

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 October 2022

In person:

- Philip Cook
- Fiona Lettice
- Bruce Pilkington
- John White

Via Zoom:

- John Rodwell
- Mervyn Sandison
- Bill Wallace

Our Management Committee



Bill Wallace, Fiona Lettice, John White
John Rodwell, Philip Cook
Brian Kynoch, Bruce Pilkington,
Mervyn Sandison, Roella Wilson

Annual Assurance Statement (AAS)

Since the submission of their first AAS in October 2019, continuous assessment has been ensured by having this as a standing item on every agenda.

Members were assured that, following a review of the information and evidence provided, the Association continues to comply with the Scottish Housing Regulator's Regulatory Framework. They then made an informed decision regarding the format and content of their 2022 AAS, which has been approved, submitted to the SHR and posted on our website.

Annual Business Plan Programme

The current 3-year Business Plan covers 2022-25 and members agreed to the suggested planning process for 2023-24.

Continued turbulence in the national and global economies, together with the significant impact on our tenants from the ongoing 'Cost of Living Crisis' and uncertainty over energy costs, are issues that will play an important part in reviewing the Association's priorities and actions over the coming year.



GOVERNANCE MATTERS

Policy Reviews

- The *Entitlement, Payments & Benefits Procedure* was updated to ensure Registers of Interests were signed off correctly.
- The *Scheme of Delegations* and *Standing Orders for Committee Business* both had minor updates.
- A new *Treasury Management Policy* incorporating guidance from the Scottish Federation of Housing Associations was approved.

Staffing Update

Members received a paper which covered recent recruitment. Progress with staff professional training and development qualifications was also presented and noted. Members passed on their congratulations to Director of Operations, Paul Scott, on his appointment to the Board of the Chartered Institute of Housing (Scotland).

Rent Setting & Affordability

Members received a paper which provided detailed information for them to consider with regards to the challenges of setting rents for 2023/24. As they had previously requested, a number of scenarios had been modelled and were presented for consideration.

OHAL have a requirement to comply with Scottish Housing Regulator Standards to ensure financial well-being whilst maintaining affordable rents, but members are also very aware of the cost of living pressures facing tenants.

Lengthy discussion was held looking at making achievable savings, acknowledging that a difficult decision had to be made. Members expressed a real understanding of the challenges facing tenants and a wish to ensure they have good information to make the best decision. They requested a further two scenarios be modelled for consideration at their next meeting.

Welfare Reform Update

Members noted the current position with the Welfare Reform Mitigation Plan.

They were pleased to note that, despite the uncertain economic climate, the Association's rent arrears performance continued to be strong and compared well nationally and to our local peers.

DEVELOPMENT UPDATE

- ⇒ **Walliwall Phases 6 and 7, Kirkwall:** works are progressing well on site and, once completed, will provide 28 new properties.
- ⇒ **Yorston Drive, Stromness:** handover of the 6 New Supply Shared Equity properties is on target for 7 November and these properties are currently being advertised for sale.

