

# New Build Project Caledonian Court, Peebles

Peebles Community Council

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# Project Overview - Caledonian Court

## Previously known as Tweedbridge Court



### 22 new homes across two blocks

14 x three-bedroom lower colony homes

8 x two-bedroom upper colony flats

- Air source heat pumps and electric renewable heating
- Provision for trishaw bike storage for Cycling Without Age (Peebles) project
- EV charging points for tenants

### Programme Update

- Works due for completion September 2026
- Community open day will take place shortly after completion and before tenants move in.
- Brochure for Caledonian Court will be available shortly which will include details on property design, allocations, rent charges, etc



# Progress on Site



# Allocations



Our current Allocation Policy can be found on our website [Allocations Policy](#) – this is applied for most of our housing allocations. Exceptions are specialist supported housing and where we have a Local Lettings Plan in place.

## Local Lettings Plan

When we have a new development, we develop a Local Lettings Plan, normally for first lets only, to address housing need within the specific community.

We commit to working with SBC and local community interests to develop these plans which sets out our approach to meeting specific local needs and achieving a balanced mix of tenants.

We will give preference to local applicants who live in or have a connection to the area where the new development is placed.

## Local Lettings Plan – Caledonian Court

- Local connection is determined by the Peebles High School catchment area ie Tweeddale area. All new tenants for these 22 new homes must have a local connection.
- We currently have around 114 applicants registered for housing in Peebles.
- We let 19 “general needs” homes in Peebles in 2025/26.
- 40% (9 homes) will be allocated to people who have a critical housing need such as people who are statutory homeless or who have a serious health need to move from their current home.
- 20% (4 homes) will be allocated to Eildon tenants who have been assessed as requiring to move home. This will free up further Eildon properties for let.
- 40% (9 homes) will be allocated to people with a lower priority to move – this could include other health issues, move to provide or receive care/support, overcrowding or a tenant who has a need to downsize to a smaller home (which could further free up further Eildon homes for let).

Thanks for your time, any questions





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