



Agenda: York RLA Annual General Meeting 2021

on 14th December 2021 starting at 7pm held using Zoom

1. The Chairman's Welcome:

The Chairman welcomed the 33 attendees including the committee to the AGM.

2. Apologies for Absence:

Phil and Anne Stephenson Linden and Caroline Richardson

3. Minutes of the last AGM:

Copies of 2020 minutes was circulated by email to all members prior to the meeting and is available on the York RLA website. The chairman asked for any corrections or amendments and none were recorded. A proposer and seconder were requested to confirm these minutes be accepted as a true record.

Proposed: Tony Cook and Seconded: Louis Woolfson

4. Matters Arising:

None

5. The Chairman's Report:

5.1 Recap on 2021

Implemented Xero to help systemise our accounts and administration

- Real time visibility of accounts
- Much easier handover to accountants at year end
- Easier to administer subscription charges – can provide members with a Tax Invoice

Provide engaging digital presentations

Improve our website members area to make it an online resource

- Guidance and documents e.g. tenancy agreements
- Ark compliance – track when certificates need renewing and free bespoke AST's
- Trade discount details - All information about trade discounts etc. will be in the Members Area of the website. No longer a membership card issued. With the exception of the Tradepoint card which is excellent value at a 10% discount rate.
- Tax investigation insurance details
- Past event details and presentations
- On demand recap on latest presentation (online version)

Review how we promote York RLA, we own a Facebook Group – York Property Group

- Great way to engage landlords in York and promote the association
- Currently 89 members – up from 11 at the end of 2020
- Good for sharing articles and finding trades people quickly
- Encourage members to join – it is free!
- I got a new supplier for curtains and blinds in under 10 minutes!

And attend local networking events

- Chamber of Commerce Property Forum.
- Chamber of Commerce Pure Networking.
- First Thursday professional networking.

NRLA National Events

- Made up of all local landlord associations (including The Scottish Association of Landlords) and senior members of the NRLA
- Discussion of strategic topics affecting the sector
- Can feedback on policy proposals e.g. The Renters Reform Bill shadow whitepaper
- NRLA engage with and lobby central government
- We meet 4 times a year

Support our members with the Additional Licensing Consultation Second consultation.

Landlord Regulation specialist and NRLA legal counsel David Smith found:

- The consultation and details around room size guidelines have been changed to make it lawful following feedback. However.....
- The evidence used to justify going forward with such a scheme is still very weak and doesn't meet the requirements to go forward with such a scheme, especially for certain wards
- The Council already have the powers they require to control housing quality in the city but aren't proactively using them
- The Council already have access to the information they seek in relation to property tenure
- The cost of running such a scheme would be far greater than anticipated which would reduce public funds at a time when resources are already stretched
- The proposed scheme would self-select the better landlords and ignore any criminal landlords raising a question mark over its effectiveness
- The proposed scheme will drive up rents at a time when inflation is already high
- The fee structure is unlawful

Membership numbers in 2021:

- Individual members: 121 up 5 on 2020
- Joint members: 112 (224 people) up 5 on 2020
- Recognised Service Provider A: 19 up 5 on 2020
- Recognised Service Provider B: 7 down 2 on 2020

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

A few financial points

- New accountant
- Around £3360 is pending for legal support required for the second consultation. This work took place in this financial year
- Commission fees of circa £1500 due last year are in this years' accounts
- Expect to move to more face-to-face events next year. We will need to factor in the equipment hire for the hybrid events
- We expect there will be more legal fees in 2022
- Salary – cost of living

5.2 Strategic Landscape

- Additional licensing
- MEES. Grade C Target by 2025 (possible deferral to 2026) for new tenancies and 2028 for existing tenancies. Also, the generation side with Hydrogen boilers and heat pumps
- Renters Reform Bill. Removal of section 21
- Making tax digital

5.3 Priorities for 2022

- Invoicing members through Xero – Tax Invoice
- Keep hosting engaging events with discussion topics based on the top priorities for landlords e.g. MEES and Making Tax Digital
- Continue to engage with the Additional Licensing proposals representing our members
- Further work raising the profile of York RLA and the good work landlords are doing in general in and around York
- More face-to-face events (hopefully)
- Increase trade discounts and online resources in the Members Area

6. Treasurer's Report and Approval of the 2021 Accounts

6.1 Income

Membership income is up, reflecting increased membership numbers

Insurance commission includes £1500 missing from 2021.

Other business income is the PAT Tester

Overall a £4347 increase in income

6.2 Costs

Salary increase - Membership Administrator to Membership Manager

Premises costs reduced Virtual Office is £66 per calendar month

Telephone costs up, but now includes costs for Zoom

Advertising is now done on Facebook and costs are down £334
NRLA Magazines are now quarterly (were bi-monthly)
Website costs down to £1070 this is now general maintenance last years included the cost of the new website
Accountancy costs up slightly this year as we were not billed for full costs in 2018 – 2019

6.3 Legal Costs

Legal costs of for letters from JMW Solicitors to challenge the Additional Licencing proposals and there are still costs outstanding for the second letter

6.4 Other Finance

Increase in bank charges is the increase in direct debit fees
Paypal fees – we will be closing this due to cost
Stripe payments are for the PAT Tester

6.5 Depreciation

£169 Down

6.6 Net Profit

£5369

6.7 Charitable Donation

6.8 Approval of Accounts

Mark was thanked by members for his clear approach to the accounts. Approval of accounts proposed by Nigel Deamer and Seconded by Tony Cook.

7. Resolutions

7.1 Resolution 1 from John Ray

The Association exists for the benefit of its members and should be not-for-profit.
Given the substantial bank account cash balances, increases in membership fees have lacked justification. I propose that the membership subscriptions be changed to: Individual £50.00 (currently £65-£75) Joint £70.00 (currently £85-95) RSP A £100.00 (no change) RSP B £250.00 (no change). No surcharge should be applied to subscription payments by bank transfer, which do not incur bank charges, unlike direct debits.

Chairman's response: We have £3500 of legal fees in respect of the Additional Licensing challenge and further costs are expected. The base cost of fees has not changed for four years. Benefits of membership exceed the cost of membership with the Income Tax protection costing approximately £75 per person. Cash reserves are right for an organisation of this size. Non direct debit payments do have costs, administration costs in phone calls and emails, reminding and asking for payment, Christine should be adding value to the organisation going forward. This is not in the interest of members.

John Ray's response: There is no rational reason to increase fees as there is £37,000 in the bank account and we need to reset the previous increase. The account balance is too large and (John Ray) doesn't accept the admin costs when members pay by bank transfer.

Vote was taken on the resolution and the majority voted against.

8. Election of Officers:

Mark Wilson has decided to retire as Treasurer after 16 years and will be missed. Currently we have no replacement Treasurer and will be reviewing this role in the early part of 2022 as much of the role is now automated with the introduction of Xero and increased use of direct debits.

A proposal to re-elect the committee, with the exception of Treasurer, was made as all, were prepared to stand again and there were no other people wishing to be considered. Proposed by Sue Cook and Second by Peter Dobson. A vote was taken and was unanimously in favour of the proposal.

Chairman	Andrew Simpson
Treasurer	To be confirmed – role to be reviewed
Membership Secretary	Roger Dobson
General Committee	Johanne Spittle, Nigel Deamer, Graham Dykes, Rob Wood and Frantz Iwu.

9. Subscriptions:

The retiring committee proposes that subscriptions for 2022 are frozen at the 2021 levels as follows:

- Membership Renewal (Individuals) £75, £65 on Direct Debit
- Membership Renewal (Joint) £95, £85 on Direct Debit
- Recognised Service Provider Type 'A' £120, £100 on Direct Debit
- Recognised Service Provider Type 'B' £270, £250 on Direct Debit
- New Members one-off 'Joining Fee' £20
- Refer another member discount £20
- PAT Tester hire administration fee £10

Note: The Direct Debit rate has been frozen for 2018, 2019, 2020, 2021 and is proposed to be the same for 2022.

York RLA reserves the right to apply the £20 Joining Fee if a member cancels a direct debit and signs up again the following year as there are costs to York RLA if this happens.

Cheques, PayPal and cash will not be accepted for the 2022 membership payments due to cost, access to banks and COVID (handling of cash/cheques) as was the case during 2021.

Proposed by the retiring committee and seconded by Sue Douthwaite. A vote was taken and was unanimously in favour of the proposal.

10. Any Other Business:

The Committee were thanked by William Mackintosh for their work over the last year and Andy and Christine were thanked by Mark Wilson, who offered to help out as necessary until another Treasurer was appointed.

11. Raffle draw

£50 – Nigel and Barbara Deamer

£25 – Steve Morley

£25 – Margaret Williams

Meeting closed 20:21