

MINUTES OF MEETING

DUNVEGAN PRIMARY STAKEHOLDER MEETING - 24

10 Sept 2025 at 4.15pm Via Microsoft Teams

Attendees:	<p><u>Parent Council Representatives</u> Anna Campbell</p> <p><u>Highland Councillor</u> John Finlayson Chrissie Gillies</p> <p><u>Community Representatives</u> Mali MacLennan, Dunvegan Trust Maressa Munro, North West Skye Football Club Tim Wallis, Dunvegan Community Council</p> <p><u>Highland Council Officials</u> Robert Campbell, Service Lead, Capital Planning & Estate Strategy Laura Burns, Project Manager Dorothy Gibb, Estate Team Leader Mhairi MacDonald, Area Education Manager Jenny MacRae, Estates Co-Ordinator Catherine Matheson, Dunvegan Primary School/Show Committee</p> <p><u>External Officials</u> Helen Brown Kate Forbes MSP Caseworker</p>	AC JF CG MMcL MM TW RC LB DG MMcD JMR CM HB
Apologies:	John Laing Drew Millar James Swinnerton	

1.	Welcome & Apologies	Action
	JF welcomed Cllr Gillies and round screen introductions. Minutes approved – Tim Wallis	
2.	Enabling Works	
	<ul style="list-style-type: none"> • DG provided an update of current works and shared selection of pictures • Ground preparation for tree planting and SUDs Pond works • New fencing on roadside. • Works nearly concluded. • Excess soil can be relocated off site. • JF – Amenities contacted for grass cutting? • DG – Road will be adopted and added to contract. 	
3.	Highland Council Update	
	<p>RC – A press release was issued for the Broadford project recently with Morgan Sindall appointed as the preferred contractor.</p> <p>Four contractors submitted tenders for Broadford and were all Highland based. Morgan Sindall, who are based in Inverness, were the successful contractor. They have worked previously with the Council and carried out various nursery expansion projects over the last few years. Although they have not completed a project of this scale for the Council they do have the necessary expertise within their organisation. They have completed new build schools elsewhere in Scotland and their delivery team would be a mixture of Highland based staff and specialist staff from elsewhere in Scotland. The aim is to finalise the contract sum by the end of December 2025 with completion of the new building by Spring/Summer 2027.</p> <p>As discussed previously, Broadford and Dunvegan could be delivered by the same contractor, but this approach would require approval from the recently established Commissioning Approval Board. The Broadford project is more advanced with the first stage of the two-stage tendering process now completed. If Morgan Sindall were to take forward the Dunvegan project on the same basis then there would be up to a six-month gap between the two build programmes. Dunvegan could therefore be on site around June 2026 with a similar construction timescale of 15 months resulting in an opening around October 2027.</p> <p>After building occupation, the demolition of the existing buildings and completing the groundworks would take a further three to four months to complete.</p>	

	<p>Based on the tender returns for Broadford, we are confident that we can deliver Dunvegan within the approved budget.</p> <ul style="list-style-type: none"> • JF – When can we make an announcement of this news? • RC – The Commissioning Board will need to consider a proposal to adopt this approach. • JF – This option cannot be discussed publicly until that has taken place. • DG – Planning for school didn't require a full planning application. • LB – Bat survey and acoustic barrier – await reports and submit to Planning. Hope to secure Dunvegan Planning soon. • JF – When did acoustic barriers become an issue? • RC – Will talk with Alan Yates in EH to address this. • AC – Will complaint affect the school from Planning? • DG – Comment and objection received. Planning have advised to leave responding for the moment. <p>Objection is land ownership issue that is ongoing.</p> <ul style="list-style-type: none"> • DG not further forward on land acquisition. Recent Land Court Procedural Hearing held recently. <p>Get from recording.</p> <p>Won't impact the school design or build. Enabling works are complete.</p> <ul style="list-style-type: none"> • RC – is housing land secure? • DG – All secure apart from the area that would be Community Pitch • JF – Affecting the tenants access to the ground opposite. • DG – No access to ground or shed – this has been removed from the table. • JF – tenant can't access then? • DG – Would need to come back THC for negotiating. Ground, site set up over spill playground • RS – developing the stage three design, concluding that getting update reports from various consultants and updated costs. So, we can share with the client and then following that, we'll move into what's called the technical design stage. <p>This will finalise all the designs, detailed drawings for the contractor to price. Will use Broadford as the driver for Dunvegan and will be using the same kind of information specification detailing as Broadford.</p> <ul style="list-style-type: none"> • RS shared layout drawings with the group and advised fly through video being updated and will share in due course. 	
4.	Dunvegan Trust/Community Update	

	<ul style="list-style-type: none"> • MMcL – hands are tied until the Procedural Decision has been decided. Next Procedural Meeting in October • DG – THC solicitor and Dunvegan Estates Solicitor working together to get concluded. • JF – Dunvegan Estate aware of timescales • MMcL – difficult to get community engagement ignited again until the Legal Issues are resolved. • DG- Would like to get some works started as soon as October or as soon as we get the planning permission. Start working on getting as many of those trees out as possible. So, when we do come to break ground next year at Dunvegan, we'll be ready to go because one of the first things we're going to have to do at Dunvegan is put in run off drainage from the new site. This drain will run along the side of the existing gable of school so really need to have everything clear and free ready for that and not have bats or nesting birds delaying things. 	
5.	Sport Scotland/Community Update	
	<ul style="list-style-type: none"> • JF – Forbes Dunlop still keen to engage with community. Will need to wait for Planning and Legal Issues resolved. • RC – SFA have potential funding streams. • RC – Invite representatives of Morgan Sindall along to next Stakeholder. 	
6.	AOCB	
	<ul style="list-style-type: none"> • JMR – Is there an update from the Show Committee on removal of storage container and pens. If possible, relocated before any tree and drainage works. • CM – Aiming for October holidays for removal of pens, equipment and storage container. 	
7.	Date of Next Meeting	
	<ul style="list-style-type: none"> • 12 November 2025 4.15pm Via Microsoft Teams 	