

Local Lettings Plan – Caledonian Court, Peebles

April 2026

Introduction

This Local Lettings Plan (LLP) sets out our approach to meeting specific local needs and to achieving a balanced mix of tenants in Caledonian Court, Peebles.

The development consists of 14 three bedroom colony houses and 8 two bedroom colony flats which will be handed over in August 2026.

We have developed this LLP in discussion with the local Community Council and Scottish Borders Council Homeless Service.

Objectives

- To create a balanced mix of households whilst seeking to make best use of the properties
- To create a stable community in the area
- To address rehousing need of Eildon tenants in Peebles and the surrounding Tweeddale area (priority aligned to Peebles High School catchment area)

Approach

There is a low turnover of social rented properties in Peebles.

We have a high demand for housing in Peebles with 114 applicants registered with us who wish to live there, and require 2 or 3 bedroom accommodation. Seventeen of those applicants are Eildon tenants seeking a transfer.

40% of homes will be matched to applicants who have a local connection with the Peebles area, who are in critical housing need (due to homelessness or a serious health issue) and who have been awarded Platinum priority.

20% of homes will be matched to current Eildon tenants living in Peebles and surrounding Tweeddale area, who have a housing need to move to alternative accommodation.

The remaining 40% of homes will be matched to applicants registered on Eildon Homes with lower levels of priority and with a connection to Peebles.

We will only advertise vacancies if we are unable to match to applicants who are already registered with us.

For first lets we will review the household composition of each property to aim to have a mix of household groups across the development. We will also consider the circumstances of families with younger children, including any support needs, when agreeing matches to individual properties, especially within the colony flats.

Duration

This Local Lettings Plan will only apply to first lets.