

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 28 January 2026

- Brian Kynoch
- John Foster
- Suzanne Lawrence
- Fiona Lettice
- Bruce Pilkington
- John Rodwell
- Mervyn Sandison
- John White



Community Bonds Update

This report updated Members on the successful launch of the Orkney Community Housing Bonds. They were delighted to hear that response from the community had been very positive.

The significant majority of the Bonds were sold to a wide range of local individual, business and third sector investors, and very positive feedback was received. The start and end of the bond application period saw the highest activity for applications. Bond Certificates were issued on 15 December.

The funds received will ensure more housing is built and owned locally.



OFFER TO INVEST
VIA THE PURCHASE OF

**ORKNEY Community
Housing Bonds**

Delivering quality affordable housing
for the communities of Orkney
Minimum target raise £1,000,000
Offering 50.00% all time rate
of return over 10 years



Committee Member Recruitment

Members received a report which set out suggestions for recruitment to the boards of both the Association and our subsidiary, Orkney Housing Enterprises. Plans are also in place to promote General Membership of the Association.

Members agreed to hold a "Come and Meet Us" session on Wednesday, 11 March. The event will be promoted nearer the time and we look forward to meeting anyone interested in what we do.

Our Management Committee

From top: Brian Kynoch (Chair), Fiona Lettice, (Vice Chair), John Rodwell, Roella Wilson, John White, Mervyn Sandison, Suzanne Lawrence, Bruce Pilkington, MaryAnn Lewis and John Foster

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 one notifiable events had been made; noted the update to the list of Governance Related Policies and additions to the Evidence Bank in respect of Regulatory Requirements and Standards.

Policy Reviews

Two policies having been reviewed, were presented and approved by members:

1) Whistleblowing; and 2) Communications.

Health & Safety Working Report

Following a recent meeting, Members received updates on the current position, and approved updates to the Landlord Safety Manual regarding '*Landlord's Facilities Health & Safety Awareness training*'.

Cost of Living

This report highlighted the continued impact the cost-of-living crisis is having on tenants. OHA's staff continue to engage, locally and nationally, with support organisations which augments the support offered by staff and allows access into funding streams. Members were pleased to note the low level of rent arrears.

Business Plan Update

Members were updated on progress with previously approved plans for the production of annual appendices for our 3-year Business Plan for 2025-28. A productive strategy day had been held in December.

Annual Lease Update

Members received an annual report on current leased properties. They noted there were no issues with any of the leases. One lease is due to expire in the next calendar year and discussion with the leaseholder is taking place regarding extending their lease.

Funding

- Loan Agreement and Update
- Scottish Government Charitable Bond

Members received reports detailing funding options and approved progression of both.

Rented Allocations Policy Consultation Feedback

Members received a report which detailed responses to the recent Rented Allocations Policy consultation. They were pleased to note that a high number of responses had been received. From the comments received, it was clear that there was a strong preference for prioritising local people when allocating properties. A revised Policy will be presented to Members at the March meeting for approval.



Development Update

Walliwall 10 - plans for new homes of varied tenure mix have been agreed, subject to final details.

Design work for projects at Toab, St Mary's and Burray is out for procurement with an estimated start on the design of the sites in March.

Discussions are taking place around potential future development sites.