

**MINUTES OF MEETING**  
**DUNVEGAN PRIMARY STAKEHOLDER MEETING - 25**  
**12 Nov 2025 at 4.15pm Via Microsoft Teams**

<b>Attendees:</b>	<p><b><u>Parent Council Representative</u></b></p> <p><b><u>Highland Councillor</u></b>            John Finlayson            Chrissie Gillies</p> <p><b><u>Community Representatives</u></b>            John Laing, Community Council            Mali MacLennan, Dunvegan Trust</p> <p><b><u>Highland Council Officials</u></b>            Robert Campbell, Service Lead, Capital Planning &amp; Estate Strategy            Dorothy Gibb, Estate Team Leader            Mhairi MacDonald, Area Education Manager            Jenny MacRae, Estates Co-Ordinator            Catherine Matheson, Dunvegan Primary School/Show Committee            Samantha Muir, Head Teacher            Ryan Sutherland, Senior Architectural technician</p> <p><b><u>External Officials</u></b>            Helen Brown Kate Forbes MSP Caseworker            James Swinnerton, LSHA</p>	JF CG  JL MMcL  RC  DG MMcD JMR CM  SM RS  HB JS
<b>Apologies:</b>	Laura Burns	

1.	Welcome & Apologies	Action
	Minutes approved by DG and seconded by HB	
2.	Highland Council Update	
	<ul style="list-style-type: none"> <li>RC - Council meeting two weeks ago (30 October 2025) where an updated report for Dunvegan was included.</li> </ul> <p>Extract from Report (The Highland Council, Council Meeting 30 October 2025)</p> <p><b><i>The Board also agreed that the current procurement process for the Broadford Primary project (incorporating the Library and Service Point), should continue and that Morgan Sindall would be appointed as the preferred contractor following the first stage of the tendering process. During the second stage of the process, Morgan Sindall will work with the Council's project team to finalise the contract sum by November 2025. The Stage 2 contract award will support a site start by December 2025, which would see completion of the new building by Spring/Summer 2027. The design work for Dunvegan Primary is well advanced, following the same design principles as the Broadford Primary project and which can be applied to other similar projects in the future, such as Beauly Primary. The Commissioning Approval Board has given approval to enter into a pre-construction services agreement with Morgan Sindall following a similar process to Broadford. This would entail establishing total project costs for Dunvegan and exploring opportunities for economies of scale, should they be appointed to take forward both projects.</i></b></p> <p>Still looking for Broadford to complete by Spring/ Summer 2027 and Dunvegan to complete by the end of 2027, with the roughly six-month start-date gap if Morgan Sindall is appointed for Dunvegan.</p> <p>Design work for Dunvegan is well advanced, and as noted previously, planning requirements are under the master plan approval. Planning requested further information on a sound barrier for the MUGA playground area and a Bat Survey Report. Information on these have been sent to Planning for consideration and we await their decision.</p> <p>The Commissioning Board has given approval to enter into an agreement with Morgan Sindall, which is progressing with review and costing of work packages that will be forwarded to them. Although not formally appointed for Dunvegan, Morgan Sindall is on board awaiting approval. Some tender work packages are returned from Broadford, including mechanical and electrical, and are looking favourable.</p> <ul style="list-style-type: none"> <li>JF – Last meeting you mentioned the outstanding items for Planning and there was mention Transport Planning had made no comments.</li> </ul>	

- DG – Transport Planning typically respond up to late stages, but we hope that now the only two outstanding Planning items (Bat Survey and acoustic barrier information) have been submitted, Planning will decide quickly and conclude the application.
- DM – Is there any indication that this application will go through delegated powers?
- RC – Project was submitted under the Master Plan and so we are responding to reserved matters and there is no need to go to Committee.
- JF – Update on design from Ryan?
- RS – Currently developing Stage 4 Technical Design which involves our consultants. We are replicating Broadford and applying it to Dunvegan. Next stage is building warrant for the substructure and any underground site works.
- JF – All good news and positive. Opportunity for Kate Forbes to visit Dunvegan as well as Broadford in December.
- RC – Broadford won't be classed as a turf cutting but sure something can be arranged for her visit.
- JF – HB, if you can put something in the diary for December and we can confirm nearer the time.
- JF – Land Acquisition, is there an update?
- DG – Documents were submitted to the Land Court prior to a 10 November hearing date so hoping agreement is very close and this can be concluded.
- JF – JL/JS have you heard anything locally on the hearing?
- JL – Not heard anything
- JS – No update, but due to have catch up with the crofter in the coming week.
- JF – Any update on the Housing side and issue with SSEN?
- JS – Thanks to JF and Kate Forbes, SSEN have come back with a shorter timescale for connection – 6 to 8 months. We/ LSHA need to renew building warrant and get consultants back in but looking towards the end of this year or early next for tendering. Working with DG on the land transfer

### **3. Dunvegan Trust/Community Update**

- MMcL – Biggest stumbling block for the Trust is not securing the land for the community pitch. We won't submit a planning application until the land transfer is finalised. Conscious the spoil pile needs to be moved.

	<ul style="list-style-type: none"> <li>• JS – Spoil is being used on another project but there will be additional spoil when the school and housing groundworks start.</li> <li>• MMcL- Feel the order we do things may have an impact on community support so want to be sure everything is in place. JF – Be mindful of SSEN Community benefits that could be coming our way.</li> <li>• JL - I attended the Community liaison group with SSEN the other night, and they were certainly very positive about projects in Dunvegan and that they may be able to help both in a voluntary way and through the fund that's going to be announced.</li> <li>• DG – If the Trust needs a letter of support from the Council, this can be arranged quickly for funding opportunities.</li> <li>• MMcL – Once the land is resumed, the trust will feel more comfortable progressing things.</li> </ul>	
<b>4. AOCB</b>	<ul style="list-style-type: none"> <li>• DG – thankyou to the group who managed to remove the container from the school.</li> <li>• CM – Was removed during the October holidays.</li> <li>• RS – Shared the flythrough video of the new school building and layout and JMR will get it uploaded to the webpage.</li> </ul>	<b>JMR</b>
<b>5. Date of Next Meeting</b>	<ul style="list-style-type: none"> <li>• 21 January 2026, 4.15pm Via Microsoft Teams</li> </ul>	