



HULLSTARS ADVISORY COMMITTEE MEETING

Meeting Agenda - 7th February 2018, 10.30am

Meeting Room 6, University House, Student Central

ATTENDING:

Toni Proctor HullSTARS (TP); Shelly Bennett - HullSTARS Administrator (SB); Danny Gough - Humber Landlord Association (DG); Mark Badham – (HLA); Ian Sanders - Hull City Council (IS); Chloe Reid – Advice Centre (CR); Michael Rainsford – StuRents (via Skype (MR); Christine Kirk – (Hull Student Landlord Association); Jill Cooper – (University Accommodation Manager); Jennie Watts (Welfare & Community Officer).

1. APOLOGIES:

Liz Pearce (Director of Membership Services, HUU)

2. RATIFICATION OF MINUTES & UPDATE ON ACTIONS:

Minutes from last meeting discussed and no issues outstanding.

TP gave an update in relation to the campaigns ran by the Welfare and Communities Officer, noting that the campaign is split into 3 sections as it has been previously:

- No Rush - Semester One
- No Pressure – Housing Fair to Easter vacation
- No Problem – Easter to the end of term

JW gave an update on the campaigns noting that feedback from students has been positive. JW talked about the next step of the campaign, the No Problem campaign which aims to support students at the end of their contracts and if they're yet to find accommodation. The event in April which StuRents attend to help students find a housemate will be used to help to promote this message.

DG commented that the message is getting through. Students are not feeling pressured or rushed to sign for a property.

TP apologised for the lack of draft terms and conditions as per the previous agenda action. TP noted that due to the changes in legislation around data protection that the task would require more time.

TP introduced Mark Badham to the committee who will be taking over from Danny Gough on behalf of the HLA. DG will attend the next meeting alongside Mark, and any future issues should be directed to MB to pass on to the HLA. Mark explained he has a small portfolio of properties and he would like to be more involved with what is going on hence his involvement with the committee and HLA. TP noted that the committee look forward to working with Mark in the future.

3. LEGISLATION CHANGES

IS explained the changes to the housing legislation surrounding mandatory licencing, which should take effect from 18th April 2018 with a 6 month leading period for landlords and local government.

Changes coming into effect from April 2018:

- HMO properties with 5 or more sharing facilities will require a licence it will not be based on the storeys.
- Recycling, refuse & rubbish – but not a great deal of information at the moment and needs clarification.
- Cluster flats of 3 or more will not need a licence, however 1 or 2 will need a licence. It is possible there will be no impact on Hull as a private developer has not built this kind of accommodation within this area. Further details are still to be clarified.
- Each individual flat will need its own licence not the building as a whole.

IS spoke with JC regarding the impact this will have on the University properties and the declaration that will need to be made to be exempt from licence fee . It was agreed to discuss this separately to the meeting.

IS has been gathered information over the last 10 months and informed the committee that it is estimated 1026 properties will need a licence, this is an increase of 650 properties than at present.

DG noted that the HLA estimate that a high percentage of properties will not be discovered by the council and that they may have been misinformed regarding bedroom numbers. DG explained the impact of the increased workforce at local factories in the area which is feeding the demand for HMO's.

IS agreed that there are a lot of unknowns. Most large agents have cooperated, GSI mapping has been helpful to find properties in this area which has a greater concentration of properties requiring a licence. Data from Council tax and DHSS has been used. The council are fairly confident they have found the 5 bedroom student properties, and there is ongoing work regarding accommodation for migrant workers as it is a little more difficult to track down.

IS has proposed that the fee be set the 5-year licence at £150 per room, this is based on the number of bedrooms rather than number of people living at the property as there could be some discrepancies with couples. The discount previously received for being a member of HullSTARS or having an accredited property will be scrapped which was previously set at £50. IS explained that the council have to make these changes with no impact to tax payers and source funding themselves. IS stressed the importance of the report being logical and taking into account all factors and is using this opportunity to



deal with past errors/issues in a logical manner. All applications will be online with method of payment as BACS.

Guidelines for room sizes are 6.1m² for a single occupancy room and 10.22m² for a couple. There will be no room for exceptions.

The proposal is yet to be confirmed and this is a draft copy.

IS will give an update on the outcome and has agreed to present the changes to landlords if required.

ACTION: *TP has agreed to facilitate a meeting within HUU for all landlords to attend, whereby IS can present the changes to student landlords.*

IS explained that the council have set up an information event to explain the new enforcement procedure. The event will be purely for information purposes and not up for discussion.

Changes include:

- Non-compliance with an improvement notice will enable the following action:
 - Fixed fine will be issued, there will no longer be an informal route.
 - Financial Penalty Order (ring fenced income generated) to reduce the impact on the courts.
 - Prosecution may still be an option.
- 2 or more prosecutions they will be placed on the councils ROGUE LANDLORD LIST which can be accessed by all local authorities. Once on this list they cannot hold a licence.

Changes are scheduled to come into force April 2018.

ACTION: *IS to supply TP with details of the information event to then be shared with landlords.*

4. LETTING SEASON UPDATE:

MR gave the committee an update on data collected and general letting season updates. Data has shown that it has not been as busy as previous years and that first-year students have found housing earlier than usual. MR noted that November was twice the size of January in terms of enquiries, which appears to be indicative of what has been seen in other areas. MR looked at pricing and property size. Data has been sent to HUU's marketing to keep the message to students fresh, new and engaging. The average price Hull searched for per person per week £77.94, with the average bed size being 4.

ACTION: *MR to send a copy of quarterly report and more data to TP early next week.*

MR confirmed that HullSTARS visuals have been approved and are to be added to the StuRents website next week, with the aim of making HullSTARS more prominent on search pages.

StuRents next focus is to gather data relating to event tracking, interaction with HullSTARS including the percentage of students reading reviews via StuRents. They are also trying to work closer with the Student Union newsletter to include more content and make it fresher. It was noted that the university sent out their emails to students in October which could have contributed to the influx of views in November. MR discussed the most popular areas for students to rent, but also stated that the data showed a £10 increase in rents would lose 20% of prospective tenants based on affordability.

Statistics show that 78% of Hull students can afford £75pppw. By increasing to £85, this drops the number of students being able to afford the price to 58%.

ACTION: MR will send to TP a data map plotting the most popular areas for rental.

JC informed the committee that the first phase of the university's new West Campus accommodation development will be ready for the September 2018 intake.

CR noted that the Advice Centre had seen an increase in 52 week contracts among student landlords. DG expressed concern regarding the contract length and the impact this has on the tenant experience. DG asked that data be passed to the HLA regarding this matter.

JC asked that this data be provided to the meeting in advance. TP apologised as the meeting has run over and that the data had been prepared by CR from the Advice Centre.

5. HULLSTARS HOUSING FAIR FEED BACK

TP fed back regarding the Housing Fair 2017 and that the overall response from landlords seemed to be negative. TP asked the meeting to take away and read. TP will send a detailed report of the findings following the meeting.

ACTION: TP to send Housing Fair report to the committee members.

DG expressed his view that the fair should be more about showing what the landlords have to offer not getting contracts signed. DG expressed that if HullSTARS allowed non-registered landlords to attend the fair it may open up the market.

TP noted that the footfall expectation is a problem as it was a lot lower than last year. It was discovered that a large portion of lectures on that day had been cancelled which did not help with footfall and was something that could not have been anticipated before the event.

JW agreed that the marketing and promoting to first years needed to be increased. JW recommended an increase in the #HUUNoRush aspect of campaign amongst first years and bring forward the #HUUNoPressure campaign.





6. HULLSTARS TERMS & CONDITIONS:

TP informed the committee of the intention to have a consultation programme put in place to review the whole of HUSTARS moving forward, looking at why landlords are not joining; what is working well what is not and noted that there will be a consultation with students to see what they want from a housing provision by the students' union.

TP expressed to the committee the importance of gaining honest feedback from the questionnaire which will be completed online. TP reiterated that HullSTARS desire to increase the number of properties registered was not about increasing profit, as Hull University Union lost money on each property inspected.

ACTION: *TP to send to all landlords. DG agreed to distribute the questionnaire to the HLA members.*

7. A.O.B

RED BAG SCHEME:

TP explained that the council are funding a Red Bag Scheme for this area to deal with the additional waste created by students moving out. The Council have currently agreed one week but are exploring a second week for collections.

This will be a pilot scheme involving 350 homes in this area and the council waste management department will be assisting with marketing. **TP** explained how there will be a short window for collection of these bags to avoid bin raiders, and students will be provided with one bag per student.

CK asked that the police be involved. TP agreed to contact officers to make them aware of the scheme.

ACTION: *TP to contact Humberside Police regarding Red Bag Scheme.*

ACTION: *TP to contact JC and Gina Rayment regarding having additional bags at the Advice Centre and Accommodation Office.*

ACTION: *TP will confirm addresses and send details to members.*

DG offered to advertise scheme within property agencies.

JC asked for Advice Centre statistics to be presented to the meeting. TP noted that following previous discussions with the Advice Centre Manager at the HSAC meetings, it is important that the statistics have relevance to the purpose of the HullSTARS Advisory Committee meetings. CR noted that due to a lack of time the data prepared by the Advice Centre was not shared with the meeting. Apologies given.

ACTION TABLE:

	ACTION	Completed by
Toni Proctor and Ian Sanders	<i>Arrange a meeting within HUU for all landlords to attend to discuss the changes in legislation.</i>	April 2018
Ian Sanders	<i>To provide TP with details of the information event to be distributed to landlords.</i>	ASAP
Michael Rainsford	Send TP the quarterly StuRents report for Hull.	23 rd February 2018
Michael Rainsford	<i>Send TP a map of the most popular student areas</i>	23 rd February 2018
Toni Proctor	Send committee detailed Housing Fair Report	23 rd February 2018
Toni Proctor	<i>Send details of the consultation document to committee to be shared with respective parties</i>	On completion
Toni Proctor	TP to make Humberside Police aware of Red Bag Scheme	16 th February 2018
Toni Proctor	To liaise with JC and GR regarding additional Red Bags.	23 rd February 2018
Toni Proctor	To email committee with confirmed streets for the Red Bag Scheme.	Once confirmed.



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Accommodation
Rating System



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HullSTARS University House, University of Hull, Cottingham Road, Hull, HU6 7RX