

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
31 August 2022**

In person:

- John Rodwell
- Roella Wilson

Via Zoom:

- Fiona Lettice
- Linda Forbes
- Bill Wallace



DEVELOPMENT UPDATE

⇒ Walliwall Phases 6 and 7, Kirkwall:
the off-site infrastructure works to the drainage and watermain systems are progressing well, and an electricity supplier has been identified to install meters.

⇒ Yorston Drive, Stromness:
the 6 New Supply Shared Equity properties are progressing well with handover on target for October 2022. These properties are to be promoted through the NSSE scheme.



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 amendments to the list of Governance Related Policies and additions to the Evidence Bank in respect of Regulatory Requirements and Standards.

Landlord Safety Manual (LSM)

Two outstanding policies were approved for inclusion in the LSM. This will allow a training needs analysis to be prepared and the development of procedure and practices for implementation of the LSM.

Annual Internal Audit Report

Members received a paper which detailed the Internal Auditor's Annual Report for 2021/22. All the outstanding recommendations from previous years had been completed apart from one which is being reviewed.

Approval of AFS Return

As part of its financial scrutiny of Register Social Landlords, the Scottish Housing Regulator requires them to submit a return providing details of our Annual Accounts. Members approved this return and authorised submission to the Regulator.

Report & Financial Statements for year ended 2022

The Report and Financial Statements, having already been scrutinised by the Audit & Risk Management Sub-Committee, were presented to members, along with a letter from the auditors assuring them that there were no matters to be brought to their attention.

The Report & Financial Statements will be presented to General Members at the AGM.

Rent Setting & Affordability

Members received a paper which detailed information for them to consider with regards to the challenges of setting rents for 2023/24. OHAL have a requirement to comply with Scottish Housing Regulator Standards, but are also aware the cost of living pressures facing tenants and the wider community must be considered.

A lengthy discussion acknowledged the challenges ahead and a number of scenarios are to be modelled and presented to members for consideration at their next meeting.

