

Ref No: IR2314

██████████
██
30 August 2023

Dear ██████████

FREEDOM OF INFORMATION (SCOTLAND) ACT 2002 – PARTIAL RELEASE OF INFORMATION

Thank you for your request for information received 4 August 2023, which has processed under the terms of the Freedom of Information (Scotland) Act 2002. In your request you asked for:

1. An account of the public funding as well as approximate costs so far incurred / lost on the above project (Edgar Road, Westruther - EHA Development of 10 Affordable Houses).

Any breakdown of the sums would be appreciated but should otherwise include:

- Original cost of site
- Site clearance demolition costs
- Scottish Government Housing Grant(s)
- Architectural and Engineering Consultancy Fees
- SBC Planning / Building Warrant Costs (Environmental/Archaeological Survey Costs; Tree Report etc)
- Tendering Costs through SPA
- Construction Costs (Paid and Outstanding)
- Any Third Party Project Management Costs
- Legal Costs to date.

2. Recovery plan (with timescale)

Unfortunately, Eildon Housing Association is only able to meet part of your request. The information you asked for:

1. An account of the public funding as well as approximate costs so far incurred / lost on the above project (Edgar Road, Westruther - EHA Development of 10 Affordable Houses).

Any breakdown of the sums would be appreciated but should otherwise include:

- Original cost of site
- Site clearance demolition costs
- Scottish Government Housing Grant(s)
- Architectural and Engineering Consultancy Fees
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- Tendering Costs through SPA
- Construction Costs (Paid and Outstanding)
- Any Third Party Project Management Costs
- Legal Costs to date.

Is released below:

Item	Cost	Notes
<i>Site Acquisition</i>	<i>£130,000</i>	
Site Clearance & Demolition	£16,829	Demolition of existing farm byre.
<i>Scottish Government Housing Grant(s)</i>	<i>£1,111,110</i>	<i>Full grant allocation drawn down.</i>
Architectural and Engineering Consultancy Fees	£67,922	Paid to date including abortive planning design fees & post contract termination inspections.
SBC Planning / Building Warrant Costs (Environmental/Archaeological Survey Costs; Tree Report etc)	£40,963	
Tendering Costs through SPA	£25,000	
Construction Costs (Paid and Outstanding)	£1,138,790.14	Includes all design fees, utilities costs & contractor prelims. There are no outstanding monies owing to any party
Any Third Party Project Management Costs	£21,396	Employer's Agent Fees
Legal Costs to date.	£32,298.58	Includes site acquisition costs.

Important notes:

- All figures include VAT where applicable.
- Rows that are italicised represent Housing Association Grant received from the Scottish Government
- Only spend to date is included. No projected costs for demolition or build out are accounted for.

The following information that you asked for cannot be released as it is not held by the association, as described in appendix 1:

- Recovery plan (with timescale)

Please note that this letter constitutes a formal refusal notice under Section 17(1) of the Freedom of Information (Scotland) Act 2002

Your Right to Seek a Review

If you have made a request and are unhappy with the response from us (or have not had a response), you have the right to request a review from us. You can do this by writing to:

Date Protection & Information Officer
Eildon Housing
Dunsdale Road
Selkirk
TD7 5EB

or email: InfoRequests@Eildon.org.uk

Please note:

- Your request must be in writing
- You have 40 working days upon receipt of this letter to ask for a review
- You will receive a full response to your review request within 20 working days of its receipt
- Please quote the reference number above in any future communications.

Appealing to the Commissioner

If you have already been through the two steps of making your request and requesting a review and are still not happy, you can appeal to the Scottish Information Commissioner (SIC). You must submit your complaint to the SIC within 6 months of receiving our review response.

You can request an appeal by accessing the **Online Appeal Service** on the SIC's website. This is the best way to make an appeal, it provides help in real time and collects exactly what the SIC needs so they can investigate your case quickly. The SIC's website is:

www.itspublicknowledge.info/appeal

If you don't wish to appeal online, you can contact the SIC. Your appeal must be in a format that can be kept for future use e.g., in writing, by email, or a recording on an audio or video tape.

Send your appeal by email

You should send your email to: enquiries@itspublicknowledge.info

Send your appeal by post

Office of the Scottish Information Commissioner
Kinburn Castle
Doubledykes Road
St Andrews
Fife
KY16 9DS

If you need help making an appeal, you can contact the Commissioner's Office:

E-mail: enquiries@itspublicknowledge.info

Telephone: 01334 464610

You can find further information on making an appeal on the Commissioner's website:

www.itspublicknowledge.info

Further information about your rights and accessing information is available on our website here

<https://www.eildon.org.uk/about-us/company-information-and-reports/access-to-information/>

Yours sincerely,

Kerry Little

Kerry Little

Data Protection & Information Officer

From: [Neil Wilson-Prior](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: Eildon Homes site at Westruther
Date: 25 August 2023 15:59:48

Dear Community Council Members,

Cc:

Councillor Moffat
Councillor Greenwell
Councillor Rowley
Rachel Hamilton MSP
John Lamont MP
Nile Istephan, EHA CEO

We said we'd get in touch after our Board had considered the options available to us at our Westruther site. In short, the decision was taken to demolish the existing structures at Westruther. This will entail removal of all structural elements, including the timber kits. Items that can be retained for a future build in Westruther, like the windows and doors, will be retained and securely stored in our depot in Selkirk. We do not, yet, have a timetable for this but our development team are working at pace to make this happen. As soon as a timeline is available we will share this with you.

Our Board, like all of us at Eildon, remain committed to providing new homes in Westruther. The decision to raze the site was largely predicated on our belief that this will make the site as attractive as possible to potential bidders when we retender the works. It is important to note that the current cost of borrowing means that securing finance to build new homes is not as attractive as it was when we originally undertook to develop in Westruther. Further, we have already invested sums that, owing to the collapse of Stewart and Shields, will yield no return to the Westruther community (also noting the FOI request we have received). Although it is important that we all understand the impacts of the current economic operating environment (for clients and contractors alike) this has not curtailed our desire to deliver much needed homes in Westruther. The local authority and the Scottish Government are aware of these issues, and we remain in dialogue with them with respect to next steps.

Our intention, after demolition, will be to retender the works to build the scheme as described in the planning permission that is currently in place. We will consider, though, if the additional investment required to build the homes to "Passivhaus" standards remain a strategic priority. In order to make the scheme more economically viable we will consider if a more traditional form of construction is more appropriate, whilst retaining the floor space and general aesthetic of the original plan.

Of course, we will continue to provide monthly updates to inform the Community Council of progress and we remain more than willing to discuss this with you if you would like.

Kind Regards,

Neil

Neil Wilson-Prior

Director of Property Assets

50 years providing Housing and Care

Eildon Housing Association is a leading Scottish Housing and Care provider and is the main provider of new homes of any tenure in the Scottish Borders. [The strategy for the Eildon Group](#) responds to some significant challenges with a commitment to create up to 800 new affordable homes, transform to be a green organisation and decarbonise our housing stock, address a range of social care and housing needs shortfalls, and continues to respond to the changing preferences and aspirations of our customers.



[Our privacy notices can be found online](#)

Registered in Edinburgh, UK.

Registered Office: The Weaving Shed, Etrick Mill, Dunsdale Road, Selkirk, TD7 5EB

Tel: 03000 200 217

Email: enquiries@eildon.org.uk

Web: <https://www.eildon.org.uk>

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