



# Chairman's Report 2020

Andy Simpson



## I will cover

- Raffle prizes.
- Recap on 2020 activities and updates.
- Committee resolution.
- Priorities for 2021.

Note: I have put quite a bit of detail on some slides for clarity as we haven't got the benefit of a being in the same room.

# Raffle prizes

- £50 M&S Voucher
- £25 M&S Voucher
- £25 M&S Voucher

To be drawn at the end of the AGM. If you are a winner these will be emailed to you after the event.





# 2020 recap on activities

# Key focus in 2020

- Provide strong support and resources to landlords during the pandemic.
- Adapt York RLA as the world becomes more digital.
- Improve our operational systems.



# Recruitment

- Debbie Gilbody until February 2020. Handover period as Debbie kindly agreed to stay on through to the conclusion of the website project.
- Christine Harrison started working for York RLA from the end of January 2020.

# Membership numbers 2020:

- Individual members: 116 up 5 on 2019
- Joint members: 107 (214 people) down 8 on 2019
- Recognised Service Provider A: 14 down 1 on 2019
- Recognised Service Provider B: 9 up 2 on 2019





Welcome to York RLA

New website:

The aim is for the RSP Directory and the Members Area to be 'go to' places



# Marketing support

- Marketing is becoming very digital and online but also very cost effective .
- Small amount of support expenditure helping the website position and setting us up to advertise on social media.
- Key feature going forward will be York Property Group on Facebook.



## York Property Group

🔒 Private group · 11 members



## Events

- Haven't been able to run physical events.
- Might be a while before people feel comfortable returning to physical events.
- Zoom has been popular.
- Attendance is strong if you count joint memberships.
- Convenience factor. You can keep your slippers on!
- Opens up new options for those members that can't attend as presentations can be viewed up to one month after.
- Recognise the need to run face to face events but believe a hybrid approach is where we will end up at the end of the pandemic.
- Initially tricky to hold committee meetings but since August they have been taking place using Zoom.



York  
Community  
Energy



Recognised  
Service Provider





# Office

- Unable to use the office during the first lockdown.
- Had to put systems in place to operate from home e.g. cloud based telephone system.
- Found that it works well.
- Office was a good facility but were only using it 2 out of 5 days prior to the pandemic.
- At the point of contract renewal we signed-up for the virtual office package so the physical address stays the same but don't pay for the desk.
- Key documents have been added to a secure cloud OneDrive supported by York IT Services/



# Charity support

- York Scrubs – PPE/Scrubs to local front line health workers.
- Raised £2166.04 against a target of £1500.



**York Scrubs**





# NRLA relationship

- NLA and RLA merged.
- NRLA/York RLA met just prior to the pandemic to discuss the ongoing relationship.
- Became clear that the NRLA wanted a relationship that would have been a risk to the long term future of York RLA as an independent association.
- Current status is that the NRLA Property magazine is included in our membership.
- Good relationship is developing.
- Attend National Independent Advisory Board. Chaired by the NRLA Chair and attended by other local landlord associations, the NRLA CEO and other senior NRLA Managers.
- Gives us a route to input into and escalate big issues that could ultimately reach the Ministry of Housing, Communities and Local Government.
- Recent example: Renters Reform Bill (Removal of section 21) and student accommodation.
- Main topics for discussion currently are MEES, Welsh elections, COVID, landlord tax and the Renters Reform Bill (As above).



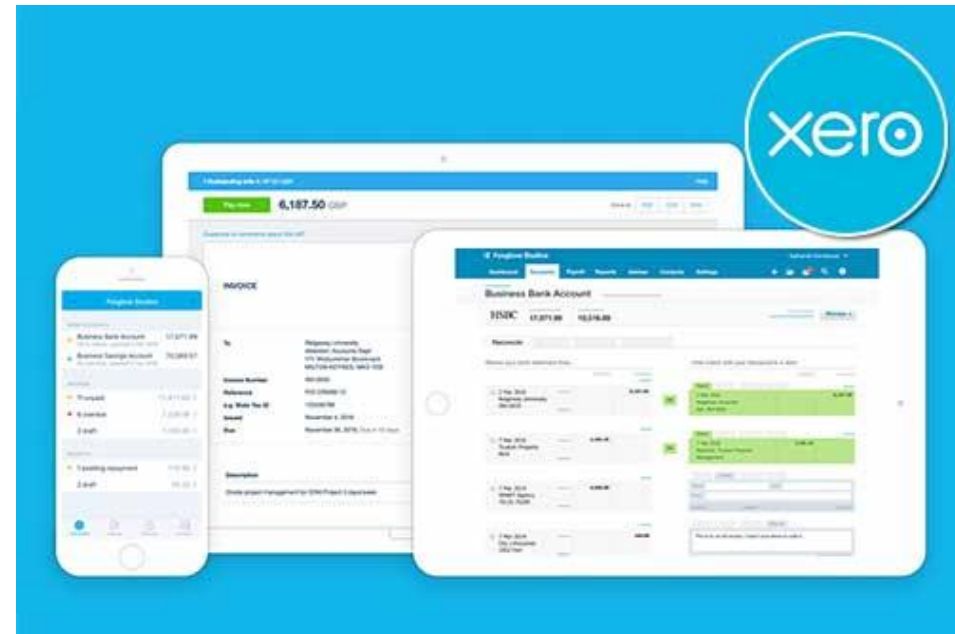
# Trade deals and the York RLA card

- Only a proportion of members collecting their card (even before the pandemic). Cost around £300 per year.
- Will agree discount codes with suppliers.
- All information about trade discounts etc .will be in the Members Area of the website.
- With the exception of the Tradepoint card.



# Electronic accounting

- Not always clear when payments have come in without access to statements.
- Year end accounts very manual and put a lot of pressure on Mark.
- Xero = Real time accounts.
- In future we will be able to bill and provide tax invoices to members for membership fees (Jan 2022).
- Can link to our website membership system and our direct debit system to make everything seamless.
- Circa £28 per month but should save on accountancy costs in future.





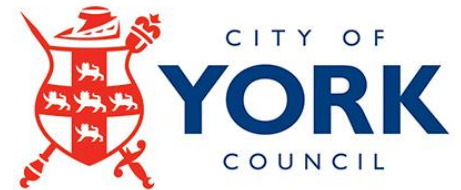
# Direct Debit payment option

- Around 85% of members signed-up.
- Significantly reduced administration time.
- Christine can focus more time on developing York RLA.
- Looking to phase out other payment methods (particularly with COVID in mind)



# Strategic landscape

- Lettings operating ok although a virtual offering is key. Viewings can still be undertaken with the right controls in place. Expect the student market to be slightly delayed this year.
- Appetite for extension of licensing locally to 3+ bed HMOs although this has gone quiet and might be pushed out due to COVID.
- Keep a keen eye on the Green Homes Grant and MEES. Also, the generation side with Hydrogen boilers and heat pumps. Grade C Target by 2025 for new tenancies and 2028 for existing tenancies.
- Stay up-to-date on the Renters Reform Bill.





Resolution –  
proposed by the  
committee

# Structure of York RLA from 2021

- Andy – position as Chair.
- Nobody has come forward with an interest to become Chair.
- Alternative is a restructure so the committee have less involvement in the day to day running.
- Proposing that the role of Membership Administrator becomes Membership Manager.
- The aim is that the Membership Manager runs York RLA on behalf of the committee and its members.
- Christine ideally suited to this role.
- We now have the systems to support this.
- Aim is to make York RLA less reliant on Andy and Mark in particular.
- Some cost increase to York RLA but a lot of savings are being made as well.
- If approved Christine will update the committee every 2 months and a set agenda is in place.



# Priorities for 2021

- Implement proposed restructure of York RLA.
- Develop York Property Group and other advertising/PR activities that increase the profile of York RLA.
- Continue implementing Xero and improving our systems.
- Review the model for events.
- Keep organising events that are topical for how things are in the present market.
- Increase trade discounts and resources in the Members Area.

# Questions?

Don't forget: you get £20 off your membership if you recommend another landlord!. That's a 30.77% saving on an individual membership.

