

2026/2027

Rent Review Consultation



This newsletter explains our proposed rent increase for 2026-2027

Please complete our online survey by Monday 17 November

We have two rent increase options for you to consider and provide feedback on:

Option 1 – 3.8%

The latest CPI figure is 3.8%, which means rent could be increased by at least that amount. This would let us keep services running as they are now, but it wouldn't give us any extra room to improve services or cover rising costs in 2026-27.

Option 2 – 5%

Increasing rents at this higher level would allow us to contribute more towards your cyclical and planned maintenance programmes.

This year, we've secured funding from external sources to install new heating systems. That means we can fit more homes with new heating and energy-saving measures. If rent increases by 5% next year, we'll be able to improve even more homes while also covering any extra costs for materials or other expenses.

Tenants Priorities and Keeping Rents Affordable

Our 2024 Tenant Satisfaction Survey showed there are high levels of satisfaction against all of these priorities:

	LSHA 23/24	National Average 23/24
Satisfaction level with the quality of your home	84.38%	84.01%
Satisfaction level with value for money	71.02%	81.59%
Satisfaction with repairs and maintenance	85.96%	87.31%

Increasing our rents with inflation means that we aim to maintain your level of satisfaction in the quality of your home.

With some additional income above inflation, we aim to improve this satisfaction level, and to deliver more for homes with cyclical and planned maintenance programmes. Ideally we would like to increase your satisfaction with repairs and maintenance, while also continuing to provide our popular services of energy advice, welfare support, and tenancy sustainment, with some of those services highlighted for your use further down the leaflet.

We aim to be as efficient as possible as your landlord, and each year we review our budgets to make sure we are cutting our costs where possible, without affecting services.

Keeping the rents at a level you can afford to pay is a top priority. Although general inflation levels have stabilised in recent months, we know that some continue to face household budgeting pressures. The table above shows the average rent for each house size with the two different increases. Please remember that these are averages and your individual rent level may be different.

Percentage Rent Increase 3.8%				
Property Size	1 Bed	2 Bed	2-3 Bed	3-4 Bed
Average Weekly Rent Cost	£105.79	£113.59	£123.19	£132.52

Percentage Rent Increase 5%				
Property Size	1 Bed	2 Bed	2-3 Bed	3-4 Bed
Average Weekly Rent Cost	£107.01	£114.90	£124.62	£134.06

Get Involved:



Complete our online survey

by scanning the QR code or visiting:
<https://forms.office.com/e/JUajTBZiyz>

Digitally	- By phone, SMS/Whatsapp: 07484963857 (please leave your name and first line of the address) - Teams Meeting with Jess from Tenant Support and Janet from the Rent Team on Thursday 6 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 29 October, 1700-1800hrs at Morrison House, Bayfield Road, Portree - Wednesday 5 November, 1200-1400hrs at The Lighthouse Café, Kyle of Lochalsh - Wednesday 12 November, 1200-1345hrs at Broadford Library
By Post	Post your survey response back to us: FAO Tenant Engagement and Support, 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 Advisor, 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

Morrison House, Bayfield, Portree, Isle of Skye, IV51 9EW

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