

Management Committee Update

Jan 2017



Issue 1

Orkney Housing Association is governed by a voluntary Management Committee elected at our AGM in September each year. The Committee's role is to set and monitor our strategy & performance. Day to day operational management is carried out by the Leadership Team. Some of the Committee's main functions include: approving budgets, reviewing policies, reviewing future maintenance programmes, major decision making and organisational direction, ensuring statutory and regulatory requirements are met. Management Committee are keen to issue an update following each formal meeting (6 per year).



Pictured from l to r
Stuart R McIvor, Philip Cook, Elaine Grieve,
John Rodwell, Linda Forbes & Wendy
Baikie.

Members present on 26 January 2017

- John Rodwell, Chair
- Dave Dawson, Vice Chair
- Wendy Baikie
- Philip Cook
- Linda Forbes
- Elaine Grieve
- Fiona Lettice
- Stuart R McIvor
- John Stockan
- Bill Wallace

Points of interest from the meeting

Annual Service Charge Review

We review our service charges every year to ensure that we continue to cover the costs of providing certain services. These charges are separate to the rent charges and are for providing the following services:-

- Garden & Grounds Maintenance. Some of the contractors are entering into their third year and we have had lots of encouraging comments regarding the standard of their work.
- Chimney Sweeping. This is reducing as cap off chimneys and install alternative heating.
- Appliances. These have been incorporated into the rent point system and are no longer part of the service charge.
- Factoring.
- Stair well cleaning in specific blocks.
- Electrical and other testing, such as smoke alarms.
- Insurance, buildings & public liability.
- Administration costs.

Individual letters will be sent out to all residents in the coming weeks.

Looking ahead

- The Scottish Government are consulting on Freedom of Information Act and possible inclusion of Housing Associations. FOI currently only covers public bodies such as Local Authorities, NHS Trusts and Police Scotland. The consultation runs until 23 February.
- The Association will reach the development milestone of 1000 houses built this year. An event is being planned to commemorate this achievement.

Additional Reports

- ⇒ Members agreed to add a new lender, GB Social Housing to Approved List of Lenders.
- ⇒ Development Funding was discussed following a review of the portfolio of lenders and the Scottish Housing Regulator's requirement for funding to be approved before developments begin. Members agreed that the Performance & Resources committee should look at this in more depth with a final decision going to Management Committee in March.

Development Report

- Works at Liberator Drive Phase 1 and Phase 2 are progressing well with the first 15 properties due for completion in February.
- The development at Burgar's Bay, Wellington Street, is now well underway and is expected to reach completion in March 2017.
- All properties at Dounby were handed over on 16 January 2017.
- Walliwall, Phase 3 - Work is ongoing on site and members reached an agreement for the third phase of the development which will consist of 2, 3 and 4 bedroom homes.

Other Items of Note

- Review of Rented Allocations Policy, in light of the changes in legislation from the Housing (Scotland) Act 2014.
- Responsive Repairs Policy Review.

Policy Reviews & Approvals

- Many of the policies that were approved by the Committee members were internal documents with very minor amendments to maintain high levels of governance.
- Complaints Policy, updated to reflect changes to the Home Owners Housing Panel which has been replaced by the First-tier Tribunal for Scotland Housing and Property.
- Factoring Policy.
- Recruitment & Selection Policy was updated to make the process more streamlined.



Resident Panel

Following a break over the Christmas holidays, the Resident Panel met again in January to look at their plans for the coming year.

So far suggestions for a scrutiny exercise are:-

- Re-let standards
- Review of Tenant Handbook

The Wick Interested Tenants Group will be visiting in April and there will be a Tenant Day in September.

Anyone interested in getting involved with the Association can contact Suzy Boardman on 01856 875253 ext 205 or suzy.boardman@ohal.org.uk
<http://www.ohal.org.uk/tenants/get-involved/>