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Royal Burgh of Peebles and District Community Council
Innerleithen and District Community Council
Eddleston and District Community Council

26/01/2026

ECU00004619 / SBC 24/00512/S36: Leithenwater Wind Energy Hub Community Offering

Dear Community Councils,

As discussed in the latest meeting of the Leithenwater Wind Energy Hub Community Liaison Group, held on the 14th of January 2026, please find below a clarification of Belltown Power's community offering. I hope this helps explain why we feel the community offering is industry-leading and represents a real benefit to the local community. Our FAQs on community benefit and community ownership are also provided to answer any broader questions.

Community Benefit

Belltown Power offers a community benefit fund of £5000 per MW of installed capacity per year in line with Scottish Government guidance as published in 2019. With the current proposal of 13 turbines, assuming 6.6MW per turbine, the fund would be £420,000 per year. This figure is index-linked to CPI so it will increase with inflation. The base date of indexation will be the commercial operation date of Leithenwater Wind Energy Hub, i.e. the date of first generation. This is how the standard guidance is generally employed by the wind industry in Scotland. We are also highly motivated to get the project operating and subsequently get the community benefit payments flowing as soon as possible, since commercial operation will provide the first project revenues. In reality, since 2019, project economics have become more challenging due to significant rises in equipment cost. Despite this, we (along with most other developers) have retained our previously stated commitments to be at the suggested level of £5000 per MW per year.

Community Ownership

Belltown goes well above and beyond the industry benchmark through our generous community ownership offer, which donates 1% of the project to the community at no cost and offers a further 4% at cost once operational (which should be well below the true market value of the share at that point). The ultimate value of the 1% donation and the 4% at cost will depend on several inputs ranging from technical (wind speed, final turbine candidate, total capital expenditure) to financial influences (power price, inflation, CfD pricing, etc.). Indicatively, it could have a value of several thousand pounds per MW. Once the project is further developed, we will be able to share more detailed and accurate information regarding the community ownership offering. Belltown expect to support the community in sourcing and delivering the financing required to acquire the 4% cost if the community chooses to subscribe to that portion of the offer.

Yours sincerely,

Benjamin Thorne

Development Manager for Leithenwater Wind Energy Hub