



## **Minutes: York RLA Annual General Meeting 2022**

on 13<sup>th</sup> December 2022 at The Pavilion Hotel. Fulford, York.

### **1. The Chairman's Welcome:**

The Chairman welcomed the 30 attendees including the Committee to the AGM.

### **2. Apologies for Absence:**

Phil and Anne Stephenson      Adrian Parr      John and Mary Seppings

### **3. Minutes of the last AGM:**

Copies of 2021 minutes were circulated by email to all members prior to the AGM, they are also available on the York RLA website and copies were available to those attending. The Chair 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: Gordon Stagnell and Seconded: Nigel Deamer

### **4. Matters Arising:**

None

### **5. The Chairman's Report:**

#### **Recap on 2022**

- Promote York RLA through events and online marketing
- Provide engaging digital presentations relevant to current affairs in the sector
- Lobbying new legislation

#### **5.2 Membership numbers in 2022**

- Individual members: 129 up 9 on 2021
- Joint members: 106 (212 people) down 6 on 2021
- Recognised Service Provider A: 24 up 3 on 2021
- Recognised Service Provider B: 5 down 1 on 2021

### **5.3 Members Area – What can you find?**

- Guidance and documents e.g. tenancy agreements
- Ark compliance – track when certificates need renewing
- Trade discount details
- Tax investigation insurance details
- Past event details and presentations
- On demand recap on latest presentation (online version)

### **5.4 Trade Deals Recap**

- Continue to look at relevant opportunities
- Details on how to access in the Members Area
- Except for the Tradepoint card which is excellent value at a 10% discount rate

### **5.5 Marketing and Promotion**

New leaflets produced with updated information and images

York Property Group – Facebook

- Great way to engage landlords in York and promote the association
- Currently 106 members – up from 17 at the end of 2021
- 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!

Local Events

- Chamber of Commerce Property Forum.
- York Professionals.
- First Thursday professional networking.

National Networking

- 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
- NRLA engage with and lobby central government

- We meet 2-4 times a year
- Attendance at the National Landlord Conference
- Ability to influence upwards

## **5.6 Regulation**

### **Additional Licensing**

- First Consultation through to June 2021:
  - Challenged lawfulness of consultation
  - Challenged evidence base
  - Challenged standards – particularly the measurement of communal area room sizes
- Second Consultation through to December 2021:
  - Consultation amended to be lawful
  - Concessions on standards as ‘guidelines’ or ‘ideal’ room size
  - Evidence bases still weak, particularly in 3 areas
- ADR meeting June 2022:
  - Just conceded on fee structure
  - Took further advice from Justin Bates (Housing Barrister at Landmark Chambers). Advised to challenge the 3 weakest areas.
- Council Exec Meeting:
  - Poor sample sizes for survey responses but this was apparently good for a consultation
  - We attended and put the case forward
- Pre-action letter:
  - Focused on the 3 wards that were the weakest
  - Received a response in line with the deadline 21<sup>st</sup> September
  - CYC weren’t conceding

### **Judicial Review**

- Cost if it went the distance is estimated at a minimum £32k
- Liable for City of York Council’s fees if we lose from the next stage so could be double
- Next stage – Issuing a claim form around £5k plus VAT but circa £10k plus VAT if we lose this stage
- Not a particularly viable investment as our best chance is with only 3 wards

- 50% chance of winning (but only on 3 areas)
- CYC could still implement the scheme if they lose
- It is CYC's decision, the review would only look at whether they have followed the correct protocols
- We have had to review whether time and resources is better spent supporting landlords in successfully obtaining a license

### **Wins**

- Ensured the consultation was done properly
- The concessions, particularly regarding room sizes in communal areas and fee structure (second payment was due before license issued)
- Landlords being seen to fight back with credible challenges and have been able to scope council policy
- The profile of York RLA in representing landlords and auditing council actions – demonstrating that landlords have a voice

### **Costs**

#### **2021:**

Consultation 1 - £5112

Consultation 2 - £3570

#### **2022 activity:**

Meetings and pre-action letter - £3726

Aim was to net off over 2 years as the maximum financial exposure

### **Support landlords in being successful in obtaining a license**

- Q1 2023 through to April 1<sup>st</sup> 2023.
- General briefing 10<sup>th</sup> January 2023:
  - City of York Council - Standards, Inspection Process, Timescales, How to apply, How to pay
  - Kendall Bailey – support available for the administrative aspects of a license application
- February/March – more specific and technical briefings from RSPs
- Filter on RSP Directory based on whether a supplier can help with a licensing aspect
- Dispute support available
- Quarterly meetings with CYC
- Restructure – new housing administration

## **Renters Reform Bill**

Some good aspects such as a landlord register and the Decent Homes Standard. Damaging to the student market as fixed term tenancies will disappear. We have:

- Lobbied the NRLA and supported their response.
- Engaged David Smith to work on our behalf in partnership (50%) with Leeds Property Association (LPA).
  - Meeting with Rachael Maskell.
  - Meeting with DLUHC.
- New Housing Minister Felicity Buchan
- Government indicating that they are in listening mode.
- David is working to try and get a meeting with the Housing Minister.

## **5.7 A few AGM Points to Raise**

- Accounts:
  - at the end of 2021 £3570 was pending for legal support required for the second consultation. This work took place in the last financial year.
  - The Renters Reform Bill work is included in the legal fees (£2200 @50% with Leeds Property Association LPA)
- Constitution changes: these are mainly updates and have been summarised.
- Revision of membership fees. These have been frozen for a number of years. Still competitive but we will keep reviewing the running of the association in line with our costs.

## **5.8 Strategic Landscape**

- Additional licensing
- Closer working relationship with both universities and other key stakeholders in York
- 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
- General perception of landlords – PR

## **5.9 Priorities for 2023**

- Additional Licensing – support landlords in being successful in obtaining a license

- Continue lobbying the Renters Reform Bill - students
- Further work raising the profile of York RLA and the good work landlords are doing in general in and around York
- Increase trade discounts and online resources in the Members Area

#### **5.10 Committee**

- Stepping down:
  - Frantz Iwu
  - Graham Dykes
- Thank you for all their hard work and support
- Treasurer – still a vacancy!
- New committee members are welcome
  - Nick Jemmett

### **6. Treasurer's Report and Approval of the 2022 Accounts**

#### **6.8 Income**

Membership income is up, reflecting increased membership numbers  
 Insurance commission is slightly down.  
 PAT Tester Hire is slightly down  
 Overall income is broadly the same as 2021

#### **6.9 Costs**

Salary increase - Membership Manager  
 Office costs – have reduced as we now are a virtual office  
 Telephone costs up, but now includes costs for Zoom  
 Advertising costs have increased as these include new leaflets, networking, and Facebook costs  
 NRLA Magazines cost increase and some of 2021 costs were paid this year  
 Website costs have increased slightly because of price increase  
 Accountancy costs up as new accountant slightly more expensive and un-invoiced fees were owed to previous accountant

#### **6.10 Legal Costs**

Legal costs of for letters from JMW Solicitors to challenge the Additional Licencing proposals include outstanding costs from 2021. Also includes letter cost for Renters Reform White Paper challenge

#### **6.11 Other Finance**

Increase in bank charges is the increase in direct debit fees  
 Stripe payments are for membership fees and the PAT Tester

#### **6.12 Depreciation**

(£127)

#### **6.13 Net Profit (Deficit)**

(£4708) due to outstanding legal costs from 2021 paid in 2022

## 6.14 Approval of Accounts

Approval of accounts proposed by Nigel Deamer and Seconded by Tony Cook.

## 7. Resolutions

### 7.1 Resolution 1

Proposed by the retiring Committee to update the Constitution and seconded by Tony Cook. A vote was taken and was unanimously in favour of the proposal.

### 7.1 Resolution 2

Proposed by the retiring Committee a two-tier charging for the PAT Tester is implemented £10 for the year to borrow it, but also a further £10 delivery charge for those who want it delivering and collecting, was seconded by Tony Cook. A vote was taken and was unanimously in favour of the proposal.

## 8. Election of Officers:

Franz Iwu and Graham Dykes have decided to resign from the Committee, and we would like to thank them for their work and wish them well for the future.

Andy Simpson, Nigel Deamer, Johanne Spittle and Roger Dobson are remaining on the Committee and Nick Jemmett will be joining as a new member. A proposal to re-elect the four remaining committee members, with the addition of Nick Jemmett as a new Committee Member, was proposed by Sue Cook and seconded by Mark Wilson. A vote was taken and was unanimously in favour of the proposal.

Chairman	Andrew Simpson
Treasurer	To be confirmed
Committee Members	Roger Dobson, Johanne Spittle, Nigel Deamer and Nick Jemmett

## 9. Subscriptions:

The retiring committee proposes that subscriptions for 2023 are increased as follows:

Members	DD	Proposed DD	BACS	Proposed BACS
Individual	£65	£70	£75	£80
Joint	£85	£90	£95	£100
RSP A	£100	£120	£120	£140
RSP B	£250	£270	£270	£290

This is the first increase since 2017 the Direct Debit rate has been frozen for 2018, 2019, 2020, 2021 and 2022.

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

**10. Any Other Business:**

The Committee were thanked by members attending for their work over the last year.

**11. Raffle draw**

£50 – Dawn Wilson

£25 – Peter Dobson

£25 – Tony Cook

Meeting closed 20:25