

Agenda Item	10
Report No	SR/23/26

The Highland Council

Committee: Isle of Skye and Raasay

Date: 31 August 2026

Report Title: Broadford & Dunvegan Primary School Projects – Progress Update

Report By: Assistant Chief Executive - Place

1 Purpose/Executive Summary

- 1.1 This report provides Members with an update on progress with the Broadford and Dunvegan Primary School projects. Both projects will deliver modern, energy-efficient educational facilities, supporting improved learning environments and wider community benefits across Skye.
- 1.2 Good progress continues to be made across both projects. Broadford Primary School is now in the construction phase with site works progressing and key infrastructure and utility diversions advancing. Dunvegan Primary School continues to progress through the pre-construction phase and has planning consent in place, building warrant approvals progressing and a Pre-Construction Services Agreement now in place with Morgan Sindall. Both projects remain on approved funding pathways and are benefitting from a coordinated delivery approach which is supporting efficiency, knowledge sharing and programme management.
- 1.3 Both projects continue to progress positively and represent significant investment in the future educational and community infrastructure of Skye.

2 Recommendations

- 2.1 Members are asked to:-
 - i. **Note** the progress being made on the Broadford and Dunvegan Primary School projects;
 - ii. **Note** that Broadford Primary School is now under construction and remains programmed for completion in December 2027;
 - iii. **Note** that Dunvegan Primary School continues to make positive progress towards financial close in late 2026; and
 - iv. **Note** the continued management of programme, budget and project risks across both projects.

3 Implications

- 3.1 **Resource** – Expenditure on these projects is being managed within the approved capital budgets.
- 3.2 **Legal** – A formal construction contract is in place for Broadford Primary School. For Dunvegan, a Pre-Construction Services Agreement has been entered into with Morgan Sindall to support development of the construction programme and technical design.
- 3.3 **Risk** – Project risks continue to be actively managed through an established risk management process. Current areas of focus include programme management, utility diversions, contractor co-ordination and ongoing budget monitoring. Positive progress has been made in addressing a number of previously identified project risks.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people) –**
- Construction activities at Broadford are being delivered under established contractor management procedures and site safety arrangements. At Dunvegan, ongoing design development and programme planning continue to prioritise safe project delivery and minimising disruption to existing school operations.
- The Broadford contractor has reported no accidents or incidents during the reporting period, with regular inspections and quality assurance procedures in place to support safe project delivery.
- 3.5 **Gaelic** – The HIP includes investment to support the delivery and continued expansion of Gaelic Medium Education.

4 Impacts

- 4.1 In Highland, all policies, strategies or service changes are subject to an integrated screening for impact for Equalities, Poverty and Human Rights, Children's Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified as required, a full impact assessment will be undertaken.
- 4.2 Considering impacts is a core part of the decision-making process and needs to inform the decision-making process. When taking any decision, Members must give due regard to the findings of any assessment.
- 4.3 This is a monitoring update report and therefore an impact assessment is not required.

5 Project Progress

5.1 Broadford Primary School

Broadford Primary School continues to make strong progress following commencement on site in May 2026.

Key achievements during the reporting period include: -

- Formal Scottish Building Contracts Committee (SBCC) construction contract completed and in place.
- Site establishment and mobilisation successfully completed.
- Temporary footpaths and hoarding installed in accordance with planning requirements.
- Scottish Water diversion works redesigned and completed following identification of existing utilities and ground conditions
- Four of the five staged Building Warrant approvals have now been secured, including approval of the Stage 4 Building Warrant. The remaining Stage 5 submission relates to the sprinkler installation and will be progressed in line with the construction programme.
- Continued engagement with SSE, BEAR Scotland, the school community and local Members.

Measures have been implemented to minimise disruption to the operation of the existing school throughout construction, including temporary pedestrian access arrangements, site hoarding and appropriate segregation of construction activities.

The project remains programmed for completion in December 2027 and continues to be forecast within the approved project budget.

Broadford Primary School continues to make strong progress following commencement on site in May 2026 and **Appendix 1** provides some photos of early siteworks.

5.2 Dunvegan Primary School

Dunvegan Primary School continues to progress positively through the pre-construction phase and is benefiting from lessons learned through the Broadford project.

Key progress includes:-

- Pre-Construction Services Agreement formally signed with Morgan Sindall.
- Stage 1 and Stage 2 Building Warrants approved.
- Planning permission secured, with work continuing to discharge planning conditions.
- Procurement schedules developed to support future work package delivery and programme certainty.
- Continued stakeholder engagement with the school community, elected Members and project partners.

The project remains on track for mobilisation in November 2026, with completion of the new school programmed for April 2028.

6 Programme and Next Steps

- 6.1 Both projects continue to make positive progress against their approved delivery plans. Broadford has successfully entered the construction phase and remains programmed for completion in December 2027. Dunvegan continues to progress through pre-construction activities with mobilisation planned for late 2026 and completion programmed for April 2028.

The co-ordinated delivery approach across both projects is enabling shared learning, procurement and contractor engagement, helping to support efficient delivery of both schools.

- 6.2 Key activities over the next reporting period will include:-

- Progressing construction and groundworks activities at Broadford.
- Completing remaining Building Warrant submissions at Dunvegan.
- Advancing programme development and procurement activities through the Dunvegan PCSA period.
- Continuing engagement with stakeholders, school communities and Members.
- Maintaining robust financial, programme and risk management arrangements across both projects.
- Continuing to undertake value engineering on both projects.

- 6.3 Active comms opportunities are being explored and will be taken forward with Corporate Communications. These may include a report on peat removal and restoration at Broadford, general progress updates, apprenticeship stories and contract award for Dunvegan along with exploring other comms opportunities.

7 Community Benefits and Wider Outcomes

- 7.1 The Broadford and Dunvegan Primary School projects represent significant investment in the future of Skye's educational infrastructure, providing modern, sustainable learning environments designed to support improved educational outcomes for pupils and staff for many years to come. Both schools supporting the Council's ambitions for energy efficiency and reduced operational costs.
- 7.2 In addition to educational benefits, both projects will provide wider community value. The new Broadford Primary School includes community facilities comprising a games hall, Highland Council Service Point and High Life Highland Library, creating a modern community hub for Broadford and the surrounding area.

7.3 The undernoted updates were provided by Morgan Sindall at the last monthly progress meeting held on 5 August 2026:

- Positive engagement has been received from Plockton High School, Inverness High School and Inverness Royal Academy so we have decided to use them for our social value engagement.
- Several attempts were made to engage with Portree High School but little response has been received.
- All our sub-contractors have engaged locally.
- MGL groundworks have taken on a local operative and vehicle to help with the import and export of material for the duration of their contract.
- Nicol of Skene have taken on a local machine operative from the island for the duration of their contract and hired all machinery locally.
- We have employed a local labourer/gateman

Designation: Assistant Chief Executive - Place

Date: 12 August 2026

Author: Sarah Fraser, Programme Manager

Background Papers: None

Appendices: Appendix 1 Broadford project progress photos

Broadford Primary School – July.



Foundations for accommodation

Broadford Primary School – July.



Signage installed to hoarding at compound

Broadford Primary School – July.



Surface water management protection

Broadford Primary School – July.



Water main diversion installation

Broadford Primary School – July.



Footpaths tar re-instated.

Broadford Primary School – July.



SSEN cable install and joints.

Broadford Primary School – July.



Reinstatement to Campbell Farm Land
after SSEN cable install

Broadford Primary School – July.



Water main diversion installation towards football pitch.

Broadford Primary School – July.



Commencing Earthworks

Broadford Primary School – July.



Earthworks commenced.

Broadford Primary School – July.



Earthworks to site