Lochalsh & Skye Housing Association

NEWSLETTER

AUTUMN 2026

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Lochalsh & Skye Housing Association

SCOTTISH HOUSING DAY

A big thank you to everyone who took the time to speak with our team and Board members during our recent visits.
It was great to meet tenants in their homes, hear your experiences and see first-hand how having a good-quality home can make such a positive difference to health and wellbeing.



HAVE YOUR SAY!

WE VALUE YOUR FEEDBACK

It helps us understand what matters to you and where we can improve.

If you have any feedback or suggestions, we'd love to hear from you at

wehearyou@lsha.co.uk



MONEY MATTERS THIS AUTUMN

Energy Cap Increase

The energy price cap is increasing on the 1st October but the rise will affect dual fuel customers more than electricity only customers (due to the removal of VAT on electricity). Fixed rate tariffs that are lower in cost than the standard variable are available for those who want the protection from the October rise and from further rises that are currently being predicted for January 2027.



Universal Credit (UC) two-child limit has ended

Since 6 April 2026, UC can include a child amount for every eligible child, rather than normally stopping at two. Increases started appearing from May/June depending on assessment periods. The benefit cap still applies, so not every household will see the full increase.

Extra help for people caring for more than one person

Scotland's new **Carer Additional Person Payment** is £10.40 a week for each additional person cared for, subject to the rules, including receiving Carer Support Payment and providing the required care.
Young Carer Grant is an annual payment of over £400 for young carers aged 16, 17, 18 or 19. It is available to young people who spend at least 16 hours a week caring for one or more people who receive a disability benefit. Young Carer Grant can't be paid at the same time as Carer Support Payment.

Launch of New Tenant Participation Strategy

We launched our new Tenant Participation Strategy in October 2026 - setting out how we will continue to listen to tenants and involve them in shaping the services we provide.
A big thank you to all the tenants who have shared their views and helped shape the strategy. Your feedback has been invaluable in helping us understand what matters most and how we can create more opportunities for tenants to have their voices heard.
We recognise that everyone has different preferences for getting involved, so the strategy focuses on offering a range of ways for tenants to share their views, from attending meetings and completing surveys to engaging with us directly or through digital channels.
We look forward to building on this work, strengthening tenant involvement and ensuring your views continue to make a real difference to the decisions we make.
Find out more on the lsha website:
Tenant_Participation_Strategy_2026-2029

YOUR HOME AND STAYING SAFE



Answering your Door

If you have a visit arranged with a member of LSHA staff or our Technical Team, please remember to answer the door when we arrive.

Sometimes these visits are particularly important or time-sensitive, so being able to get access when agreed helps us get things sorted for you.

If you can't make your appointment, please give us a call beforehand to rearrange. This saves everyone time and money and helps us make sure we can support you when needed.

Fire Hydrants – Please Keep them Clear!

Please remember not to park over fire hydrants. It is an offence to do so under Section 23 of the Fire (Scotland) Act 2005.
Fire hydrants need to be easily accessible to the fire brigade in an emergency. You may see them being inspected and marked with yellow paint to make them easier to identify.
Please familiarise yourself with the hydrants in your area and always keep them clear.



YOUR RIGHT TO REPAIR

Under the Housing (Scotland) Act 2001, Scottish secure tenants and short Scottish secure tenants have the right to have small urgent repairs carried out by their landlord within a given timescale. This is called the Right to Repair scheme.

The scheme covers certain repairs up to the value of £350. These repairs are known as 'qualifying' repairs. When you report a repair, we should tell you if it is our responsibility and whether it is a qualifying repair under the Right to Repair scheme.

We may need to inspect your home to find out whether the repair is a qualifying repair or not. If it qualifies, there are certain things we should tell you and we should try to complete that repair within a specific timescale. If we fail to do this, you could be entitled to a compensation payment. For a full explanation of the process and details on your rights see the letter on our website or ask us for a printed version:

https://www.gov.scot/publications/right-repair/

Unsure of your eligibility?
Contact us: **RepairsTeam@LSHA.co.uk** 01478 612035



Note this is not applicable to Shared Owners/Shared Equity properties.

CARE AND REPAIR SERVICE

The Association has received £150,000 funding this year from Scottish Government to assist us adapt some of our properties to make life easier and safer for elderly and disabled tenants. Here are some examples of how the funding can help:



Convert a bathroom to a wet floor shower room. This reduces the risk of slips, trips and falls by removing the bath.



External ramps with handrails to assist access to the front door.



Stairlifts & Tracking hoists.

All adaptations will be authorised by an Occupational Therapist report and recommendations.
If you feel you should be considered for assistance, **please contact John Lamont, Care & Repair Manager, on 01478 612035.**

WHO WE HOUSED REPORT 2025-26

During 2025/26, 58 households were given new tenancies across Skye and Lochalsh. This does not include mutual exchanges or homes leased to third parties like the NHS or Highland Council.

Those housed included people of all ages, with 12% under the age of 25 and 26% between 16-35 years old. 77% of households with new tenancies have lived in the area for four or more years.
The average wait on the Highland Housing Register was 1yr 10 months. Homes were allocated for reasons including homelessness, overcrowding, poor housing conditions, disability-related needs and the need for an extra bedroom for a carer.

A total of 29 homeless applicants were offered accommodation. Their average wait for a permanent home was six months, and 55% were aged between 26 and 55.
These figures highlight the continuing need for suitable, secure housing that meets the different needs of people throughout Skye and Lochalsh.

Thinking of Downsizing?

If your current home is larger than you need, downsizing could be an option worth considering. Moving to a smaller property can mean lower heating and household costs, less maintenance and a home that better suits your current needs.

There are a number of ways to find a more suitable home. Current tenants can apply to join our transfer list to be considered for available properties or you may wish to explore a mutual exchange with another social housing tenant



WHAT'S HAPPENING AT LSHA

Beinn View Road, Broadford

We were delighted that the final phase of the long-awaited Campbell's Farm development in Broadford was completed by LSHA in September.
Tenants opened the doors to 15 new homes during a busy handover day for LSHA staff.

As the photos illustrate, the houses on the newly named Beinn View Road enjoy commanding views of Beinn na Caillich and across Broadford Bay.
The development was designed by Wittets Architects and includes a mixture of three and two-bedroom homes, including semi-detached and terrace properties and 1 and 2-bedroom cottage flats. Each home was built to an EPC B rating, are fitted with sprinkler systems and air source heat pumps.



WHAT'S HAPPENING AT LSHA

The new Beinn View Road residents were predominantly based in the south end of Skye in unsuitable accommodation, and we wish them all a long and happy tenancy in their homes.

The new tenancies mark the completion of the overall Campbell's Farm development with 56 houses built since 2022 in a successful partnership with Scottish Government, The Highland Council, Compass Building and Construction Services, Wittets, HGA Engineers and Torrance Partnership.





LSHA'S ANNUAL GENERAL MEETING

Our Annual General Meeting was held on Monday 14th September 2026. Members of the Association were invited and we welcomed representatives from communities and organisations across the region.
The Chair, Ian Young gave a summary of the year's activities and our Director of Finance & Investment, Ben Thomas, presented the annual accounts and audit findings.
Two new Board members were elected; Emma MacLeod and Steven Proudfoot. Emma is an experienced professional in the Scottish housing sector and Steven offers a wealth of knowledge from health and safety to asset management.

Ian Young then stepped down from the Board after ten years of service as a Member and three years as Chair. Ian said "It has been a privilege to lead such a progressive, ambitious organisation committed to providing excellent services and maintaining and building safe, energy-efficient affordable homes."



Professor David Clapham (pictured) was elected as the new Chair; having been Vice-Chair since 2023. He is a renowned housing scholar, having served as Professor of Housing at several top-tier UK institutions, including Cardiff University, the University of Reading and the University of Glasgow. An active member of the UK Collaborative Centre of Housing Evidence and former academic advisor to the Chartered Institute of Housing, he has written extensively on housing policy.
Professor Clapham said: "It is an honour to take up this important position. LSHA is playing a crucial part in tackling the shortage of affordable housing in the Highlands and Islands. "Working with Scottish Government and The Highland Council, we will continue to do all we can to improve the homes, communities and lives of the people we serve across Skye and Lochalsh."

NATIONAL PANEL OF TENANTS AND SERVICE USERS

The Scottish Housing Regulator is refreshing its National Panel of Tenants and Service Users and is looking for new members. The Panel gives tenants and service users a direct opportunity to share their experiences and priorities on issues such as rent affordability, tenant safety, damp and mould, heating, digital access and landlord services. With more than 400 current members, it has helped inform the Regulator's work for over 13 years.

Look out for information from Engage Scotland on how to get involved -
National Panel of Tenants and Service Users research reports | Scottish Housing Regulator

Scottish Housing Regulator



WALK FOR ROB



In memory of our late colleague, Rob Bruce, LSHA staff, friends and family have been braving Skye's elements to complete 26 miles of walks in aid of the Alzheimers Scotland Portree branch.
From the Quiiraing to Waternish Point, we've tackled some beautiful (and occasionally very wet!) routes, with our final walk planned for the end of October.

Thank you to everyone who has supported us so far. Scan the **QR code** to visit our **JustGiving** page, read Rob's story and follow our progress.





