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Keep up to date with all the latest news and developments from Ore Valley Housing Association by visiting us online.

Our easy to use site is streamlined so you can find the information you want quickly without any fuss.

To navigate our site easily we have split our information into relevant categories so all the info you need is only a click away:

- > General Information
- > Customer Services
- > Property Maintenance
- > Property Development
- > Wider Role
- > What's Related
- > Site Search Facility

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WIDER ROLE

Our Wider Role Strategy has been developed and we hope to take forward a range of initiatives in the future.

The strategy will develop and evolve to meet local priorities, at this stage it is proposed that our Wider Role projects will focus on early action projects in the following areas:

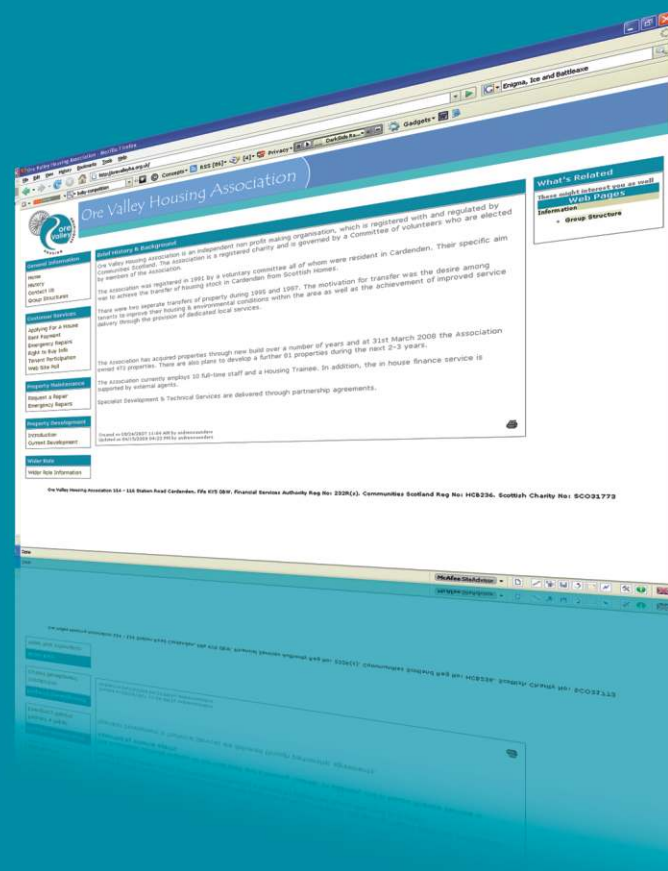
- Community Projects in Regeneration Areas
- Projects Targeted at Young People
- Education, Training & Employment
- Recycling & Sustainability
- Social Enterprise Initiatives

Financial Services Authority Reg No: 232R(s).
 Communities Scotland Reg No: HCB236.
 Scottish Charity No: SCO31773

To contact Ore Valley Housing Association for further information please write to:

Ore Valley Housing Association
114 – 116 Station Road
Cardenden
Fife
KY5 0BW

Or telephone
01592 721917



ANNUAL REPORT 07/08
www.orevalleyha.org.uk



INSIDE:
 Chair's Report
 Tenant Participation
 Newbuild Developments
 Financial Highlights
 Staff Changes
 The Future
 and much more.....

Image: New Build development at Rosewell Drive.

This is my fourth report as the Association's chair and it gives me a great deal of pleasure to report on another eventful year.

We have continued to work in partnership with FFOTRA (Fife Federation of Tenants and Residents Associations) as well as with the Cardenden Tenants and Residents Association, our links with these tenant organisations help us to ensure that tenants are involved and that their views are fully considered. We will work closely with tenants during the coming year to further develop and improve the services we provide.

During the past year housing issues have continued to feature highly on the agenda at both a local and national level. The Association has worked in partnership with Fife Council using the Fife Housing Register to tackle homelessness.

We have also continued to upgrade our properties to ensure that they meet the Scottish Housing Quality Standard by 2015. We were successful in delivering all of our planned programmes which included:

Tenement Refurbishment of the block of flats at 5 Church Place.

36 Capledrae Court, Ballingry also had a new roof and roughcasting.

Replacement Doors were fitted to 21 properties in Orebank Road, with fire doors being fitted at flats at 13 Orebank Road and 5 Church Place.

Roofing Replacement Programme continued along Craigside Road and Woodside Terrace.

Painter work contract meant that 59 houses and 8 flats in Orebank Road and Derran Drive were completed.

Through the Fife Housing Association Alliance Partnership with Kingdom Housing Association we were able to successfully take ownership of 25 New Build properties in Lochgelly and Cardenden and take ownership of 11 Mortgage to Rent properties in various locations in Fife.

We continue to work with Fife Council on the regeneration of Lochgelly and a site on Main Street of 6 Retail units and 12 flats should commence in 2008/2009.

A subsidiary company of the Association, Fife HARCA was the lead organisation involved in the restoration of the Lochgelly Miners Institute and is now the owner of the building, renting it to training organisations.

The Association has continued to develop the range of wider role initiatives and community development services to our tenants and to others. These are delivered through our subsidiary companies Ore Valley Enterprises Ltd, Fife HARCA Ltd. and Renew Services Ltd. There are various projects covering Renewable Energy, Economic Development, Regeneration and Community Development.

One of the projects that Ore Valley Enterprises delivers is 2nd Time Around, a furniture re-cycling project. The Association successfully recruited Vicky Murdoch, Community Development Officer in April 2007. Vicky is involved in the 2nd Time Around Project, Community Development as well as Tenancy Support. With this additional resource 2nd Time Around has been used extremely well used and accessed over the past year, with many in the local community and beyond benefitting.

Finally I would like to acknowledge and thank my colleagues on the Management Committee and the Association's staff all of whom have worked hard to further the aims of the Association. I also look forward to an exciting year ahead.



Myra Donaldson (Chair)

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THE FUTURE

Following the completion and allocation of 28 new houses in our development at Berry Street/Francis Street during 2007, we are pleased to continue our development program through the Fife Housing Association Alliance and hope to see work on 32 new houses on sites in Cardenden and Lochgelly as well as the development of 6 shop units, commence during the new financial year.

Our involvement in the regeneration of Lochgelly continues, As well as building affordable housing for rent through our related company Fife HARCA we have been involved in the restoration of Lochgelly Miners Institute which has been leased to Adam Smith College & Fife Women's Technology Centre, who will operate the building as a training centre.

We remain positive about our involvement in the regeneration of Lochgelly and will continue to work with our partners at both Fife Council and within the Community.

Following completion of last years window and door replacement contract all of the Association's properties now have double glazed windows, we will during the coming year complete the replacement of front and back doors to properties within the second stock transfer in Derran Drive and Church Place. We also plan to continue to replace roof coverings to properties in Woodside Terrace. We will also continue to refurbish our stock of tenement blocks with the focus moving to the block in Orebank Road. We believe that work to our existing housing stock is extremely important and through these projects, as well as benefitting the tenants of properties improved there will be a very positive impact and wider benefit to the community in general.

We intend to continue our program of environmental improvements and to continue to add to, stock and maintain the range of flowering barrels placed throughout our housing stock.

We will also be striving to extend the range of wider community activities which we are involved in and support both through Ore Valley Housing Association and our subsidiary companies Ore Valley Enterprises Ltd. and Fife HARCA Ltd. We have also identified some exciting opportunities for renewable energy projects and will be

"we are pleased to continue our development program through the Fife Housing Association Alliance"

taking these forward in conjunction with our related company Renew Services Ltd.

As always the range of issues we face is diverse, complex and challenging, our success would not be possible without the tireless input of the Management Committee and the support we receive from tenants themselves. We are always looking for more people to become involved in the Association's work, so if you want to be involved in working with us to plan and deliver the vision for the future you will be made most welcome.

Andrew Saunders



Andrew Saunders



MANAGEMENT COMMITTEE AND STAFF

COMMITTEE MEMBERS

Myra Donaldson: Chair
Tom Allan: Vice Chair
Keith Pattenden: Secretary
Rosalind Doyle
Catherine Reilly
Mary Marshall
Thomas Nisbet
Andrew Wallace
Tracy Bray: Appointed, Casual Vacancy 27th November 2007
Jennifer Veale: Appointed, Casual Vacancy 27th November 2007
Debbie Wishart: Resigned 28th August 2007

STAFF TEAM

Andrew Saunders: Director
Kerry McLeod: Corporate Support Manager
Joanne Cargill: Corporate Support Officer
Gillian McHale: Corporate Support Assistant
Ann Millett: Finance Officer
Vicky Murdoch: Community Development Officer
Colin McInnes: Housing Management Team Leader
Karen Burt: Housing Officer
Laura Herd: Housing Assistant
Keith Marley: Minor Works Officer

CONSULTANTS

Solicitors:
Baird & Co, Kirkcaldy

Auditors:
Bird Simpson, Dundee
The Internal Audit Association (TIAA), Edinburgh

Finance Services:
Chiene & Tait, Edinburgh

Bankers:
Royal Bank of Scotland
Scottish Building Society

Development Services:
Kingdom Housing Association, Glenrothes

Architects:
Dearle & Henderson, Glasgow

Quantity Surveyors:
Flemings, Cupar
F3 Building Surveyors, Edinburgh

Structural Engineers :
Scott Bennett Associates Ltd, Dunfermline



REACTIVE REPAIRS

Performance in Reactive Maintenance

This is the sixth year of our relationship with The McDougall Group who provide our reactive maintenance service.

Generally the standard of workmanship has been good and high levels of tenant satisfaction with the service have been recorded.

As well as the work completed by The McDougall Group the Association employs its own Minor Works Officer. This enables us to respond very quickly to a wide range of emergency situations and to carry out minor repairs cost effectively.

ALLOCATIONS

During the year 2007/08 a total of 59 properties, of which 24 were newly built, were allocated by the Association. The average re-let time in calendar days was 38 days.

The Association had previously worked closely with Fife Council, and the other Fife Based housing providers, to develop a Common Housing Register. The Association had been working with The Fife Housing Register (FHR) since October 2006. The FHR has simplified the process for a person to apply for a house, as they are now only required to complete only one form to be on the waiting lists for Ore Valley and Glen Housing Association's as well as Fife Council. Kingdom and Fife Housing Associations intend to be active on the system in the near future.

Through the Associations work within Fife Housing Register we have been able to support Fife Council's work in relation to providing permanent housing to people who were statutorily homeless.



Main Street, Lochgelly. Buildings demolished for new build.

In total 1805 repairs were reported, of these 1662 were completed within the target response times, representing a 92% success rate. We will continue to work with our contractors to ensure that performance improves.

General tenant satisfaction levels with the repairs service have been high, improvement of the repairs service is a continuing priority.

To ensure that we obtain best value a competitive tender exercise has been carried out resulting in Fife Council Building Services being appointed to carry out our reactive maintenance work in future.

Our target response times for reactive maintenance are:

Emergency: 2 hours
Urgent: 3 working days
Routine: 14 working days

LOCHGELLY REGENERATION

The Association has been and is committed to the regeneration of Lochgelly in conjunction with our partners at Fife Council and the local community.

Ore Valley HA has one housing development projects on site in the Lochgelly area during the financial year 2007/2008, which is:

Cook Square, which is being constructed by Clachan Construction and will consist of 4x3 Apt Flats and 10x3 Apt Flats.

The Association also has planning approval for the following project which it intends to commence construction of during 2008:

Main Street, the construction of 6 retail/commercial units with 12 flats above within a 2 ½ storey building.

Fife HARCA a subsidiary of Ore Valley HA also saw the complete restoration of Lochgelly Miners Institute in partnership with Heritage Building Preservation Trust and Fife Council.

The building which is Grade B listed is owned by Fife HARCA and leased to Adam Smith College and Fife Women's Technology Centre who will provide a range of construction and IT related courses. When operating at full capacity it is anticipated that training will be provided to approximately 100 students a day.

TENANT PARTICIPATION

The Association continues to pursue its commitment to involving and empowering as many tenants as possible to become involved in influencing the decisions which impact on their homes and the services provided by the Association.

Tenants continue to be well represented on the Association's Management Committee; however the Association and Committee would encourage and support any tenants who to become more involved with the work of the Association to come forward.

All tenants were consulted on the proposed rent increase and the majority of tenants wished to restrict the increase to inflation +1% this was accepted and implemented from 1st. April 2008.

An invitation was given to all tenants to take part in the Association's Tenants Conference which was held on 8th September 2007. The event was well attended with a range of presentations on topical issues provided by external agencies and Association staff. Positive feedback from those attending the event has led to a decision to hold another tenant conference on 20th September 2008.

During the year the Association entered into the fifth year of its service level agreement with FFOTRA, (Fife Federation of Tenants and Residents Associations) and affiliated to the Cardenden Tenants and Residents Association to promote and encourage tenant involvement and participation. As a result FFOTRA are represented on the Association's Management Committee and staff of the Association attend all meetings of the Tenants and Residents Association.

We will work on a number of initiatives in partnership with FFOTRA during the coming year aimed at involving more tenants in the planning and delivery of projects and services.

RENT ARREARS

In order to develop and deliver its services including reactive and major maintenance programme's the Association relies on the rental income from its properties.

Current Tenant rent arrears for the period ending 31st March 2008 were £65,536 representing 5.10 per cent of the annual rent debit. This total has decreased by £5,488 over the last financial year; however the Association is continuing to work hard to achieve a target level of 4 per cent.

The Association also recognises the need to control and collect Former Tenant rent arrears. This figure stands at £30,539 for the period ending 31st March 2008 and policies have been developed by the Association to improve collection rates.

"We will work on a number of initiatives in partnership with FFOTRA during the coming year aimed at involving more tenants in the planning and delivery of projects and services."

RIGHT TO BUY

Only those tenants who transferred from Scottish Homes have the Preserved Right to Buy. However, as a result of new legislation, any tenants with the Preserved Right to Buy who have moved house since 30 September 2002 will automatically give up that right.

Tenants who have been re-housed directly by the Association do not have the Right to Buy.

During the year 3 houses were sold through the Right to Buy process.



GAS SAFETY

The Association has a legal obligation to ensure that all properties in our ownership, which have gas central heating and or gas fire, receive a gas safety check and inspection at least once every 12 months.

Each year we experience difficulty in gaining access into some properties to carry these services out.

The safety and well being of all of our tenants is of paramount importance to the Association and we will continue to take whatever steps are necessary to service and maintain gas heating appliances.



FINANCIAL HIGHLIGHTS

Financial Highlights for the Year Ended 31 March 2008

	This Year	Last Year
Gross Rental Income		
Void Losses		
Management Costs		
Maintenance Costs		
Loan Interest Paid		
(Deficit)/Surplus for the year		
Loan Repayments		
Rent Arrears		
Loans Outstanding		
Designated Reserves		
Revenue Reserve		

Projections for the year to 31 March 2009

Balance Sheet

Housing Assets
Less Grants
Other Fixed Assets
Debtors + Cash in Bank
Creditors
Current Assets
Total Assets less Liabilities
Loans
Reserves

Cash Flow

Receipts
Loans Received
Payments
General
Property Additions
Equipment Additions
Loan Repayments
Net Cash Flow
Closing Balance

Income & Expenditure

Net Income

Expenditure

General Expenditure
Planned Maintenance -
(excluding amount capitalised)
Loan Interest
Deficit

STAFFING

The Association's staff and Committee were pleased to welcome Vicky Murdoch, Community Development Officer who commenced employment with us on 1st April 2007. Vicky initially volunteered with the 2nd Time Around Project for a period of time prior to her start with the Association.

Vicky's remit will be to co-ordinate the volunteers and the vans carrying out the work of 2nd Time Around, leading on community development projects and providing a Tenancy Support Service.

During the latter part of the year the Association has agreed to offer a training placement to a PATH (Positive Action for Training in Housing) Trainee and following a joint selection process with PATH the successful candidate is Kittaye Sung whom we look forward to welcoming on the 1st of April 2008.

Ore Valley is committed to the management and development of all the people who work and volunteer with us as this is essential if we are to continue to provide and improve a high quality service to tenants and service users.



Andrew Saunders
Director



Myra Donaldson
Chair



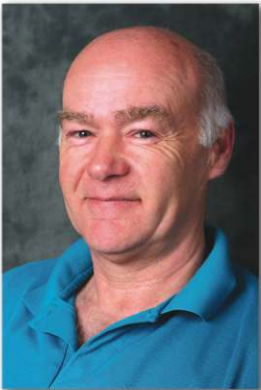
Kerry McLeod
Corporate Support Manager



Laura Herd
Housing Assistant



Colin McInnes
Housing Management Team Leader



Keith Marley
Minor Works Officer



Gillian McHale
Corporate Support Assistant



Ann Millet
Finance Officer

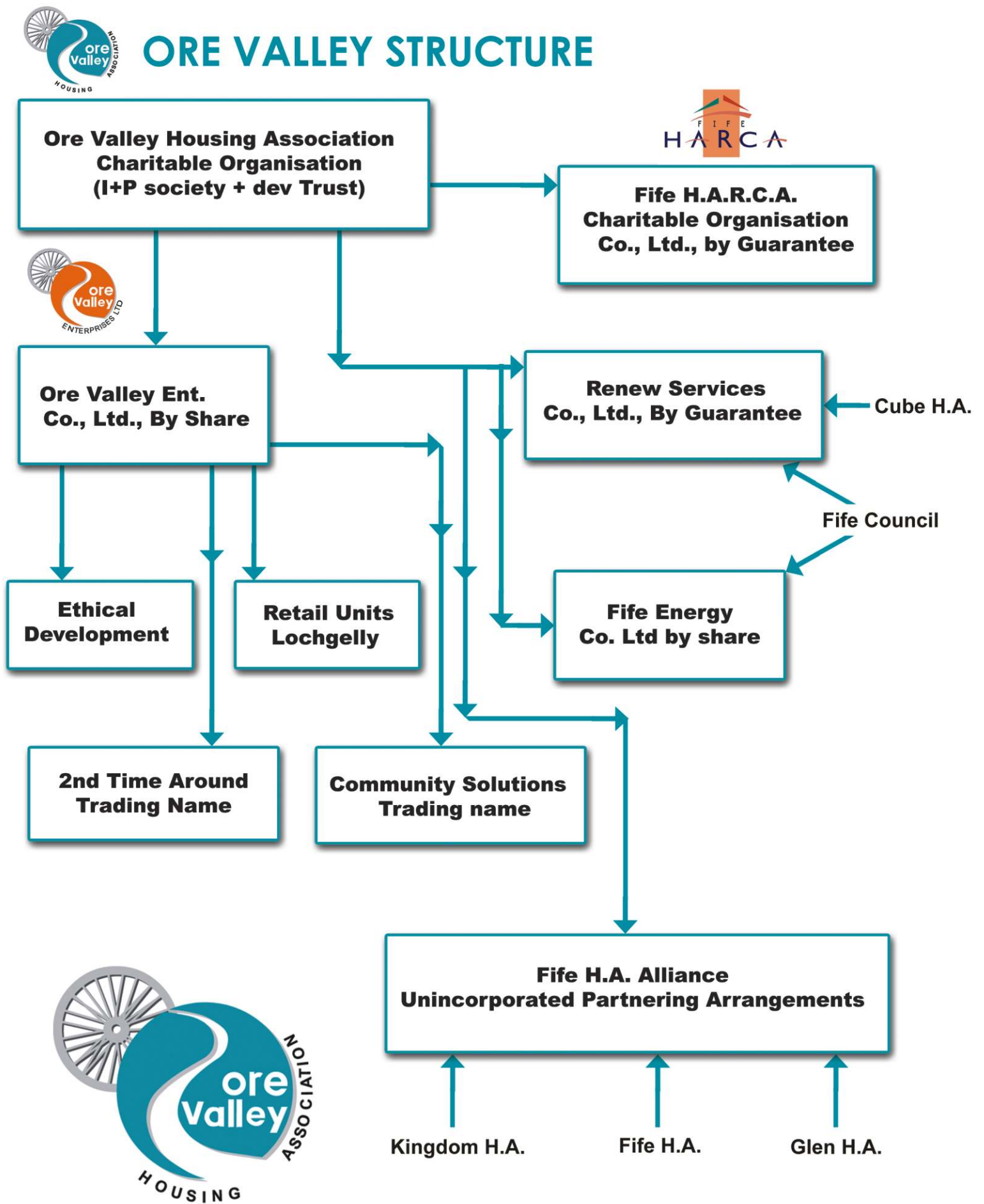


Joanne Cargill
Corporate Support Officer



Karen Burt
Housing Officer

GETTING TO KNOW THE STAFF



“Feedback received indicates that overall, tenants were **HIGHLY SATISFIED with the work carried out”**

MEDICAL ADAPTATIONS

During the year the Association continued to carry out medical adaptations on behalf of tenants who were experiencing difficulty with some aspect of their home due to a medical condition.

Adaptation work was carried out to 5 properties using £23,897 in grant funding from Communities Scotland and £1,000 from the Association's own budget.

Work carried out during the year included:

- Installation of Wet Floor Showers
- Installation of Grabrails and Handrails
- Installation of specialist toilet
- Installation of remote operation front door

Ore Valley Housing Association works closely with Fife Council's Occupational Therapy Department to ensure that where possible, tenants can continue to live in their own home with the help of appropriate adaptations.



PLANNED MAINTENANCE

Planned Maintenance Works

During the year we carried out the following planned maintenance works:

Fourth phase of a rolling programme to install double glazed windows and doors in 29 second stock transfer properties in Bowhill.

- Major refurbishment of one block of flats at Church Place, Bowhill.
- Environmental Improvements in Bowhill and Dundonald.
- Roofing Replacements in Bowhill.

This was the fifth year of our partnering arrangement with F3 Building Surveyors who supported the Association in the delivery of our planned maintenance programme.

During the coming year we intend to continue with our rolling programme of window and door replacements; roofing replacements; the refurbishment of another block of flats in Orebank Road, Bowhill.

As well as improving our properties, we have acknowledged the importance of the surrounding environment and have carried out work to improve all of the landscaped areas within our control.

Tenant Satisfaction with Planned Maintenance

The Association tested satisfaction with the window and door replacements and flat refurbishment at Church Place. Feedback received indicates that overall, tenants were highly satisfied with the work carried out.

FUTURE DEVELOPMENTS

Cook Square, Lochgelly

Clachan Construction have been on site in Cook Square, Lochgelly. Work began on demolishing the site early in 2007/2008. It is anticipated that this development will be completed in July 2008. This development will provide 4 3 Apt Flats and 10x3 Apt Flats.

Rosewell Drive, Lochore

Campion Homes commenced on site in June 2007 in Rosewell Drive, Lochore. This development will consist of 35 properties. 20 x 4Apt house, 4 x 5Apt house, 9 x 3Apt bungalow, 2 x 4Apt wheelchair bungalow. It is anticipated that this development will be completed by July 2008. Around 20 tenants of Fife Council who lived in the previous properties in Rosewell Drive will be rehoused into the new build with the remaining properties being allocated from the Fife Housing Register.

Main Street, Lochgelly

The Association has planning approval and has acquired a site for development at Main Street, Lochgelly for the construction of 6 retail/commercial units with 12 flats above within a 2 ½ storey building. It is anticipated that work will commence during autumn 2008.

Whitehall Avenue, Cardenden

The Association has planning approval and has acquired a site for development in Whitehall Avenue, Cardenden for the development of 20 properties in a mixed development of houses and flats for rent. It is anticipated that work will commence during summer 2008.

These projects will be funded through a combination of grant assistance from the Scottish Government and private finance raised by Ore Valley Housing Association.

WIDER ROLE

Ore Valley has embraced the Scottish Government Challenge to become more involved in 'Wider Role' activities within the communities we work in, aimed at providing much more than housing and related services.

During the year the Association and its subsidiary companies Ore Valley Enterprises Ltd and Fife HARCA have been involved in supporting and developing wider role initiatives in the community as well as developing options for future projects.

Ore Valley Housing Association recruited a Community Development Officer, Vicky Murdoch, who started with the

Association in April 2007. Vicky's work is varied and is divided between Tenancy Support and working closely with the volunteers of 2nd Time Around which is a furniture recycling project developed through Ore Valley Enterprises.

During the year Fife HARCA, which is a Company Limited by Guarantee became owner of the restored Lochgelly Miners Institute which has been leased to Adam Smith College and Fife Women's Technology Centre.

The Association is keen to encourage community activities and the continuance of Local Interest Groups and therefore provides financial support to groups in the community.

The Association is committed to supporting community-based projects and will continue to develop its wider role within the communities that we work in, whilst actively looking for ways in which we can engage in innovative and exciting community developments that meet the needs of the wider community.



PROJECTS COMPLETED DURING 2007/08

Bolan Square/Francis Street, Lochgelly Phase 2

Work was completed in May 2007 by Clachan Construction at Bolan Square and Francis Street, Lochgelly. This development provided 10x3 Apt Amenity Bungalows; 2x3 Apt Wheelchair Bungalows; 9x4 Apt General Needs Houses; 5x4 Apt General Needs Houses and 2x5 Apt General Needs Houses for rent.

All properties were allocated using Fife Housing Register.