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The Weaving Shed, Ettrick Mill, Dunsdale Road, Selkirk TD7 5EB
Telephone: 03000 200 217 Email: housing@eildon.org.uk
www.eildon.org.uk



Ref No: IR2375

25 August 2026

Dear [REDACTED]

Freedom of Information (Scotland) Act 2002 – Release of Information

Subject: Caledonian Court

Thank you for your request for information, which was received on 10 August 2026, where you asked the following in relation to Caledonian Court, Peebles:

1. Why was there a significant reduction in the number of units produced? What was the decision making process and who was involved in making the decision?
2. Why are there now no properties suitable for wheelchair users on this site? What was the decision making process and who was involved in that decision?
3. What instructions were given to the architects to go from the original design to the design which is now being built?
4. What is the demand in Peebles for accommodation for wheelchair users and what is being done to meet this demand by Eildon Housing?

Your request has been processed and considered under the terms of the Freedom of Information (Scotland) Act 2002.

The information requested is attached to this response as Appendix A.

Please note that this response constitutes full release under 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 our:

Data Protection and Information Officer

Email: Inforequests@Eildon.org.uk

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

Please note:

- If your request for review is being processed under the terms of the Freedom of Information (Scotland) Act 2002 your request must be in a recordable format (email, letter, audio tape etc.). If your request for review is being processed under the terms of the Environmental Information (Scotland) Regulations 2004 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.

You must submit your complaint to the Commissioner within 6 months of receiving our review response.

You can request an appeal by writing to or emailing the Commissioner. The Commissioner recommends that a person uses the Commissioner's application form to submit an appeal (although this is not mandatory) as this will provide the Commissioner with the information they require to investigate the case quickly. The application form can be found at <https://www.foi.scot/appeal> and can be completed and returned to the Commissioner.

If the application form is not used 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

If you want to send your appeal by email, you should send your email to enquiries@foi.scot

Send your appeal by post

If you want to send your appeal by post, you should send your letter to:

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@foi.scot

Telephone: 01334 464610

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

<https://www.foi.scot/appeal>

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 and Information Officer

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Appendix A

IR2375 - Caledonian Court

Request:

1. Why was there a significant reduction in the number of units produced? What was the decision making process and who was involved in making the decision?
2. Why are there now no properties suitable for wheelchair users on this site? What was the decision making process and who was involved in that decision?
3. What instructions were given to the architects to go from the original design to the design which is now being built?
4. What is the demand in Peebles for accommodation for wheelchair users and what is being done to meet this demand by Eildon Housing?

Supporting notes:

- There are no emails or letters on record detailing any design changes or decision making from the original Planning application to the revised Planning application.
- 18/01086/FUL - Erection of 2 blocks of residential flats comprising 40 No units. This was REFUSED 7th February 2019. Planning appeal reference: PPA-140-2076, this was REFUSED 23 July 2019. This Planning application was designed to accommodate flats, with a specific note added stating "All ground floor flats are designed to Housing for Varying Needs (HfVN) "amenity" standards including wet-floor showers". HfVN is the Scottish Government design standard used for new affordable housing. It means homes are designed to be easy to access and move around, for people of all ages and abilities and are accessible and practical, with features such as step-free access etc. HfVN standard is not wheelchair accessible; this is traditionally a more specialised standard designed specifically for wheelchair users. There is some confusion as there is comment regarding wheelchair accommodation within the design statement, but this is incorrect.

Request responses:

1. Why was there a significant reduction in the number of units produced? What was the decision making process and who was involved in making the decision?

The original 40 unit Planning application was refused consent and refused on appeal based on observations that the proposals were contrary in terms of style, scale, mass, height and density. It was therefore deemed necessary to drastically reduce the mass and height of the proposals, which directly reduced the number of homes being built.

2. Why are there now no properties suitable for wheelchair users on this site? What was the decision making process and who was involved in that decision?

There is no record of any discussions relating to wheelchair accessible properties, the original proposals (which did not contain any wheelchair accessible properties) were reduced in height and density, which resulted in the revised proposal of 22 general need homes.

3. What instructions were given to the architects to go from the original design to the design which is now being built?

As noted above.

4. What is the demand in Peebles for accommodation for wheelchair users and what is being done to meet this demand by Eildon Housing?

We are aware of the need and demand for wheelchair accessible accommodation in Peebles and the Borders as a whole. We have now implemented (within our Design Guide) a desire to create a minimum of 10% wheelchair accommodation in all our new developments, subject to site constraints, suitability etc.