

DOD MILL

Lauder, Scottish Borders

Our Sustainability Commitment | March 2026

WHO WE ARE AND WHY THIS MATTERS TO US

Dod Mill is our home. It is where we are raising our family, and where we have spent years caring for five acres of riverbank, meadow, orchard and woodland in the Scottish Borders. Running a tourism business here has always carried a sense of responsibility, and that responsibility is what drives everything in this plan.

We are not pursuing sustainability because we have to. We are doing it because Dod Mill, with its otters, its dippers, its ancient grassland and its history, deserves to be protected. We want to hand this land on in better condition than we found it.

OUR CARBON FOOTPRINT

In 2024/25 we measured our carbon footprint for the first time.

25.8 tCO₂e total emissions (market-based, 2024/25 baseline)

74% of our footprint comes from how our guests travel to us

0 Scope 2 electricity emissions — both accounts on 100% renewable green tariffs

As a rural business with no public transport connection, guest travel is not something we can eliminate, but we can make the low-carbon option as straightforward as possible. Our electricity is already supplied on a 100% renewable green tariff, backed by ScottishPower's own UK windfarms, bringing our electricity emissions to zero in verified accounting terms.

OUR TARGET

90% reduction in emissions by 2040

This is five years ahead of Scotland's national net zero target of 2045. Any remaining emissions will be offset through surplus renewable energy we generate on the Dod Mill site and export to the grid.

OUR VISION FOR 2040

By 2040 we want Dod Mill to be a genuinely sustainable eco-tourism destination. The majority of the site's energy will come from resources on the land itself: solar, potentially a micro-hydro scheme using the mill lade, and sustainably managed wood. The meadow, orchard, riverbanks and woodland will be measurably richer in wildlife than they are today. Guests will arrive by electric vehicle and charge on site.

WHAT WE ARE DOING

Right now

- Both electricity accounts are on 100% renewable green tariffs, backed by ScottishPower's UK windfarms
- The Fishing Hut runs entirely off-grid on solar power
- We have an EV charger on site and are investigating additional guest charging points
- We have completed a full biodiversity assessment confirming seven distinct habitats, three red-listed bird species, breeding otters and dippers
- We have carried out significant riparian planting along the Boondreigh Water, fencing off a previously grazed riverbank and establishing willow and alder

In the next few years

- Establishing an on-site composting system for food, garden and organic waste
- Installing additional EV charging infrastructure for guests by 2028
- Investigating solar PV expansion and micro-hydro feasibility on the mill lade
- Commissioning a professional ecological survey to establish a robust biodiversity baseline

By 2040

- On-site renewable energy generation meeting the majority of the site's needs
- A measurably richer ecosystem, tracked through annual monitoring
- EV charging infrastructure ready for a predominantly electric visitor fleet

WHAT YOU CAN DO

If you are visiting by electric vehicle, you are welcome to use our EV charger on site. We are adding more capacity by 2028.

If you are travelling by train to Edinburgh or Berwick, we are happy to discuss options for the last leg of your journey.

We ask guests to follow the recycling guidance in each property, as set out in your welcome folder.

WANT TO KNOW MORE?

Our full Sustainability Action Plan covers our complete carbon footprint, biodiversity strategy, circular economy approach and climate resilience plans. It is available on request.

Ruth and Jamie Knibbs, Dod Mill, March 2026