

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 30 July 2025

- Brian Kynoch
- Fiona Lettice
- MaryAnn Lewis
- Bruce Pilkington
- John Rodwell
- Mervyn Sandison
- Roella Wilson



Our Management Committee

Top: Brian Kynoch, Fiona Lettice, John White, Roella Wilson, John Rodwell, and MaryAnn Lewis

Bottom: Mervyn Sandison, Suzanne Lawrence and Bruce Pilkington



40th AGM Arrangements

This year's AGM, will be held on Tuesday 16 September at 5.30pm in the King Street Halls. This will be an in-person event celebrating the Association's 40th year. Invitations will be sent out with further details nearer the time.



Any General Members interested in joining the Management Committee will be asked to forward nomination forms to the Company Secretary no later than 26th August.

Prior to the meeting, the Company Secretary must ensure that certain Rules are complied with and met to maintain the high levels of Governance. These include the requirement to check that all Minutes from every Management Committee and Sub-committee have been considered, accepted as a true record and signed by the Chair.

Another Rule requires that one third of the Management Committee retire and stand for re-election; this year Brian Kynoch, Bruce Pilkington and John Rodwell are seeking re-election.

Care & Repair Annual Report

The report highlighted a busy year for Orkney Care & Repair with high levels of enquiries, major works (repairs and adaptations), minor adaptations and small repairs. The demand for the service clearly demonstrated the need for it and how much it is used by elderly and disabled people in need of assistance, enabling them to remain living in their homes for longer, in comfort and safety.



GOVERNANCE MATTERS

Self Assessment Update

This standing item at each meeting evidences how we are complying with the Scottish Housing Regulator's (SHR) 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 updates to the list of Governance Related Policies, and noted the additions to the Evidence Bank in respect of Regulatory Requirements and Standards.

Policy Reviews

Members noted outstanding Policy work and approved revisions to the following:

- Asset Management Strategy
- Landbanking Policy
- Asbestos Management Plan
- Risk Management Policy
- Prevention of Rent Arrears and Debt Collection Policy

Annual Internal Audit Report

Members received a paper which detailed the Internal Auditor's Annual Report for 2024/25. They were pleased to note that reasonable assurance had been awarded in respect of Cyber Security, Complaints Management and Responsive Repairs, with recommendations progressing.

Contractors & Consultants Annual Review

Members noted annual performance figures for the Association's in-house Trades Team and external maintenance contractors, and approved lists of maintenance contractors, development contractors and consultants.

Tenant Participation Action Plan

Members received an update on the current action plan for 2025/26. Pre-arranged estate walkabout will continue and a Summer Engagement Tour is to be arranged.

Those on our list of interested tenants will be asked to review our Allocations Policy, and a Tenant Communications Review Group will be created to review communications.

We will continue to explore ways to increase digital engagement with our residents. We work closely with OIC to promote Tenant Participation and this will continue. We also work with the Tenant Participation Advisory Service who train our teams to increase their confidence in tenant participation activities.

Authority to Evict

Members approved one case which was presented for eviction. They discussed the complexities of the case, the issues faced with staff when dealing with such cases, and noted that eviction is not something taken lightly and is always seen as a last resort.

Community Bonds Update

Members received a verbal update on plans for our launch of our prospectus for investment in our Community Housing Bonds

A draft Prospectus is nearing completion and will be presented at the next Audit & Risk Management Sub-Committee for approval.

Development Update

- ⇒ Walliwall Phase 9, Kirkwall: 9 rented properties have been completed and handed over to tenants.
- ⇒ Walliwall 9A, Kirkwall: 8 low cost home ownership properties are underway at this scheme.

Development plans for Walliwall 10, Kirkwall have been submitted which would result in 41 new homes being built with a mix of tenures.

The Association is exploring opportunities for land purchase for development and members will be kept informed of progress.