

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 25 March 2026

- John Foster
- Suzanne Lawrence
- Fiona Lettice
- John Rodwell
- Mervyn Sandison
- John White



Business Plans

The **OHA** Business Plan "Delivering for Orkney" was approved in March 2025 and covers 2025-28. Members received a report which detailed the annually updated Appendices for year 2, and these were approved by members.



The **Orkney Care & Repair** Business Plan for 2026/27 outlined the current operating environment the service is operating in and some of the challenges it faces. It also detailed opportunities to explore, and proposed plans and targets for the Service to achieve during the financial year. The Plan was approved by members.

Orkney Housing Enterprises (OHE)

Members received a report on a recent meeting of OHE's Board of Directors. A number of items were brought to Management Committee for approval:

- OHE Business Plan for 2026/27
- The lease of a property from OHA to let as a mid-market rent tenancy;
- Continuation of options appraisals for the growth of services under OHE; and
- The addition of OHE policies to OHA's list of group policies.



Our Management Committee

From top: Brian Kynoch (Chair), Fiona Lettice, (Vice Chair), John Rodwell, Roella Wilson, John White, Mervyn Sandison, Suzanne Lawrence, Bruce Pilkington, 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 AAS, noted one notifiable event had concluded; 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

Members noted and approved the following:

- Complaints Handling Procedure
- Entitlements, Payments & Benefits Policy
- Treasury Management Policy and Strategy
- Development Policy
- Development Risk Management Policy.

Health & Safety Working Report

Members received updates on the current position, following a recent meeting.

Sub Committee Reports

Reports from the Audit & Risk Management Sub-Committee and the Performance & Resources Sub-Committee were presented and detailed the record of decisions made at their recent meetings.

Staffing Update

Members noted progress with recent recruitment, approved an updated Workforce Strategy, and decided against approving an additional public holiday in June.

Management Committee

Appraisal Report:

This highlighted a busy year for the Association - celebrating our 40th anniversary, re-branding, the very successful launch of Orkney's Community Housing Bonds and the re-activation of our subsidiary, Orkney Housing Enterprises. Challenges are never far away but are met with determination. Committee training and knowledge building continued throughout the year and several topics were suggested for part of the Training Plan.

Training Plan: Members heard that most of the planned training sessions had been completed, with the remaining deferred to 2026/27. In addition, several conferences & events had taken place, together with brief training sessions delivered by staff. A training plan for 2026/27 was discussed and agreed.

Co-option: Members were delighted to welcome David Bertram whose membership was approved, and his co-option onto Management Committee until the AGM confirmed.

Rented Allocations Policy Review

Following a comprehensive review of this Policy and receiving positive feedback from a recent consultation with tenants, applicants and stakeholders on the way properties are allocated, members agreed a new Rented Allocations Policy and Medical Assessment Criteria.

Lettings Plan

A Lettings Plan is necessary to ensure we meet a range of housing needs and provides details on properties allocated to particular groups (homeless, transfers and direct applicants). Current arrangements were explored and options considered and approved for the 2026-27 allocations quota.

New Housing Software Update

The Association has explored options for new finance and housing software. Members will receive a further update once due diligence has been undertaken and final discussions with the chosen supplier are complete.

2026/27 Budget Approval

A draft budget for 2026/27, which had been scrutinised by Performance & Resources Sub-committee, was presented to full committee who gave their approval.

Arrears & Bad Debts Write Offs

Members gave approval for 5 irrecoverable rent and recharge accounts to be written off.

Development Update

Walliwall 10, Kirkwall - work is underway on this 41 unit project - a phased approach to handing over properties will be utilised.

A former shared ownership property in Stromness has been acquired into rented stock, along with another 2 properties in Rendall. A further opportunity has arisen to purchase a 1-bedroom property in Kirkwall

Discussions continue to take place around potential future development sites.