

## Minutes of a Meeting of the Management Committee of Orkney Housing Association Limited, held in the office on Wednesday, 04 December 2024 at 10.30am

**Present:** In person: Brian Kynoch (Chair), Suzanne Lawrence, MaryAnn Lewis, Fiona Lettice, Bruce Pilkington, John Rodwell, John White and Roella Wilson  
Remotely: Kate Hayes and Mervyn Sandison

**In attendance:** Craig Spence (Chief Executive – CE)  
Mhairi Hughes (Interim Director of Corporate Services – IDCS)  
Tracey Longworth (Director of Housing & Operations – DHO)  
Kirstin Mackay (Director of Finance – DF)  
Sandy Dennison (Relief Accountant – RA)  
Connie Shearer (Minute Taker)

### PART 1 – STANDING ITEMS

#### 1.1 Apologies for Absence

There were none.

#### 1.2 Declarations of (a) interest and (b) hospitality given/received in last 12 months for any items on the agenda

There were none.

#### 1.5 Future Meeting Dates:

Wednesday 04 December, 11.00am-4.00pm – Strategy/ Planning Workshop (Rickan Room, Orkney Hotel)

Wednesday 29 January 2025, 10.30am – Management Committee, followed by late Christmas lunch

### PART 2 – STRATEGY

#### S1 Rent Review (Paper No MC/24/67)

S1.1 At the Management Committee meeting on 27 November, members had requested a new scenario of 4% be modelled for consideration. The RA had produced new graphs which projected the Association would be in a strong position financially over 30 years and loan facilities in later years may not be required.

S1.2 Responding to a query on why the three year option showed a 2.5% increase in Year 3, the CE explained this aligned with what is happening locally and with other housing associations. This would provide certainty for planning ahead, maintaining current levels of service, delivering property improvements and put the Association's finances in a strong position.

S1.3 Members noted that today's recommendation is for tenant consultation with a final decision to be made once feedback is received.

S1.4 Following discussion, members:

- Considered the details of the scenarios modelled and the impacts for the Association;
- Agreed the consultation timetable; and
- Following a majority vote, agreed to consult tenants on the two options outlined in the paper.

### **PART 3 – GOVERNANCE & ASSURANCE**

None

### **PART 4 – PERFORMANCE**

None

### **PART 5 – ITEMS FOR DISCUSSION**

#### **D1 Delivering Future Housing in Partnership (verbal update)**

- D1.1 The CE said that during a meeting on 13 November of OIC's Education, Leisure & Housing Committee mention had been made of an external third party potentially being brought into Orkney to build houses. Radio Orkney had picked up on this and did a report on the radio earlier this week.
- D1.2 A meeting of the Housing Market Partnership (HMP) was held yesterday, 03 December, after not having met for a year, which OHAL's CE, Building Services Manager, Chair and Vice-Chair attended.
- D1.3 There was commitment made at the meeting by OIC to meet with local contractors and discuss issues.
- D1.4 A local construction company expressed concern about a number of engineering projects taking place and the possibility of local companies losing staff. Any programme of work should be planned to make best use of local companies and not over-stretch things. Funding was also a concern with a suggesting that developers and investors get around the table to look at innovative funding packages.
- D1.5 It was noted that 5 OIC Councillors had been present at the HMP meeting.
- D1.6 The CE said he had received a message late yesterday, 03 December, from OIC asking for a joint meeting with OHAL, Chair & Vice-Chair, OIC and SG to discuss concerns. The CE is to look at dates to meet with OIC but doesn't feel the need to involve SG at this stage. He will update members following that meeting.

**PART 6 – ITEMS FOR INFORMATION**

None

**Any Other Competent Business**

There being no further business, the meeting closed at 10.55am.

Signed: .....

Date: .....

Chair