to CRLA members, larger discounts available for large portfolios

Paint—DISCOUNTS

Leyland Paints

The Store can be found on The Treliske Industrial Estate, Truro

Rent Books—DISCOUNTS

Tel: Ruth 01872 554498

Email: crlawp@gmail.com

95p each, plus postage

Safety Log Books—FREE

Tel: Ruth 01872 554498

Email: crlawp@gmail.com

Tax Investigation Insurance Cover—FREE Through Bateman THIS IS INCLUDED IN YOUR MEMBERSHIP FEE

Policy documentation can be found on the CRLA website in the Members Area under the menu item Information Sheets for Landlords or contact Ruth Clarke for assistance

Tenant Referencing—ASSISTANCE

Contact Ruth Clarke

Tel: 01872 554498 (mobile 07984 250129)

Email: ruthclarkemail@aol.com

TRAGO Stores – DISCOUNTS

Remember to use your Trago2Business Card whenever you visit a Trago store for 15% discounts on most items.

If you do not have a Trago2Business card please email sales@trago2business.co.uk or 'phone 01579 321331 stating your name and CRLA membership number.

YOGA—DISCOUNTS

The Yoga Hut, Berkeley Vale, Falmouth.

Tel: 07769 803806

FORTHCOMING CRLA MEETING DATES

Venue for all meetings:

Trelawney Room

New County Hall

Truro

4:30 for 5pm start

Tuesday 4 July 2017

Speakers:

- Mike Joslin of Valuation Office Agency (VOA): How does contributing rental information to the Rent Officer make a difference?
- Martin Gregory from Cornwall Council on Private Water Supplies and Legionella

Tuesday 5 September 2017

Speakers:

- Joe Roberts and Martyn Dymond of Cornwall Council Private Sector Housing Team
- FireCrest re sprinkler systems

Tuesday 7 November 2017

Speakers:

- Team from Coodes giving a Legal Update and Answering your questions.

Meetings in 2018 will be held in January, March, May, July, September and November

Final Dates and Speakers for 2018 are currently being confirmed