



## **Minutes: York RLA Annual General Meeting 2024**

on 10<sup>th</sup> December 2023 starting at 7pm

at The Pavilion Hotel. Main Street, Fulford, York. YO10 4PJ.

- 1. The Chairman's Welcome:**
- 2. Attendance and Apologies for Absence:**  
39 members attended the AGM with 31 eligible votes.  
Apologies from: John and Mary Seppings, Pamela Garelick, Adrian Parr, and Simon Ibson
- 3. Minutes of the last AGM:**  
Proposed: Anton Stark  
Seconded: Sue Douthwaite
- 4. Matters Arising:**  
None
- 5. The Chairman's Report:**
  - Raffle prizes
  - Recap on 2024 activities and updates
  - Challenges ahead
  - Priorities for 2025
  - Drinks offer!

### **Raffle Prizes**

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

### **Recap on 2024**

#### **Membership**

Membership numbers were stable through 2024.

- Individual members: 137 (down 4 on 2023 AGM).
- Joint members: 111 (222 people) Same as 2023 AGM.
- Recognised Service Provider A: 24 (down 3 on 2023 AGM).
- Recognised Service Provider B: 5 (down 1 on 2023 AGM).

#### **Recognised Service Providers**

We have had some very good engagement for our presentations from our RSP's and very interesting content. We have built good working relationships with City of York Council especially Housing Standards and the Planning Department. We also had Cllr. Michael Pavlovic who is the Executive Member for Housing, Planning and Safer Communities attend a meeting.

In January 2025 our speaker will be Steve Cox from Alan Boswell Group looking at the importance of landlord insurance and rent guarantee insurance going forward.

## **Lobbying Activities**

### Renters Rights Bill

- 1 & 2 bed properties.
- Moratorium period.
- Payment in advance.
- Implementation. timescales.

### General:

- Readiness of court system.
- Landlord database/Property portal requirements.

Attendance at two recent NRLA events has highlighted issues that we are already aware of. Once implemented all tenancies will be periodic. The RRB works for the residential market but is not a good fit for the student market. For student properties landlords will need to issue a Section 8 4a to give notice for HMO's. There is confusion whether this will apply to 1 and 2 bed accommodation which is around 20% of the market UK wide. We believe the government are assuming these properties are occupied by long term students with families, but this is actually a very small percentage.

We asked for a six-month moratorium period, but the government have shown no interest in this.

Payments in advance which is a sensible option in the student market are not going to be permitted. If student tenants offer up front payments landlords will need to refuse and potentially depending on the implementation date may have to refund these payments. Go Cardless may be a good option for organising direct debits.

Implementation will cause significant problems if this is before July 2025. The optimum time will be October 2025 onwards.

Other possible amendments include not being able to sign students up before March, which will give the PBSA a significant advantage. This has been proposed by a Leeds MP.

We are hoping there will be a transition period, where you will be able to advise Student Tenants you will be giving then notice.

For the moment continue with existing tenancy agreements, but just be aware this could change mid tenancy.

Once the RRB is law you will need to sign up for the Property Portal/Landlord Database and you will also need to be part of the Ombudsman Scheme. The Landlord Portal will be seen as a commercial opportunity and serving eviction notices will be displayed on this.

We are working with the NRLA to target the House of Lords as they have a Conservative Majority.

Students giving notice can be minimised by making sure properties are of a high standard, communication with tenants, managing maintenance and faults promptly, sensible contract end dates using semester dates and University halls dates as a guide.

If you have issued a Section 21 RRB transition arrangements will apply, there will be strict key requirements and a tight window for it to be valid. You must get good advice as it must be right first time.

York RLA will support during the one-month transition, but we foresee choppy waters ahead.

## **SASH - Castle to Abbey Sponsored Walk**

To help raise our profile York RLA funded the refreshments for those walking from Scarborough Castle to Whitby Abbey raising money for SASH.

### **Financial Points**

- Renters (Reform) Bill: Students – Second Reading and Additional Licensing consultancy piece - £3600 carried forward from last year. Unfortunately, the changes from the previous Renters Reform Bill did not make the 'wash-up' before the general election. The work on additional licensing was about what councils can and cannot do.
- Over a 3-year period net position is +£2,909.
- Balance of investment funds put away into investment account last year (£4000). Decision point every November. £0 put away this year but not same level of investment planned in 2025.
- Investment during 2024:
  - Incorporation (£3,300 to date). Likely around another £1290. Ongoing cost just an increase of circa £489.60 per year.
  - SASH sponsorship £300.
  - New laptop.

### **Incorporation**

- Now York Residential Landlords Association Limited. Trading names still York Residential Landlords Association/York RLA.
- Limited company by guarantee (formal non-profit organisation).
- Maximum liability for each member is £1. This is the same model as the NRLA and other associations. The £1 will be ringfenced probably in a separate bank account.
- Hybrid committee (Directors and Committee Members). Directors are currently Andy Simpson and Giles Webster, and we hope that Arif Khalfe will join them in January 2025. Although we will work with a hybrid Committee should it be necessary the Directors have more responsibility and will be able to overrule decisions.
- Some small changes to the Constitution, so it works with the Company Articles of Association.
- We have overarching Articles of Association; this new company will give us stability and security going forward.
- No change for members other than the above.

### **Challenges Ahead**

- Ongoing review of Additional Licensing changes or changes to the inputs/reference points such as the HHSRS which is under review and fire safety changes.
- Renters Rights' Bill.
- Minimum Energy Efficiency Standards (MEES) changes. Looking at a C for 2030. Probably a review of the measurement system and when a new one is required as currently the existing system promotes gas, because of the cost of electricity.

- Making Tax Digital, still working to April 2026, although the future of this is unclear.

## 2025 Key Initiatives

- Subject to a planning meeting in January.
- Renters Rights' Bill.
- Document Hub in Members Area.
- MEES.
- Expand the number of Directors.
- Leasehold and Freehold Reform.
- York RLA Curry Club!

## New Trading Address

This will be at York Hub and Registered Office address is our Accountants address.

## Drinks Offer

A free beer, wine or soft drink from the bar

## 6. Treasurer's Report and Approval of the 2024 Accounts

Accounts: Year ended 30/11/2024:

This is our final year unincorporated association

1. Profit & Loss account
2. Balance sheet

Accounts: Year ended 30/11/2024:

### 1. Profit & Loss Account

£'000	30/11/23	30/11/24
Income	39.7	40.6
Expenses	(31.4)	(41.8)
Net surplus/(deficit)	8.3	(1.2)

- **Income**
  - Increase of £0.9k reflecting increased bank interest of £0.5k and £0.4k from insurance commissions from Alan Boswell.
- **Expenses**
  - Increase of £10.4k, driven by.
  - £5.8k increase due to work on Renters Reform/Rights Bill and incorporation of York RLA, along with £0.3k increase across accounting fees and insurance

- £2.8k increase due to more ‘in person’ events and meetings for York RLA members and increase in website costs partially offset by a reduction in promotion costs
  - £1.5k increase across ‘other expenses’ including employment costs which have been managed well given high inflation levels in 2023 and 2024
- **Net surplus/(deficit)**
    - Retained deficit position of £1.2k reflects ongoing activity to deliver for members
    - Across three years from 2022 to 2024, surplus position maintained

**Accounts: Year ended 30/11/2024:**

## **2. Balance Sheet**

<b>£'000</b>	<b>30/11/23</b>	<b>30/11/24</b>
<b>Net current assets</b>	<b>36.4</b>	<b>34.6</b>
<b>Net assets/Capital</b>	<b>36.7</b>	<b>35.5</b>

- **Net current assets**
  - Reduction of £1.8k driven reduction in Capital Investment Account of £4k partially offset by increase in Current Account of £2.2k
- **Net assets**
  - Reduction of £1.2k reflects reduction of net current assets partially offset by the increase in fixed assets of £0.6k comprising laptop purchased
  - York RLA continues to hold no long-term debt and maintains a strong net asset position driven by liquid current assets i.e. cash
- **Capital**
  - Reduction of £1.2k reflects the deficit for the year

**Approval of the accounts was proposed by Nick Rutherford and seconded by Stephen Morley**

## **7. Resolutions:**

These resolutions have been proposed by the outgoing Committee.

Resolution 1: As of 1<sup>st</sup> December 2024, the Association is now a company limited by guarantee. This change has meant that our Constitution needed amending to reflect our new structure and align with The Companies Act 2006 Private Company Limited by Guarantee, Articles of Association of York Residential Landlords Association Limited. The new Constitution is available with the main changes highlighted in yellow.

**Passed with a vote of 29.**

Resolution 2: A quorum at the AGM of the Association shall be 10% of members or 20 members attending, whichever is the lower. This was previously 30 members.

**Passed with a vote of 29.**

Resolution 3 The York RLA Committee proposes that subscriptions for 2025 should have a small increase of around 2.59%. When deciding on the increase the Committee took into consideration our profitability, known increased costs for 2025 and the baseline average Consumer Price Index.

<b>Members</b>	<b>Direct Debit</b>	<b>New DD</b>	<b>BACS</b>	<b>New BACS</b>
<b>Individual</b>	£72	£74	£82	£84
<b>Joint</b>	£92	£94	£103	£106
<b>RSP A</b>	£124	£127	£144	£148
<b>RSP B</b>	£278	£285	£299	£307

**Passed with a vote of 29.**

**8. Officers:**

Director/Chair: Andrew Simpson  
 Director/Treasurer: Giles Webster

Election of Committee Members - Nigel Deamer, Arif Khalfe, Nick Jemmett and Tony Cook

**The new Committee was elected with 29 votes.**

**9. Any Other Business and Raffle:**

Sue Douthwaite thanked the outgoing Committee on behalf of members.

Raffle Prizes: Barbara Deamer, Sue Cook and Arif Khalfe