2027/2028

Rent Review Consultation

Lochalsh & Skye Housing Association

This newsletter explains our proposed rent increase for 2027-2028.
The deadline to have your say is 1700hrs on Friday 7 January 2027. Please tell us your views, your thoughts, your opinions.

I urge you - as Chair of Lochalsh and Skye Housing Association - to take part in our 2027-2028 Rent Consultation.

We understand that any rent increase can have an impact on household finances, particularly at a time when many people are facing increased living costs. These are challenging times for tenants and housing providers alike. Like every other housing association, LSHA must balance its budget while managing increasing costs and expenses. We must make sure that we can continue to maintain our homes, invest in improvements and provide the services our tenants need, while keeping rents as affordable as possible.

Our number one priority is to ensure we can continue providing safe, warm, energy-efficient homes - and excellent services.

Our Board of Management met last month to agree the way forward for 2027-28. It's their view, our judgment, we need either a 5% or 6% increase. This is essential if we are to manage the hugely difficult economic circumstances facing us in the year ahead.

Where does your money go?

Tenant safety is paramount and we simply must comply with all set standards and regulations. For example:
• all properties must have heat and smoke detectors;
• communal areas must have additional fire equipment that is tested, serviced and maintained;
• electrical safety inspections must be completed every five years.

The cost of delivering these mandatory services increases annually. We have spent £69,000 in this financial year, for example, carrying out 100 electrical and fire safety checks.

The costs of essential repairs and upgrades also have risen. A typical kitchen replacement (including materials and labour) now ranges from £3600-£4500. Bathrooms cost around £2,500.

Following feedback from tenants during our previous Rent Consultation and Tenant Satisfaction Surveys, we have made issues such as difficult-to-heat homes and damp and mould a priority. We want to make sure our homes are warm, safe and comfortable, and this requires ongoing investment and maintenance.

Installing windows can cost anything between £330 and £1700, while new doors are priced at £1,745. A new air-source heat pump costs £13,000. We have 456 heat pumps that need servicing every 1-2 years, costing £250 per property.

Always, the challenge is to provide excellent services, while delivering strong value for money.

What has changed in 2026?

There have been unexpected cost increases - and we are simply not immune to national and international events and impacts, or inflation, which in September was 3.5% (according to the Consumer Price Index). The rise in Employer's National Insurance Contributions alone has cost us an extra £51,000.

We are committed to building new homes to meet the huge demand for affordable housing in our area. However, development costs now average £350,000k per home, while interest rates on the money we borrow continue to rise.

In seeking to alleviate the pressure on our budget, we continue to maximise external grant funding opportunities. These range from the installation of solar panels and high-heat retention heaters through the Ofgem ECO4 scheme to securing battery storage funding from the Isle of Skye Renewables Co-operative.

What would a 5% or 6% increase look like for your household?

House size	Average current weekly rents 2026-27	Average current monthly rents 2026-27	5% increase 2027-28 weekly	5% increase 2027-28 monthly	6% increase 2027-28 weekly	6% increase 2027-28 monthly
2 apt (1 bed)	£105.79	£458.07	£111.08	£480.97	£112.14	£485.56
3 apt (2 bed)	£114.21	£494.52	£119.92	£519.25	£121.06	£524.18
4 apt (3 bed)	£123.40	£534.32	£129.57	£561.03	£130.80	£566.36
5 apt (4 bed)	£132.53	£573.85	£139.16	£602.56	£140.48	£608.27

Option 1 (5%) This would enable us to maintain all essential services as they are now. But it would not provide cover for unexpected cost rises in 2027–28.

Option 2 (6%) This would enable us to contribute more to both our cyclical and planned maintenance programmes. Basically, we would be able to improve more homes and have cover for increased materials costs and other expenses.

Option 3 (other) Please tell us what increase, if any, should be applied and why.

Your responses will be collated and the results, along with recommendations, will be presented to the Board of Management at its meeting in February 2027. Following the Board's decision, we will write to all tenants in March to confirm the rent increase for the coming year.

We encourage you to share your views on our Rent Consultation and thank you for taking the time to do so. We also value your feedback which is important to us and helps inform our decisions.

Get Involved:



COMPLETE OUR ONLINE SURVEY

by scanning the QR code or visiting:
https://forms.cloud.microsoft/e/WgwVGDZPZR

Digitally

- By phone, SMS/Whatsapp: 07484963857 (please leave your name and first line of the address)
- Teams meeting with Jess, Head of Housing and Communities, and Janet from the Rent Team on Thursday 19 November 1230-1300hrs or 1700-1730hrs (please email rentconsultation@lsha.co.uk with your chosen time for the Teams link).

Face to Face Drop in Sessions

- Wednesday 2 December, 1200-1400hrs at The Lighthouse Café, Kyle of Lochalsh
- Wednesday 9 December, 1200-1345hrs at Broadford Library

By Post

- Post your survey response back to us: FAO Head of Housing and Communities , Lochlash and Skye Housing Association, Morrison House, Bayfield, Portree, Isle of Skye, IV51 9EW

If you would like an assessment of your circumstances or would like to find out what help we can give please reach out.



Energy advice: our Energy Adviser can help you understand how your heating and ventilation systems work and check your metering and billing. You can also get support with heating grants, energy efficiency and tariff advice. Please contact our Energy Adviser, Lewis, at energyadvice@lsha.co.uk



Sourcing furniture/essential items: we work in close partnership with local organisations and charities to help you furnish your home



Food support: we can help deliver food parcels to you if you find yourself in need and can offer food vouchers if you're facing financial hardship



Welfare advice and income maximisation: our Tenant Adviser can help you navigate benefits to ensure you get what you're entitled to. We can also help with budgeting; review income/expenditure so you feel in control of your finances and can afford what you need. Please contact us for help and advice straight away (Tenant Adviser, Alex MacLeod: Alex.Macleod@LSHA.co.uk or 07775 530060) or you can seek support from Skye and Lochalsh Citizens Advice Bureau (01478 612032)



Referrals to work and training support: we can signpost you to local employment support if you're thinking of re-entering the workforce after a break, considering a career change, looking for work experience or want to upskill



Tenancy sustainment and extra help support: where you are eligible, we can help apply for grant funding to support you financially with things like fuel bills and use our own 'extra help' fund to purchase essential items or cover costs to meet an urgent need

LOCHALSH & SKYE HOUSING ASSOCIATION

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