

Supporting **and** Strengthening **our** Communities

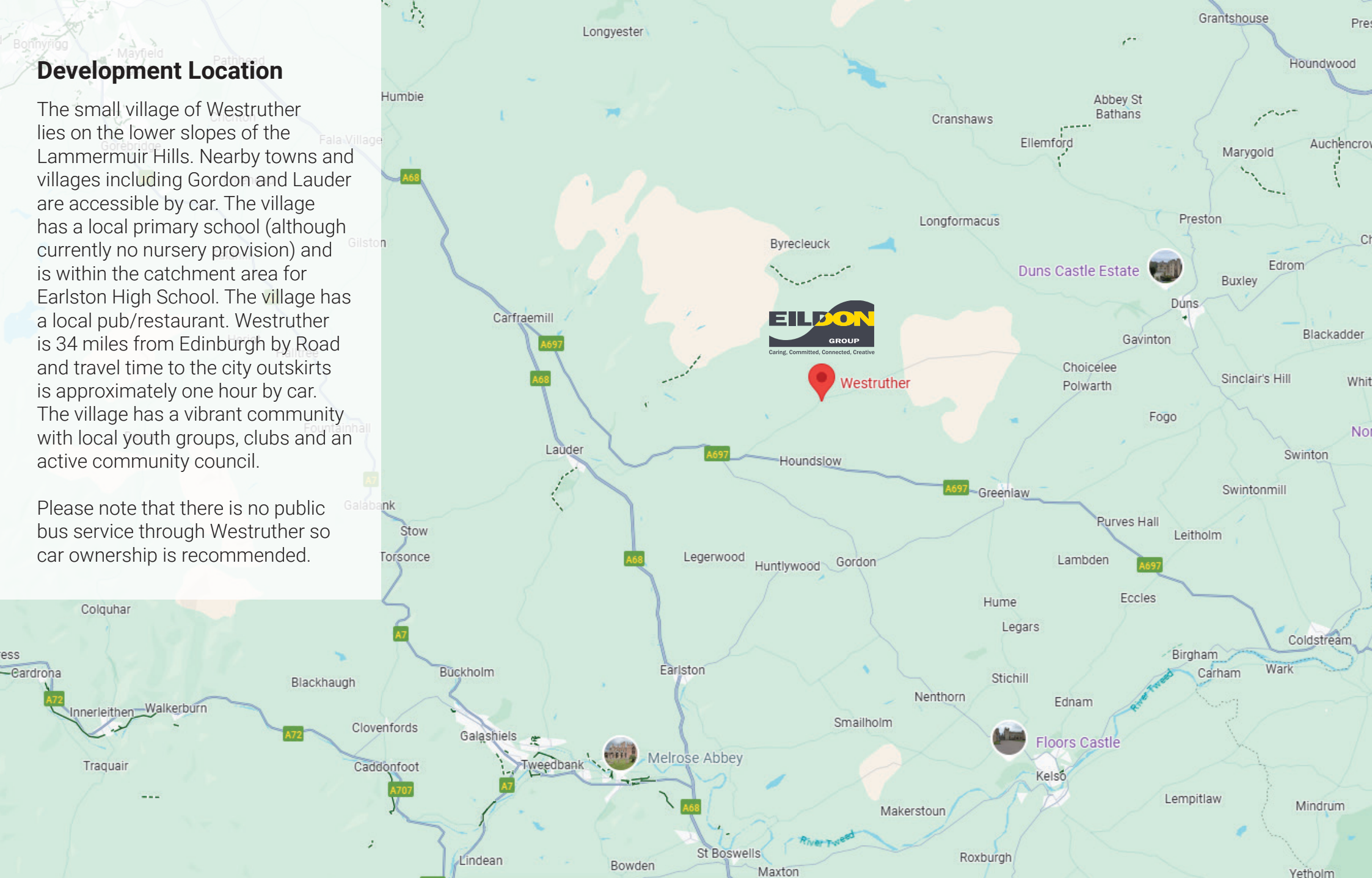


Edgar Court / Road Westruther

Development Location

The small village of Westruther lies on the lower slopes of the Lammermuir Hills. Nearby towns and villages including Gordon and Lauder are accessible by car. The village has a local primary school (although currently no nursery provision) and is within the catchment area for Earlston High School. The village has a local pub/restaurant. Westruther is 34 miles from Edinburgh by Road and travel time to the city outskirts is approximately one hour by car. The village has a vibrant community with local youth groups, clubs and an active community council.

Please note that there is no public bus service through Westruther so car ownership is recommended.



Westruther

Energy Efficiency Information

These ten homes provide a high level of occupant comfort while using very little energy for heating and cooling. They generally need 90% less energy for heating and hot water than standard buildings and have very low running costs.

These energy efficient homes have the following features:

- Excellent insulation
- Improved comfort due to minimised heat loss and prevention of cold spots
- The building maximises the natural heat from the sun during daylight hours
- Heat exchange system installed to improve air quality and retain heat.

Key Components

- MVHR – Mechanical Ventilation with Heat Recovery (MVHR) is at the heart of an energy efficient home. The MVHR system pulls in fresh air from outside to be circulated around each room in the home whilst extracting stale internal air. Heat is transferred from the outgoing air to the incoming air to minimise heat loss
- Airtightness – Homes built with energy efficiency as a priority are designed to maximise airtightness and minimise any heat loss from draughts. Ventilation is controlled through MVHR and opening windows
- Triple-glazed windows – Used to reduce heat loss from draughts and reduces noise
- Heating system – A standard air source heat pump will provide hot water and a small amount of boost heating in living spaces.

Ten Energy Efficient Homes



Property Information

Electric Vehicle Charging

There is a communal charging pillar within the development which will provide the first publicly available charging point in Westruther. Provision has also been made for additional EV charging points to be installed in the future.



Home Description

The home comprises:

- a living room
- kitchen
- downstairs WC/shower room
- upstairs bedrooms
- upstairs bathroom with over bath shower
- private garden to the rear of the property
- non-designated parking

The property has many features to enhance energy efficiency and is heated with an air source heat pump.

We normally give permission for tenants in this type of property to keep a maximum of two pets.

Edgar Court / Road



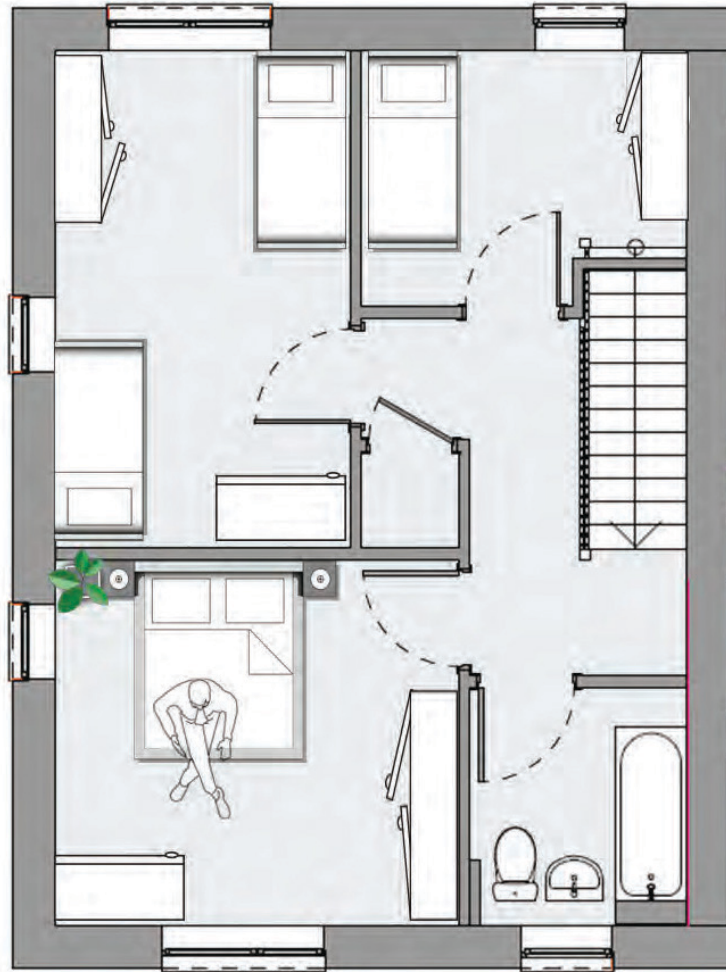
House Type	
3 bedroom 5 person house	1
2 bedroom 4 person house	2
2 bedroom 4 person house	3
3 bedroom 5 person house	4



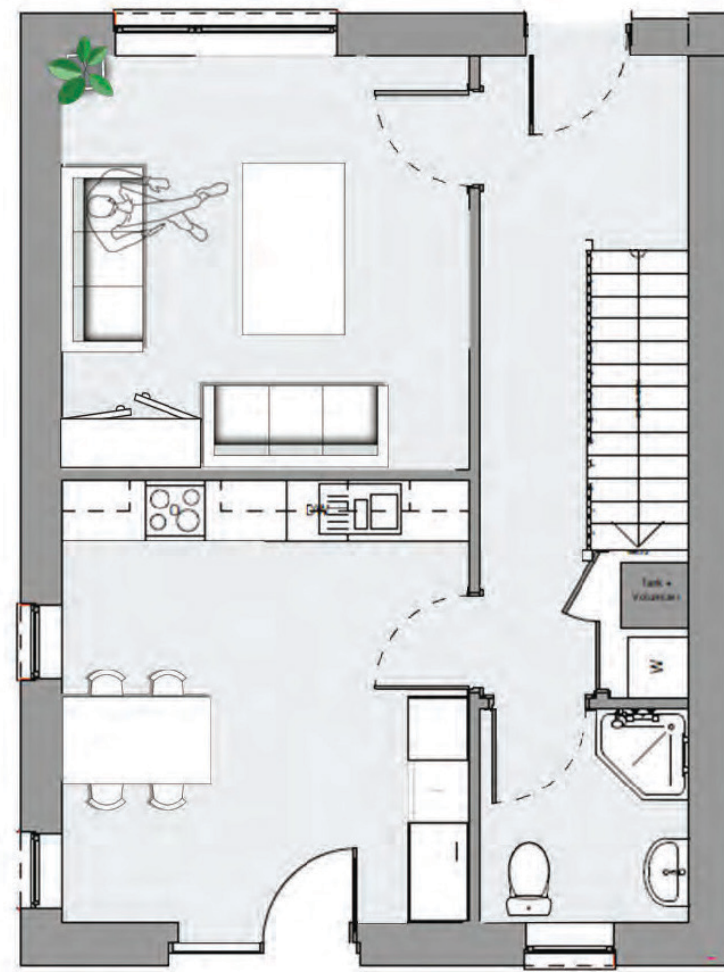
Site Layout

3 bedroom 5 person end terraced: £580.62 pcm

House area: 96.30 sqm



First Floor

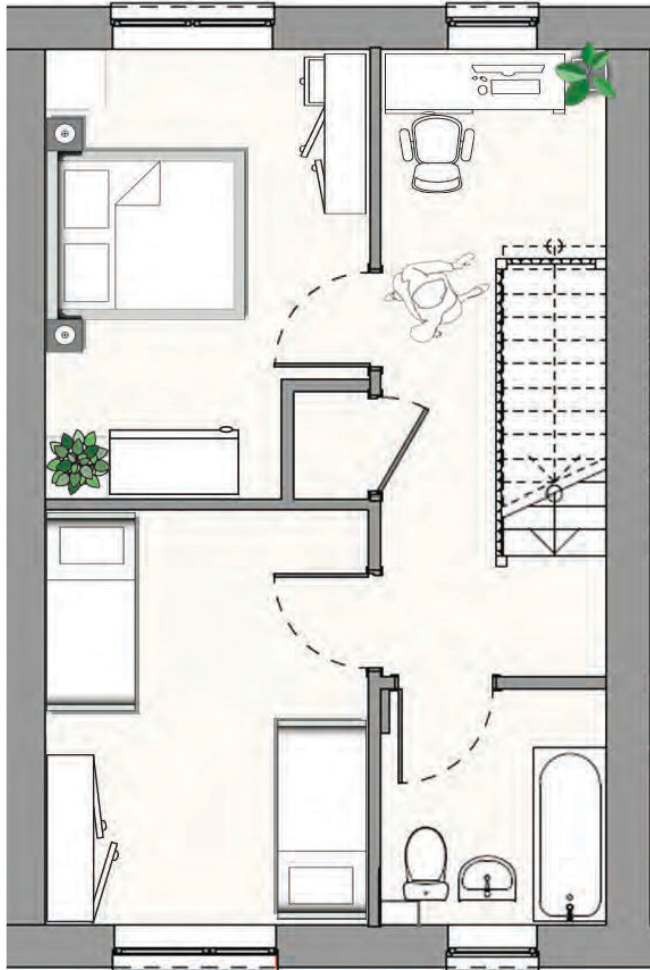


Ground Floor

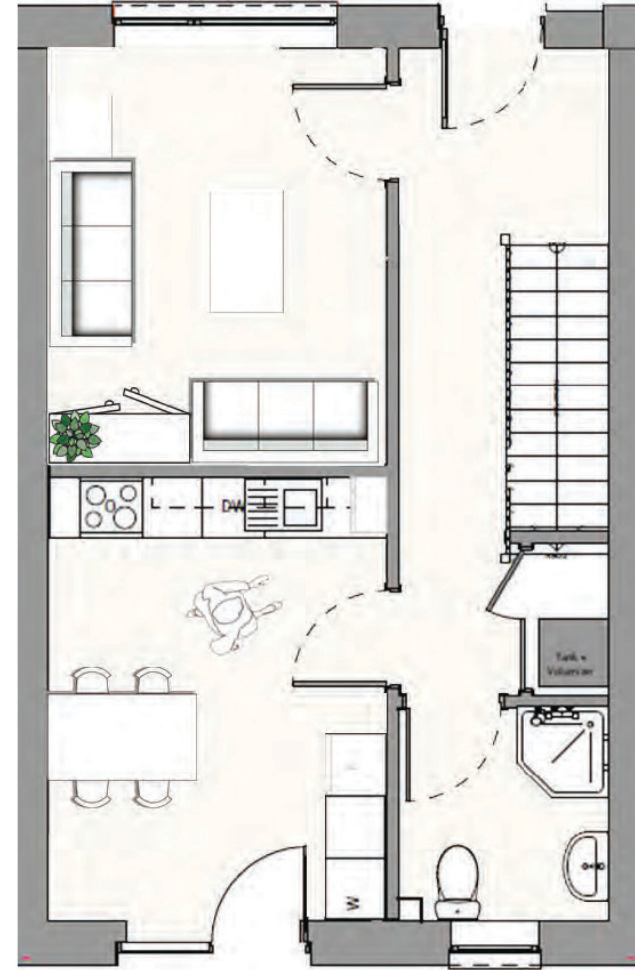
House Type 1 - 3 bedroom 5 person house

2 bedroom 4 person mid terraced: £544.26 pcm

House area: 84.69 sqm



First Floor

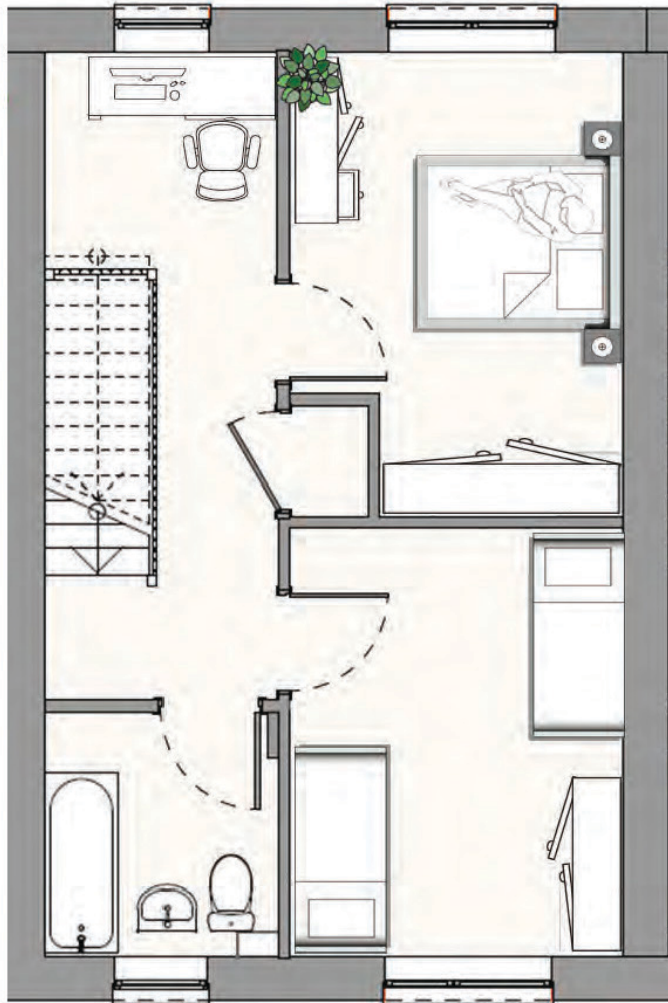


Ground Floor

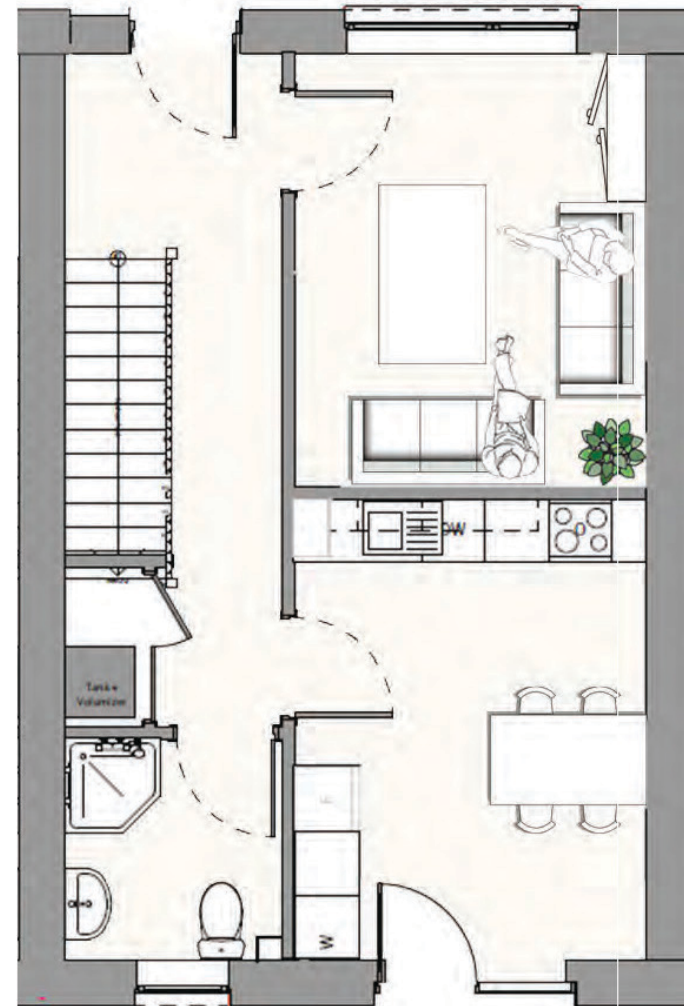
House Type 2 - 2 bedroom 4 person house

2 bedroom 4 person mid terraced: £544.26 pcm

House area: 84.69 sqm



First Floor

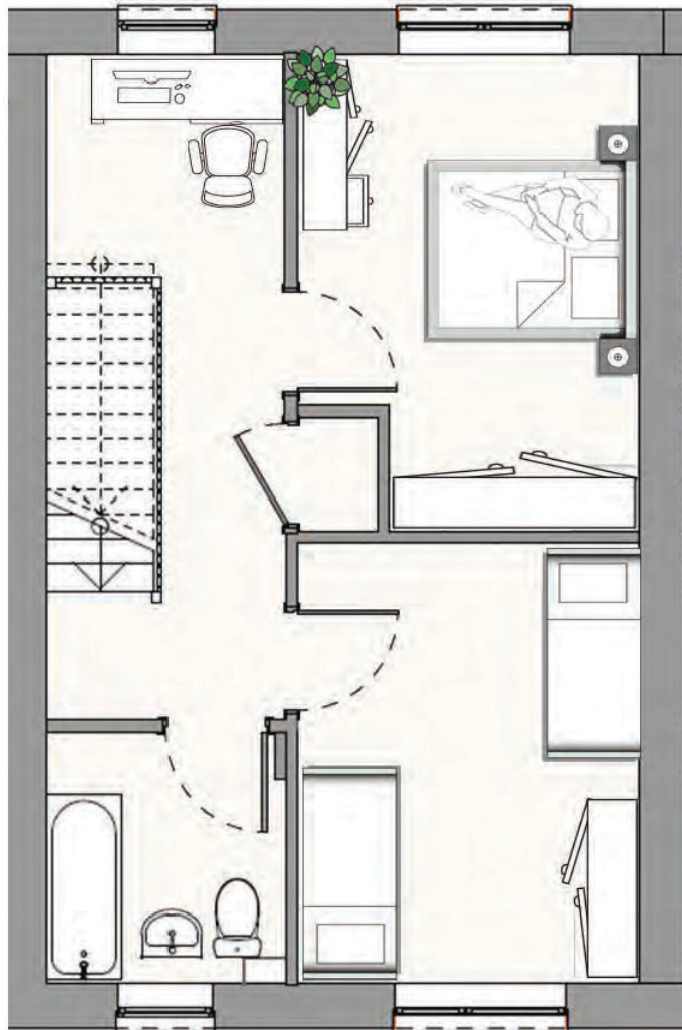


Ground Floor

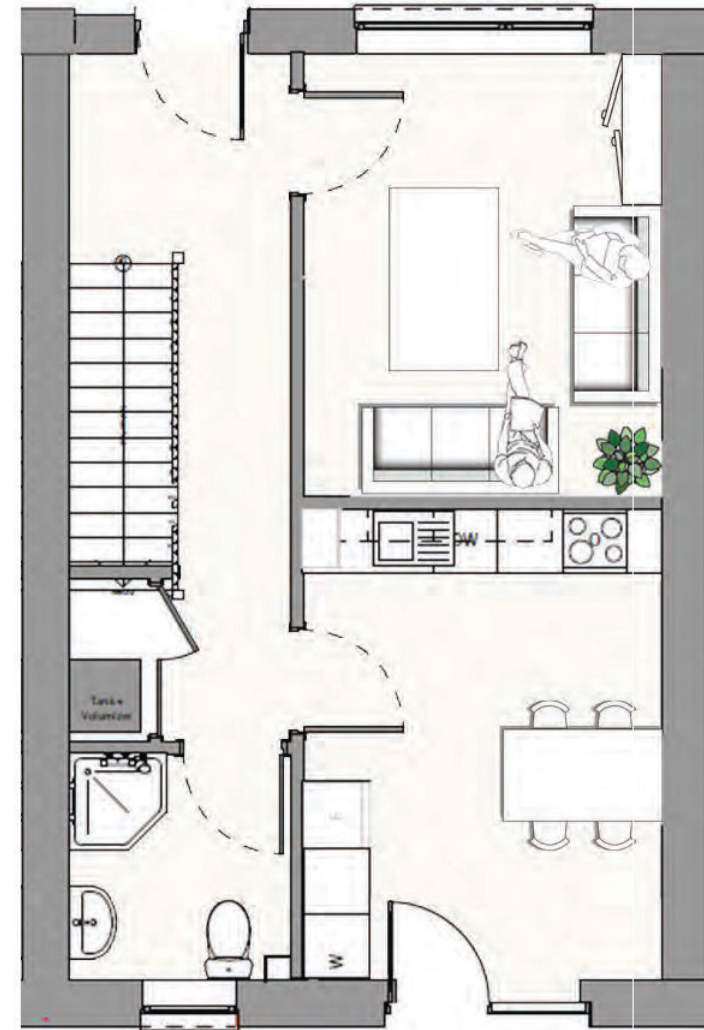
House Type 3 - 2 bedroom 4 person house

3 bedroom 5 person mid terraced: £580.62 pcm

House area: 96.30 sqm



First Floor



Ground Floor

House Type 3 - 2 bedroom 4 person house

Q Can I mount a television on the wall?

A. We would kindly ask tenants to refrain from drilling holes in the walls or mounting televisions. This is to avoid any risk of puncturing the building fabric and negatively affecting the airtightness of the property. Hanging pictures is fine so long as bolts or drills are not used for this purpose. If you would like advice around placement of your television, additional shelving, or mounting other heavy items on the wall, please discuss with your Housing Officer.

Q How expensive should I expect my energy bills to be in such an efficient home?

A. Your electricity bills will vary depending on your own lifestyle. We expect electricity bills to be lower than would be expected in a traditionally built home.

Q Should I turn off the MVHR unit when out of the house, on holiday etc?

A. No. The MVHR unit must be powered and running at all times to ensure a constant cycle of fresh air.

Q I have asthma and other respiratory conditions. Will this be an issue?

A. The quality of air in an energy efficient home that is operating as intended will be cleaner than the air outside and in traditional homes. The built-in filters in the MVHR unit will filter out pollutants from incoming air before circulating it around the home. It is very unlikely that someone with pre-existing respiratory conditions will be negatively affected.

Q How will moisture build-up from cooking or showering be dealt with?

A. A 'boost' switch will be located in the downstairs utility room. Using this switch will tell the MVHR unit to work harder when removing and circulating air from these rooms and should be treated similarly to an extract fan switch in a standard home.

Q Can I have pets in an energy efficient home?

A. Yes. Pets are fine in an energy efficient home. However, some pet hair may become caught in the ventilation filters and require more frequent cleaning.

Q What equipment will Eildon maintain within my home?

A. Eildon will organise annual heating system servicing and safety checks and will replace the air filters within the MVHR unit during the same visit.

Q Can I smoke/vape in the house?

A. We would kindly ask tenants to refrain from smoking or using a vaporiser within the home. Smoke or vapour in the air may damage the air filters in the MVHR unit and could result in expensive repairs

Busting Energy Efficient Myths

You can't open the windows – Myth

All energy efficient buildings have windows that open and you can open them when you want to. Opening windows during summer at night is often the best way to reduce heat build-up. In winter, if the windows are open, the building will lose heat the same as a traditional building. In an energy efficient home, the ventilation system keeps the internal air fresh and there is no need to open windows to remove stuffy air.

An energy efficient home overheats in the summer – Myth

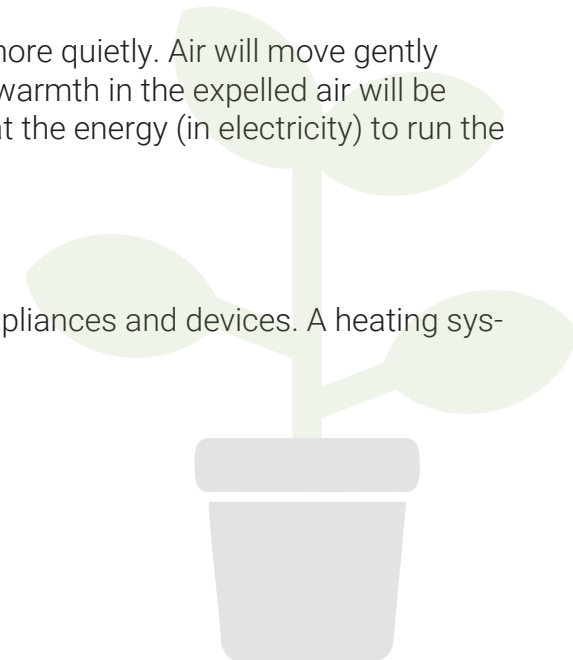
Completed energy efficient buildings maintain relatively stable internal temperatures even in warm summers. An energy efficient home will keep internal temperatures at no more than 25 degrees Celsius for 90% of the year. External shading and carefully designed windows ensure that this target is reached. As in any other traditional home, opening windows and using blinds or curtains to shade direct sunlight is the best way to prevent overheating.

The ventilation system costs a lot to run and is noisy – Myth

The MVHR systems required for energy efficient homes will run at lower air speeds than air conditioning and more quietly. Air will move gently through the building from living spaces into bathrooms and kitchens before being expelled. Around 90% of the warmth in the expelled air will be transferred to the incoming air in an energy efficient MVHR system. The efficiency of these systems is such that the energy (in electricity) to run the fans can be less than a tenth of the energy (in warmth) recovered from the expelled air.

Energy efficient buildings don't have heating and heat themselves - Myth

Energy efficient buildings rely on passive heat sources such as body heat, solar gain and heat radiating from appliances and devices. A heating system is usually included in an energy efficient home to provide a heating boost if necessary.



Adjacent Site

Berwickshire Housing Association is in the process of developing demolition plans for its nearby homes in Edgar Road. We will share timeframes and updates that may impact new tenants as they become available.

How to Contact Us

We welcome your feedback – there are many ways to let us know what you think.



The Weaving Shed, Ettrick Mill,
Dunsdale Road, Selkirk TD7 5EB



EildonHousing



@eildonhousing



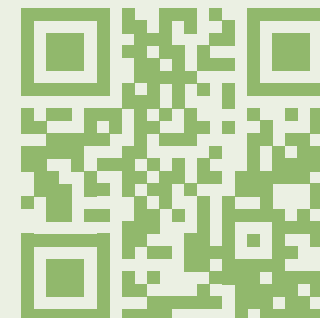
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