

Beauly Primary Stakeholder Group Meeting Minutes Meeting No. 8

Microsoft Teams

24 March 2025 at 5:45 pm

Present	Organisation	Initials
Stakeholders		
Siobhan Grieger	Parent Council	SG
Catherine Rait	Parent Council	CR
Jane Cumming	Chair of Beauly Community Trust	JC
Donna Forbes	Beauly Toddler Group	DF
Seona Fraser	Beauly Community Council	SF
Helen Brown	Senior Case Worker for Kate Forbes MSP	HB
Councillors		
Helen Crawford		HC
Chris Ballance		CB
David Fraser		DF
Emma Knox		EK
Highland Council		
Robert Campbell	Service lead Capital Planning & Estate Strategy	RC
Dorothy Gibb	Team Leader, THC Estates Team	DG
Susie Lockett	Teacher (Beauly PS)	SL
Emma Patience	Acting Head Teacher	EP
Fiona Sangster	Estates Co-ordinator	FS
Apologies		
Fiona Shearer	Area Education Manager	FSh
Jenny English	Parent Council	JE

Agenda item	Action
1. Recording of meeting <ul style="list-style-type: none"> • RC informed the group that the meeting would be recorded for the purpose of the minutes. 	
2. Welcome and apologies	

Agenda item	Action
<ul style="list-style-type: none"> • Jane Cumming was introduced as a new member of the Stakeholder Group. Jane is the Chair of Beaulieu Community Trust and is also a member of the Community Council. • Apologies – Fiona Shearer, Jenny English 	
<p>3. Actions from Previous Meeting</p> <ul style="list-style-type: none"> • The entry system at the gate has been delayed due to the ongoing canteen works but will be installed as soon as they are completed. 	
<p>4. Highland Investment Plan Report</p> <ul style="list-style-type: none"> • RC shared the Highland Investment Plan report to be put forward for approval to the Highland Council Committee on 27 March. • There are seven projects included in the report including Beaulieu and all have clear delivery timescales. • Plan for the new Beaulieu Primary School to be operational by the end of financial year 2027/28. • A board is being set up to discuss procurement options with the first meeting planned in April. • For Beaulieu there is a £20 million budget required spread over financial years 2025/26 – 2028/29. • Delivery timescales have been set out in stages for all seven projects – Design Stages, Construction, Handover and Occupy, Building Operational and Removal of Existing Units. • We have allowed until the end of June 2025 to confirm specific information e.g. for Beaulieu the site location and potential co-location with other services, discussions about future use of the Phipps hall, options for housing and also working with partners such as HIE or NHS who might be interested in sharing the location. • The build period will be approximately 15 months with the operational date planned for January 2028. • SG asked if the proposed timescales for Beaulieu were the same regardless of which site was chosen, or would they change if the new build was on the existing school site. • RC replied that the timescales were based on building on a new site however the start date would remain the same if it was the existing site that was identified as the preferred option but the construction time would probably take longer. • CB noted that the build period for Beaulieu was the same as that listed for Dunvegan Primary and asked if this would possibly be one contract or two and would there be scope for local tradespeople to get involved. • RC suggested that the Dunvegan project would potentially run with the same contractor as the new school for Broadford which is slightly further ahead in their programme. 	

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<ul style="list-style-type: none"> • There was still an option for Beaully to be included too but it would depend on the tendering process for Broadford. • There is also a similar new school planned for Tornagrain and it might be considered appropriate to pair that with Beaully. • RC agreed that engaging with local suppliers is important but noted that there was sometimes a capacity issue with some of the trades for builds of this size. • However, one of the legacies of the Highland Investment Plan was to provide more apprenticeships. • DF noted that there was a formal consultation process required if the school location changed and asked if this had been accounted for. • RC confirmed that the consultation would run concurrently with design phases 2 – 4 and will begin when the preferred site location is identified. • DF expressed hope that all Councillors would be in support of the plans for at the meeting on Thursday. 	
<p>5. Site Options/Feedback from Parent Event</p> <ul style="list-style-type: none"> • RC noted that the parent event had been well attended and some good feedback had been provided. • An overwhelming favourite site had not been identified. • Concerns about the traffic had been mentioned by a number of parents, in particular the junction leading to site BEO4 where school traffic would require to access and exit the school by the same road. • The installation of the loop road mentioned in the Local Development Plan would certainly provide more options for school traffic. • Pros and cons had been identified with each of the site options. • Further work is to be done addressing flood, traffic issues, consideration of the library and Phipps Hall etc. • THC have appointed an Engineer who is working on a draft report. • A second drop in event is planned for the wider community to get as much feedback as possible and this proposal was supported by stakeholders. • Workshops are also to be planned with key stakeholders ahead of the decision on the preferred site in June. • The intended design life of the new school building will be at least 60 years so it is important we take time to come to the right decision and consider all factors. 	
<p>6. Works in Existing School – Robert Campbell</p> <ul style="list-style-type: none"> • Entry system to be completed after dining modular works are completed. • Programme completion date is currently 9 May. 	

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<ul style="list-style-type: none"> • SG asked if pupils could use the canteen in May or if it would be after the summer before they were allowed in. • RC explained that the Catering Team needed time for commissioning equipment etc. that would take some weeks but it was hoped the new space would be operational in June. • Demolition of the old dining unit planned for during summer holidays. • RC to arrange a call with EP regarding the miscoding of maintenance items charged to DSM budget 	RC
<p>7. Education/School Matters</p> <ul style="list-style-type: none"> • EP – nothing to discuss at present. • RC reiterated commitment to maintaining the existing building as well as possible until the new building was completed. • RC to arrange meeting with Angela Blake and Hayley Brown about future pre and after school provision in Beauly. 	RC
<p>8. AOCB</p> <ul style="list-style-type: none"> • RC informed the group of a recent meeting with Jane Cumming to discuss items the Trust have been looking at for Beauly. • JC informed the group that the Community Action Plan is now available and there was potential for some joint working if the school was a POD. • JC added that the Trust is in a position to apply for some funding from sources not available to THC. • RC added that it was also important to ensure that THC and the Trust were not applying to the same sources and inadvertently being in competition with each other or with other groups in the area. • JC noted that a clear plan was needed for any surplus buildings after the new school was built. • DF agreed that it was a good opportunity to deliver the Local Place Plan in its wider context but noted that care should be taken not to get overwhelmed by lots of different ideas. • HC asked what other services were in the frame for joining school site. • RC explained that a new group chaired by Finlay MacDonald was being set up - the Highland Property Partnership. • The group will include members from NHS, HIE, UHI and others and will discuss potential for co-location. • Some schools could potentially have a work space/hot desk area/meeting room for when staff from various services are in the Beauly area. • A recent project in Fort William has seen co-location of the Health Team in an existing school building. However, it was noted that it would not be appropriate to have some services located within a school building. 	

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<ul style="list-style-type: none"> • We will also be working with our Housing Development team to open up opportunities for more housing. Parents at the drop-in event had mentioned families having to move out of Beaulieu to find larger properties. • Discussions have also taken place with HIE regarding possible business starter units that could be next door to a school site. • HC was in support of co-location but had concerns that it might cause costs to increase or cause delays. • HC also asked about relocating the Library to the new school and what that would mean for Phipps hall. • RC stated that this was exactly what we need to look at and have a clear plan for before any decisions were made. • JC added that one of the issues with the Phipps Hall was the lack of a good kitchen and if you moved the library out there was potential to create one which might open up more opportunities for use. • JC also suggested that business units might be better located there, as well as a Youth Café. • HC expressed the importance that the Phipps Hall was not negatively impacted by the plans for the new school building. • SG expressed that the lack of child care in the village was raised consistently but there is currently no provision or space available for anyone to create a childcare facility and JC and DF noted that they too had heard concerns being raised on this. • RC agreed that this would be considered and suggested that some flexible space could be created – the school nursery or dining area could be used for this after school hours for example. • DF agreed that a solution needed to be found for the shortage of childcare. • RC to ask Hayley Brown, Senior Manager Early Years to attend the next meeting to explain the current delivery model and future plans across the Highlands. • RC shared a 3D walk through video of the proposed Broadford Primary School. • SG asked if approval at the meeting on 27 March would mean that the school would definitely go ahead as promises have been made in the past only for them not to happen. • DF replied that he would be surprised if approval wasn't granted as the plans were fully supported by the administration. • DF added that the difference between this plan and the previous one was that THC had identified a way of funding the projects and were not relying on anyone else. • HC noted that she had been lobbying very hard for the new school at Beaulieu and added that the Administration had the 	

Agenda item	Action
majority vote so she couldn't understand why it wouldn't go through.	
9. Date of next meeting <ul style="list-style-type: none"> • Monday 28 April at 5.45 pm • Aim for drop in event w/c 5 May 	