

Minutes Of Meeting

Meeting No 4

New Broadford School and Community Hub Working Group (NBS&CHWG)

(aka Broadford stakeholder group)

27 October 2021 at 4 pm

Via Microsoft Teams

Attendees	Initials
Highland Councillor - John Finlayson	JF
Stakeholders	
Angus MacPhie, Broadford Hall Committee	AMP
Doreen MacPhie, Broadford Hall Committee	DMP
Malcolm Henry, PM for BSCC	MH
Neil Hope, BSCC	NH
Hamish Fraser, B&S Community Council	HF
Gordon Bell, representing Kate Forbes MSP	GB
Nicholas Kelly, Broadford FC	NK
Roddy MacLeod, BSCC	RML
Norma Morrison, B&S Community Council/Broadford Parent Council	NM
Sarah Yoxon, Skye Ladies Shinty	SY
Highland Council Officials	
Robert, Campbell, Estate Strategy Manager, THC	RC
Dorothy Gibb, Principal Estates Officer, THC	DG
Fiona Sangster, Estates Co-ordinator, THC	FS
Jenny Macrae, Estates Co-ordinator, THC	JMR
Simon Swanson, Corporate Programme Manager, High Life Highland	SS
Don Esson, Area Education Manager, THC	DE
Alan Paul, Estates Officer, THC	AP
Donna Manson, CEO, THC	DM
Malcolm MacLeod, ECO, THC	MML
Clare Kemsley, Principal Architect, THC	CK
Cllr Calum MacLeod, THC	CML
Stephen Atkins, Head Teacher, THC	SA
Apologies	
Cllr Calum Munro, THC	
Jennifer Bruce, Principal Housing Officer, THC	

Abbreviations:

B&S Community Council – Broadford and Strath Community Council
BSCC – Broadford and Strath Community Company Cllr – Councillor, The Highland Council
ECO – Executive Chief Officer, The Highland Council FC – Football Club
LSHA – Lochalsh and Skye Housing Association MSP – Member of the Scottish Parliament
NBS&CHWG – New Broadford School and Community Hub Working Group
PC – Broadford Primary School Parent Council THC – The Highland Council

Item number	Agenda item	Action
1.	Welcome	
	<ul style="list-style-type: none"> • Cllr Finlayson welcomed everyone to meeting 	
2.	Minutes of last meeting	
	<ul style="list-style-type: none"> • Cllr Finlayson reviewed the actions from the previous minutes and no amendments required. • HF asked if there was feedback from the School Staff Meeting of 14.09.21. SA stated Staff meeting was very positively received and a very good information session. Lots of opportunities and possibilities for design and open communications with Design Team. • Minutes passed as an accurate record. 	
3.	Project update	
	<ul style="list-style-type: none"> • KF has pledged commitment to the project but there is no pot of funding from SG. • Community Group need to identify other funding sources and several applications to different funders may be required to achieve the funding. • GB reported that KF has written to Shirley Ann Somerville (Minister for Education & Skills), Maree Todd, (Minister for Public Health, Women's Health & sport) and Claire Haughey (Minister for Children & Young People) – awaiting responses from these officers. • RC spoken to Scottish Futures Trust and reported there is limited scope to secure additional funding at present. Broadford LEIP funding is by up front Council capital funding with revenue return from Scottish Government over 25 years. • JF & DM met with Sports Scotland on 8.10.21 and discussed various funding streams the group could be bidding for e.g., Rural Communities/deprivation area. Work of Community Group is good, but more work is required to identify clear outcomes for funding streams. Important that the group liaise with Sports Scotland and move forward on this as soon as possible. • DG noted the Robertson's Team working on feasibility projects for each of the three schools, and which are at different stages. To date, there have been three Design Team meetings with discussions covering Passivhaus design, groundworks, accommodation schedules, layouts, and Planning processes. The feasibility for Broadford Project which will include proposed costs, build, budget etc., and is set to conclude by end of November 2021. Going forward, the Robertson design team are keen to meet staff and users of the community hub. • HF – Will Robertson's liaise with the Stakeholder Group and consult with them before final decisions are made on the build? DG – Yes. Engagement with staff and community group will be sought prior to any Planning application submission. Accommodation schedules and Education Briefs have provided enough information to inform the feasibility, but consultation will 	

Item number	Agenda item	Action
	<p>be held with all groups.</p> <ul style="list-style-type: none"> SA – will there be prior consultation with the school on whether build will be 1 or 2 storeys? DG- This is still being discussed and all elements to meet the LEIP energy requirement and reduce carbon footprint are being looked at. Pros and Cons of Passivhaus, meeting targeted energy efficiency savings, compact build with direct access to outdoors. Preference is 2 storeys but all options still being considered. RC – Generally our schools are single storey builds. Our energy targets need to be met and this will have an impact on the final build. There needs to be a balance struck to meet energy targets and a building which meets the school and community needs. DG – an example is Portree Gaelic School. It is a 2 storey build with direct outdoor access from the second floor. The geographics of the site enabled this to be delivered and it works very well. JF – to recap, the funding for the new school is in place and build will go ahead. KF & GB have pledged their support to the community element of the project. KF has confirmed that funding will need to be sought from several funders JF has contacted Mowi, but no response. SSEN, HIE & Capital Regeneration have been contacted. Community Group need to move forward with securing funding. 	
4.	Update from CEO & ECO (Infrastructure & Environment)	
	<ul style="list-style-type: none"> DM – project has made significant progress. Suggest the group revisit the scope of the project and clearly identify the needs of the community - Increase participation, vulnerable families, accessing, Well-being, remote rural community, ASN provision, indoor and outdoor facilities available all year round. Lots of other examples of design currently across Highland that DG and RC can assist with. Indicative cost of community hub build stands at £5 – 6 mil. This may need to be revisited. Need to prioritise where to allocate money we have access to, from various funding sources. Project meets the criteria for Sports Scotland funding. Vulnerable families, especially, would benefit from more sports/well-being activities that would be available all year round. DM will put a bid to Sport Scotland for this Broadford hub if scope meets funding criteria. DM suggested looking at possibility of commercial use of facility. Discuss with wider community group the potential for income generation. MM noted there is also the Islands Infrastructure Fund - will have £5 million to be split between the islands. Not sure how much will be allocated to Skye but is in a promising position. 	DM

Item number	Agenda item	Action
	<p>Spend time is tight and project must meet the criteria of the Islands program. Compared to Sports Scotland funding, there will be competition from other applicants.</p> <p>Presently, project sits well and meets the criteria. MM will confirm to group when funds are allocated. Commitment to allocate/spend this financial year.</p> <ul style="list-style-type: none"> HF – I think SY should come in at this point and give an overview of issues in the area in accessing well-being activities/facilities in Broadford and South Skye. SY – Several challenges facing groups - weather, transport links (public transport not available in the evenings), road conditions, travel from rural locations (Heaste, Elgol), single track roads, village hall not suitable for shinty training, time needed to travel to Portree for shinty training. Grass pitch is overused, and Football Club have priority use. Girls in sport needs to be promoted more. Sports would grow more in south end and would the future of all sports groups would be strengthened. Need for an outdoor playing surface for shinty - would need to be no less than half a playing field. Astro pitch possibly. Indoor facility for shinty training would need to be at least two and half times size of badminton court. JF – All sporting groups, across the board, in South Skye need access to a suitable facility. DM – need to move forward with Sports Scotland. This hub project meets the criteria for Sports Scotland and group needs to progress this now. The pitch at Acharacle is a good example of what was required for a community. JF – Who will lead on the Sports Scotland bid. Do we talk to Gary Reid first? RC – suggest a small sub working group of community representatives with THC is set up to progress the application and include community representatives. GB happy to assist with this. Request to see the criteria for the Islands Infrastructure Fund. DM /MM to share with JF for onward sharing with group Tight timescales and community group should start pulling the scope information together for application. Group meet the criteria for funding from the Islands Infrastructure Fund JF – So, two potential funding streams available to the group. KF/GB - to be consulted to see what is available at a national level. JF- If there was a funding shortfall, would HC match funding? DM – Joint projects can reduce costs. MH – Prior to any Sports Scotland application, need to make sure 	<p>MM</p> <p>DM/MM</p>

Item number	Agenda item	Action
	<p>of the correct design. If there is an indoor facility – it needs to be 2 and a half court size and a half size artificial pitch outside is minimum required – needs resolved before we go to Sports Scotland.</p> <p>RC – we will look at bids for indoor and outdoor together. Need to be clear on what we are bidding for as limitations on the site. Suggest we set up meeting for next week.</p> <ul style="list-style-type: none"> • NK – Final facility needs to be for the whole of South Skye not just Broadford area. There are numerous user groups in the area and not enough facilities to accommodate them. Grass pitch is overused and the MUGA is too dangerous to use in wet weather. • RC – identify the needs of the area as this will make a strong case for any funding applications. • NH – Current MUGA is not suitable and does not meet needs of community. Good to have Island Fund criteria to work on in making a bid. • DM – suggest including young people to the community group project to ask for their input and ideas. Need to have clear plans going forward – apply for indoor & outdoor facility but have a Plan A and a Plan B. • RC – Identify ideas to be put forward especially after pandemic. • SA- Would be delighted to include young people in the discussion group – pupil and Parent Council reps, or young people from youth groups. • AMP – Footprint of the school is on a restricted site and to achieve an outdoor pitch, suggests school build could be 2 storeys? • DG- Not a big site and Robertson's Team are looking at all options. Current accommodation schedule for community wing means a 2 storey build due to size. • NK – Football Club have some extra ground at far end of pitch that could be possibly used. DG – Boundaries have been checked and Football Club is lease ground from HC. MUGA may be too far for school pupils to access – may consider relocation. • MH – reiterated the comment by SY on travelling distances. When submitting funding applications, supporting evidence on travel times and distances needs to be demonstrated. • HF – The MUGA facility must remain and has served the community well and has been well used especially during the Pandemic. Current facilities must be looked at and we have the chance to improve what we have. Must benefit the community and young people. <p>The MUGA is too far from the new school site but we must think of the community use also.</p> <ul style="list-style-type: none"> • DM – Sports Scotland are looking for a specific project and in an area that has not received funding in the past. Project meets all the requirements and will be submitted as a stand-alone project. Will not be bidding against other areas. <p>Island Infrastructure Fund, project will be bidding against other applications.</p>	JF/RC

Item number	Agenda item	Action
	<p>DM to set up meeting next week to move this forward quickly.</p> <ul style="list-style-type: none"> • JF – this is very reassuring. <p>GB- Positive meeting and I will feed back to KF that group are working to secure funding from several sources.</p>	DM
5.	Design – Project Team Update - DG	
	<ul style="list-style-type: none"> • Working closely with Robertson's Team • Three meetings held so far • Aiming for Spring 2022 to submit Planning Application • Robertson's Team to conclude feasibility by end of November 2021 <p>Need the scope of the Community wing finalised.</p>	
6.	Design – Community Hub Update - MH	
	<ul style="list-style-type: none"> • No update from last meeting and no change to the accommodation schedule. <p>Accommodation s</p> <p>chedule has been shared and waiting response from Robertson team on a layout for the accommodation.</p> <ul style="list-style-type: none"> • JF – Suggest the Community Group have another final discussion on accommodation schedule. Costs are still very high for this part of the build. • DG – If funding is not in place for the Community Hub, we can't take that part of the project forward. School needs to be built to program. <p>School is available for letting by the community for after school hours.</p> <p>The Service Point and Library within the Hub area will relocate to the new site and are included with school build. HC will pay for this along with an entrance/lobby which would then serve as the entrance way to the community wing.</p> <ul style="list-style-type: none"> • MH – if we reduce community area anymore, we won't have a facility that meets the needs of the community. <p>Population is increasing in South Skye and we need a facility to future proof against increasing numbers.</p> <p>We want the design to progress on the accommodation schedule we have already submitted.</p> <p>If funding not fully in place, ensure infrastructure is in place to build community hub as a second phase.</p> <p>The group is aiming for what has been submitted.</p> <ul style="list-style-type: none"> • JF- If we had £4 million, would you rather wait for second phase or go for it all together? • MH – Whatever would be practical in design of Passivhaus. For example, leaving the upper part of the community hub as a shell. • AMP – we have already reduced the size of the hub by 	

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	<p>half. Reducing further would mean a building not fit for purpose.</p> <ul style="list-style-type: none"> • DG – If full funding is not achieved, suggest phase building. School part would go ahead, and some infrastructure could be put in place for future phased works. Example of this is at the Gaelic School in Fort William. Groundworks and planning were done at initial stage. Two new classrooms have been built and opening soon. Need to nail down what key areas are required and can be funded. Robertson's Team can help with this and suggest efficient use of space and cost savings. • MH – What we have submitted is what we want and there is no scope to reduce this any further. If our funding applications are limited, we will go for a Phase 1 & Phase 2 build. Planning and infrastructure must be for whole build and include everything. • DG – Concerned about inflation and rising costs of construction materials with current £5-6 million cost of hub accommodation likely to increase by time of build. We are seeing now increased cost of at least 30% all projects. Concern that if all put to a Phase 2 build it may not happen if funding not determined. • JF – suggest the Design Group meet to iron this out. <p>AMP – MH suggested the community hub share storage with school, but DG refused this suggestion.</p> <ul style="list-style-type: none"> • HF – from this meeting, there are positive notes on funding, and I feel the group should stick to the plan and keep going with their schedule. <p>Have written to Douglas Ross MSP asking for a meeting to discuss funding through National Government.</p>	
9.	Next Steps	
10	<p>• Recap on funding</p> <p>• Engage with Gary Reid from Sports Scotland</p> <p>• MM to advise when funding amount has been agreed for Skye from Islands Infrastructure Fund</p> <p>• Community to meet with HIE</p> <p>• Look at wider funding options</p> <p>• Meeting to be set up with Design Group</p> <p>• Meeting to be set up with HC officers & Community Group to prepare for funding applications.</p>	
10	<p>• SA – Plant a Tree for Queen's Jubilee is next year. The school will be given trees for planting and want to involve the current pupils in the planting.</p> <p>Is there an area on the new site that these trees can be planted on now?</p> <p>DG – no problem, an area will be identified for this.</p>	

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	<ul style="list-style-type: none"> • JF – this is a super idea and makes the whole project a reality. 	
11	Date of next meeting	
	Wednesday 24th November 2021 4pm – 5pm Via Microsoft Teams	