

Orkney Housing Association is governed by a voluntary Management Committee elected at our AGM. The Committee's role is to set strategy and monitor our performance.

Day to day operational management is carried out by the Leadership Team and services delivered by our excellent staff team.

Some of the Committee's main functions include: approving budgets, reviewing policies, diligent financial management, major decision making, and organisational direction and good governance to ensure statutory and regulatory requirements are met.

We send out an update like this after each formal Management Committee meeting (normally 6 per year).

Members present 27 July 2022

In person:

- Philip Cook
- Bill Wallace
- Roella Wilson

Via Zoom:

- Linda Forbes
- John Rodwell
- John White



Our Management Committee

Fiona Lettice, Bill Wallace,
John White, John Rodwell,
Dave Dawson, Philip Cook,
Linda Forbes, Roella Wilson

AGM Arrangements

Having held a virtual AGM for the last two years, Members have opted to hold a hybrid AGM on 14 September this year.

Details of the meeting will go out to all General Members, who will be asked to provide their email addresses if they wish to attend remotely. Included in this mailing will be an invitation for any interested General Members to put forward nomination forms to join the Management Committee, which have to be received by the Company Secretary no later than 24th August.

Prior to the meeting, the Company Secretary must ensure that certain Rules are complied with and met to maintain the high levels of Governance. These include the requirement to check that all Minutes from every Management Committee and Sub-committee have been considered, accepted as a true record and signed by the Chair.

Another Rule requires that one third of the Management Committee retire and stand for re-election; this year John Rodwell and John White will be seeking re-election.



Engagement Event

This is expected to take place late September / early October and Members look forward to getting out to view housing schemes and meeting tenants.

GOVERNANCE MATTERS

Self Assessment Update

This standing item at each meeting evidences how we are complying with the Scottish Housing Regulator's Framework. Members agreed that no material changes were required to be made to the Annual Assurance Statement, noted no Notifiable Events have been reported to the SHR and noted additions to the Evidence Bank in respect of Regulatory Requirements and Standards.

Policy Reviews

Members were updated on the progress with policies due for review, with several being deferred. The Procurement Policy required some minor changes which were approved by members.

Landlord Safety Manual

The adoption of this Manual and Action Plan had been approved in March 2020 but the covid pandemic and staff resource had hampered progress with its implementation. However, all outstanding policies had been prepared for inclusion in the Manual and these were approved at the meeting, together with a revised Action Plan.

Tenant Participation Action Plan

Members received an update on the current action plan for 2022-23. Several pre-arranged walkabouts are planned for the coming year as well as a customer Satisfaction Survey.

The Residents Panel continue to meet, mainly digitally. The Association plans to modernise our Repairs Service and will engage with the Panel on proposed plans.

Lettings Plan

A comprehensive report was presented to Members to enable them to agree a Lettings Plan for the remainder of 2022/23.

They had a constructive discussion, particularly around homelessness and meeting the housing need and demand in Orkney, and agreed an allocation quota for the rest of the year.

Staffing Update

Members received a report which covered recent vacancies and successful recruitment, together with progress on staff professional training and development qualifications.

Housing Benefit Ineligible Charges

This paper outlined the impact of OIC's decision to disqualify the Garden Maintenance portion of the service charge as ineligible for Housing Benefit. This decision affects 177 OHAL tenants.

If you are affected by this and haven't spoke with your Housing Officer, please contact them.

Walliwall, Kirkwall



DEVELOPMENT UPDATE

- ⇒ Walliwall Phases 6 and 7, Kirkwall: the off-site infrastructure works to the drainage and watermain systems are progressing well.
- ⇒ Yorston Drive, Stromness: work on the 6 New Supply Shared Equity properties are progressing well with handover expected in October 2022.