

## Broadford Primary (New School) Stakeholder Group

**Minutes – Meeting 25, Microsoft Teams, 18 Mar 2026, 3pm**

<b>Attendees:</b>	<p><b><u>Highland Councillor</u></b> John Finlayson Chrissie Gillies</p> <p><b><u>Stakeholders</u></b> Hamish Fraser, Community Council Ronan Martin, Parent Council</p> <p><b><u>Highland Council Officials</u></b> Stephen Atkins, Head Teacher Laura Burns, Project Manager Robert Campbell, Service Lead (Capital Planning &amp; Estate Strategy) Dorothy Gibb, Estates Team Leader Jenny MacRae, Estates Co-Ordinator Iain Robertson, Principal Project Manager</p> <p><b><u>External</u></b> David Cameron, Office of Kate Forbes MSP Ian MacDonald, Morgan Sindall Darren Douglas, Morgan Sindall James Swinnerton, Development Manager, LSHA</p> <p><b><u>Pupil Representatives</u></b> Ella Annette Jac Barrett Phoebe Cunningham James MacLucas Kirk Maisie McCarroll Sammy Nguruko</p>	<p>JF CG</p> <p>HF RM</p> <p>SA LB RC</p> <p>DG JMR IR</p> <p>DC IM DD JS</p>
<b>Apologies:</b>	<p>Cllr Drew Millar Mhairi MacDonald Melissa MacLeod David O'Donnell Jane Ross Cllr Ruraidh Stewart</p>	

<b><u>1.WELCOME / APOLOGIES/MATTERS ARISING</u></b> <b><u>Apologies – As above</u></b> <b><u>Introductions:</u></b>  <b><u>Approval of Minutes: –</u></b>	<b>ACTION</b>
<b><u>2.HIGHLAND COUNCIL UPDATE</u></b> <ul style="list-style-type: none"> <li>• RC – Awaiting relocation of SSEN cable. Ongoing discussions and revised route now agreed. Change in route has caused delay in enabling works but scheduled to start next month with completion in July. School works to start in July with a 15-month program and completion of October 2027.</li> <li>• DG – Two utility diversions required – Scottish Water &amp; SSEN. Currently waiting on legal agreements being signed – servitudes and wayleaves. Delays with SSEN securing wayleaves from owner of Campbells Farm with no response from Mr Campbells solicitor.</li> <li>• JF – within the group, has anyone an issue in contacting Mr Campbell. Have spoken to Angus McPhie who will try and speak to Mr Campbell.</li> <li>• DG – new SSEN route is now along the pavement opposite the Coop and crossing a site belonging to Mr Campbell.</li> <li>• IR – Site between the B&amp;B and Council flats is owned by Mr Campbell. Existing cabling runs through this piece of ground.</li> <li>• SG – will the water pipe close to the grass pitch impact our works?</li> <li>• IR – No, the Scottish Water diversion is away from the pitch. GPR surveys being carried out this week to identify location of existing services.</li> <li>• HF – Happy to contact Charles Campbell.</li> <li>• JF – Hamish &amp; Angus MacPhie to liaise and make contact would be helpful.</li> <li>• JF – Would sticking to the original SSEN route have been quicker?</li> <li>• IR – Same obstacles for both routes.</li> <li>• NK – Could route not have come direct from existing school?</li> <li>• IR – High and low voltage cabling on site so both need to be diverted.</li> <li>• JF – Offers from Hamish and David C for support in getting this pushed through. Don't want anymore delays.</li> </ul> <b><u>Planning/Outstanding Issues</u></b> <ul style="list-style-type: none"> <li>• JF – update on Planning Conditions</li> <li>• IR – 14 Pre Conditions – 10 approved and remaining 4 responses currently submitted awaiting confirmation by Planning.</li> </ul>	
<b><u>Design Update</u></b> <ul style="list-style-type: none"> <li>• DG – No changes to design. Have met with Stephen to go over room layouts and furniture, wall and floor coverings.</li> <li>• SA- Pupils have been talking about interior designs. House Teams are named after local islands and themes suggested for classrooms.</li> </ul>	

<ul style="list-style-type: none"> <li>EA – Pupils talked about having animals or plants for classroom themes. Going to have a vote in school.</li> <li>NK – Community pitch is looking at a booking system for the AWP – either an App or keycode. Would community access the school games halls by the gable entrance and what access system will be in place. Could it link to the AWP booking system?</li> <li>DG – Access would be by the gable door with keyholder access. The school will have a separate fobbing system and not sure it could be compatible with community booking system. Can check this. Nicholas to share booking system for compatibility check.</li> <li>EA – Some pupils will be in S1 by the time MUGA is complete. Will we still be able to use it after school and weekends?</li> <li>DG – After school use of MUGA will be permitted up to a certain time and booked through School Lets as MUGA is within the secure boundary of the school. Once completed the AWP would likely be open to the community.</li> <li>SG – AWP will have slots free for community use.</li> <li>HF – MUGA should be accessible at any time of day but appreciate this is not possible where it is positioned in the new school. Need to look at more free space areas for community.</li> <li>NK – AWP will be available to community during holidays and weekends if not already booked.</li> <li>SG – Other options for free play areas could be the existing school site. SCIO will be submitting an expression of interest for this area. Old school garden is another area to develop.</li> </ul>	<p>DG</p> <p>NK</p>
<p><b><u>Contractor Update</u></b></p> <ul style="list-style-type: none"> <li>IM – Pulling all packages together and GPRS surveys this week. Arboriculture meeting for tree protection plans and ecology surveys ongoing. Looking forward to starting the works.</li> </ul>	
<p><b><u>Timescales</u></b></p> <ul style="list-style-type: none"> <li>As above in HC update.</li> </ul>	
<p><b><u>3. COMMUNITY UPDATE</u></b></p> <ul style="list-style-type: none"> <li>SG – Received 7 tenders for the pitch works and analysing the information with the help of Sports Labs. Indications of a £100K shortfall in budget but talking to funders such as Sport Scotland, SFA and Community Regeneration Fund. Applied to Developer Contributions for £24K. Looking for volunteer support in the SCIO – Treasurer and Secretary positions. Condition survey underway for village hall. Received Letter of Comfort from Highland Council whilst lease being finalised. AGM 11 May at 7.30am – all welcome.</li> </ul>	

#### 4. AOCB

- JF – SG mentioned interest in old school site. Scope for an Asset Transfer.
- SG – Early interest at present. Looking at potential of site with existing buildings or a clear site.  
Need a feasibility study to determine options – possibly a wedding venue space.
- RC - Shared site plan on screen.  
Housing ruled out but may be option of adding a couple houses to continue the street frontage in Lime Park.  
Potentially could retain the garden area, demolish the main school and keep the portacabins. Keen to work with the community.
- SG – Interested in the portacabins as potential changing spaces depending on condition.
- SA – Unit closest to school is reasonable and the other cabin near the garden is in very good condition.
- HF – Access at existing school is tight and not ideal for more houses. Require more open spaces for community use.
- DG – Suggest SCIO speak to Asset Team now to express interest.
- SG – Group concentrating on delivering the AWP presently but will look in to Asset Transfer in the future.

#### **5. DATE OF NEXT MEETING**

**Wednesday 22 April 2026 – 3pm Via Teams.**