



*Community Council
of the
Royal Burgh of Peebles & District*

Belltown Power UK Wind Ltd
10 Victoria Street
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BS1 6BN

Per Smithy House Associates
Attention: Doug Wilson
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By email: Doug@smithyhouseassociates.co.uk

19 April 2025

Dear Belltown Power UK Wind Ltd

Re: Community Benefit and Ownership, Leithenwater Wind Energy Hub

We have now had a chance to consider community funds and take legal advice. As we agreed during our November Community Liaison Group (CLG) meeting, would you please schedule our next meeting as soon as practical. It is helpful to note that Scottish Borders Council's section 36 decision deadline has been extended to 2 July 2025.

We are attaching updated versions of the benefit and ownership MOUs incorporating changes based on our legal advice, none of which we would anticipate being contentious. We do, however, have two changes we would like to discuss.

Firstly, while we appreciate your endeavour to follow the good practice principles and your additional ownership offering, we are aware that government consultations are in progress now for both for the [Scottish Onshore Wind Sector Deal](#) and [Community benefits from net zero energy developments](#), with the Scottish Community Coalition on Energy calling for community benefits of 5% of revenue from on-shore wind farms with a floor of £7,500 per MW per annum. We would like to ensure that agreeing to these MOUs now does not preclude our communities from enjoying any uplift in benefit amounts resulting from either of those workstreams, and we would like to incorporate wording in the MOUs to this effect.

Secondly, we are aware that the governance overhead and reporting requirements for community benefit funds can be substantial. While we are keen to minimise these costs, as volunteer members of our respective community councils we are not in a position to undertake these functions ourselves. The MOUs are silent as to how the benefit fund should work. We have added a clause to paragraph 2 suggesting a legal form and we would like to add wording to ensure that the Benefit Amounts are net of any administrative costs.

We look forward to meeting again soon.

Yours faithfully
Peebles & District Community Council

Peter Maudsley
Chairman