

Management Committee Update

Issue 13

January 2019



Orkney Housing Association is governed by a voluntary Management Committee elected at our AGM in September each year. The Committee's role is to set and monitor our strategy and performance. Day to day operational management is carried out by the Leadership 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. Management Committee are keen to issue an update following each formal meeting (6 per year).



Pictured from l to r:- John Stockan, Dave Dawson, Bill Wallace, John Rodwell, Linda Forbes (on screen), Fiona Lettice, Philip Cook, Elaine Grieve, Wendy Baikie.

Members present

30 January 2019

- Wendy Baikie
- Philip Cook
- Dave Dawson
- Fiona Lettice
- John Rodwell
- John Stockan
- Bill Wallace

Points of interest from the meeting

Committee Recruitment

Following a successful *Come and Meet our Committee Members* session held on 24 January to encourage new committee members, we were very pleased that 2 interested people came along to observe today's meeting.

Preparation for new Regulatory Requirements

The end of 2018 saw the Scottish Housing Regulator consult with social landlords, tenants and other service users on a new regulation framework which comes into force in April 2019. As a result, our Committee will have to submit a Self-Assurance Statement annually to the Regulator. Committee agreed to review its agenda structure and receive a Compliance Plan at their next meeting. The Compliance Plan will provide the framework to enable Committee to agree their first Annual Assurance Statement at their September meeting.

Annual Service Charge Review

A review is carried out every year of the service charges to ensure we are getting the best value for our customers and that the charges do not acquire a large surplus or deficit. Members discussed the charges for the coming year and agreed to the approach setting these for 2019/20. Letters will be sent to all tenants and sharing owners to confirm this.

Rented Allocations Policy Amendments – This policy sets out the legal framework for how we allocate all of our properties. We are required to consult with our tenants regarding any changes to the Allocations Policy, and this will follow in the coming few weeks.

See our website or Facebook page for details.

Policy Approvals

- Whistle Blowing Policy – It was decided to review this policy early as it would form part of an internal audit on fraud & whistle blowing.
- The New Build Design Brief has been updated to include a few minor amendments in line with current legislation.

Welfare Reform Update

As more tenants are gradually being moved over to Universal Credit, staff are monitoring the situation. A plan had been put in place to continue working closely with tenants and local partners to ensure that tenants understand how the changes will affect them. If you are a tenant who is in receipt of any elements of Universal Credit and would like to discuss your circumstances with your Housing Officer, please contact the office on 875253

Development Update

- Members received an update on the development programme detailing the final costs of the projects at Sands Park, Deerness & Phase 3 at Walliwall, Kirkwall.
- The flats at The Dairy, Kirkwall were handed over in October.
- The 2018/19 programme is progressing with proposals received for 8 amenity standard homes at Walliwall phase 5.
- In addition, a survey and site investigations have been completed at Upper Sunnybank, Stromness.
- A project brief is being prepared for 12 x 2 bedroom amenity homes for low cost home ownership at the Crafty site, Kirkwall.

Business Plan 2019 - 2022

Committee members attended a strategy session in December to review the current Business Plan and prepare a new 2019-22 Business Plan which meets the Association's needs and aspirations to provide quality, affordable housing in Orkney.

Members agreed that the plan covering 2019-2022 should refresh the organisations values

- Impact:** We deliver homes and services which meet the needs of, and have a positive impact on, our customers and the community.
- Involve:** We involve staff, tenants and stakeholders, listening to them and ensure their input is valued and considered.
- Intent:** We are clear what we are doing, and communicate clearly with our customers and our community, so they know what to expect from us.
- Integrity:** We act with the highest standards of integrity and respect, working within our Regulatory Standards.
- Improve:** We seek out and take opportunities to improve, through training, efficiencies, benchmarking, sharing and learning.

They also agreed the schedule for Finance Plans & Key Performance Indicators, and engagement with staff and customers. The final plan will be considered in March.

Staffing Update: Changes coming to the Care & Repair Team

Following a strong response to the recruitment of a new Manager for Orkney Care & Repair we are delighted to announce that Fraser Devine will be joining us in early March. This will allow a 4 week handover period before Mike Cooper takes his well earned retirement. We look forward to welcoming Fraser to the team.

Resident Panel Update

The Panel welcomed a few new members at the end of last year following an exercise to increase interest and raise awareness of the group.

This year will see them learning how tenants can get involved in the procurement process of services they pay for, such as garden and grounds maintenance. We expect high levels of interest to find out more please contact Suzy Boardman, details below.



Anyone interested in getting involved with the Association can contact Suzy Boardman on 01856 875253 ext 205 or suzy.boardman@ohal.org.uk

<http://www.ohal.org.uk/tenants/get-involved/>