

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 29 January 2025

- **Brian Kynoch**
- **Suzanne Lawrence**
- **Fiona Lettice**
- **MaryAnn Lewis**
- **Bruce Pilkington**
- **John Rodwell**
- **Mervyn Sandison**
- **John White**
- **Roella Wilson**



Our Management Committee

Clockwise, top centre: Brian Kynoch (Chair), Fiona Lettice, Mervyn Sandison, Kate Hayes, John Rodwell, Suzanne Lawrence, Bruce Pilkington, MaryAnn Lewis, John White and Roella Wilson.

OHAL Subsidiary Update

Following a detailed report on proposed services which could be provided by our subsidiary, Members received an update on the progress to establish it as a Private Letting Agent. A draft Business Plan had been endorsed at a meeting of the subsidiary which Members reviewed and agreed its further development. A progress paper will be presented to a future Management Committee meeting.

Community Bonds

One action from OHAL's 2024-25 Operation Plan was to explore options to ensure adequate finance for future developments. This led to considering delivery of alternative housing options, via our subsidiary, and financing such work via Community Housing Bonds.

Members received a paper outlining the positive progress being made to develop and launch this financing option to support future and additional development to help meet Orkney's housing needs. A prospectus is being drawn up to be launched together with our rebranding and new Business Plan in April 2025.

Development Update

- ⇒ Walliwall Phase 8, Kirkwall: the 8 NSSE properties are complete with 4 under offer and 4 being advertised for sale
- ⇒ Walliwall Phase 9, Kirkwall: work is on schedule to provide 9 rented properties.

GOVERNANCE MATTERS

Annual Assurance Statement (AAS)

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 made; noted the update to the list of Governance Related Polices and additions to the Evidence Bank in respect of Regulatory Requirements and Standards.

Policy Reviews

A number of policies were presented and approved by members:

1) Treasury Management; 2) Equality, Diversity & Human Rights; and 3) Dignity at Work

Equalities

Members received an update on progress with actions to address the Scottish Housing Regulator's Regulatory Requirement in respect of equalities and human rights. An Action Plan with amended target dates was approved.

Business Plan Update

Members were updated on progress with plans for the production of our new 3-year Business Plan for 2025-28. They discussed and approved updates to the Vision and Corporate Outcomes whilst retaining the Mission statement.

Annual Lease Update

Members received an annual report on current leased properties. They noted there were no issues with any of the leases. Three leases are due to expire in the next calendar year and discussions with the leaseholders will be held around extending their leases.

Conclusion of Repairs Review

An update on progress with a review of the repairs service was presented. This highlighted the increasing number of Works Orders undertaken by our Trades Team and external contractors. These are likely to further increase with future development and an ageing housing stock.

Final proposals for the repairs service will be incorporated into the Workforce Strategy and Business Plan, due to be presented in March 2025.

Cost of Living

This report highlighted the continued impact the cost-of-living crisis is having on tenants. OHAL's staff continue to engage, locally and nationally, with support organisations which augments the support offered by staff and allows access into funding streams.

Training

Members received a presentation on Homelessness from our Senior Housing Officers which they found very informative.

Rent Consultation

Following a full consultation with tenants and sharing owners, members were presented with the results of the survey. Two options had been posed during the consultation, in which 70% of respondents were in favour of a three year increase as recommended by Management Committee. Therefore we will proceed as follows:

- ⇒ 4% in 2025/26
- ⇒ 4% in 2026/27
- ⇒ 2.5% in 2027/28

*Planned maintenance works will be delivered across the three years
We will continue building 20 new build properties per year*