

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

(aka Broadford Stakeholder Group)

**Minutes – Meeting 6, Microsoft Teams, 19 January 2022 4pm**

<b>Attendees</b>	<b>Initials</b>
<b>Highland Councillor</b> John Finlayson	JF
<b>Stakeholders</b>	
Gordon Bell, Representing Kate Forbes MSP	GB
Anthony Davies, BHC	AD
Hamish Fraser, B&S Community Council	HF
Shirley Grant BSCC	SG
Malcolm Henry, BSCC – Project Manager	MH
Neil Hope, BSCC	NH
Nicholas Kelly FC	NK
Phil McCaherty, HIE	PMC
Iain McIvor, LSHA	IMI
Roddy MacLeod, BSCC	RML
Angus MacPhie, BHC	AMP
Norma Morrison, BSCC – Community Co-ordinator	NM
Sarah Yoxon, Shinty Club	SY
<b>Highland Council Officials</b>	
Stephen Atkins, Head Teacher	SA
Robert Campbell, Estates Strategy Manager	RC
Don Esson, Area Education and Learning Manager	DE
Dorothy Gibb, Principal Estates Officer	DG
Finlay MacDonald, Head of Property and Facilities	FMD
Jenny MacRae, Estates Co-ordinator	JMR
Alan Paul, Estates Officer	AP
Simon Swanson, Head of Investment and Programme Management, HLH	SS
Gordon Stewart, Education Liaison Officer	GS
<b>Apologies</b>	
Stuart MacPherson, HIE	

**Abbreviations:**

B&S Community Council – Broadford and Strath Community Council  
 BSCC – Broadford and Strath Community Company  
 BHC – Broadford Hall Committee  
 Cllr – Councillor, The Highland Council  
 FC – Football Club  
 HIE – Highlands and Islands Enterprise  
 HLH – Highlife Highland  
 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

<b>Agenda</b>	<b>Action</b>
<p><b>Welcome and apologies</b></p> <p>Apologies: as listed above                      Minutes proposed: Hamish Fraser                      seconded: Angus MacPhie</p>	

Agenda	Action
<p><b>Minutes and actions from last meeting</b></p> <p><b>Action by AMP:</b> Members of the Funding Subgroup agreed as follows:</p> <ul style="list-style-type: none"> <li>• Hamish Fraser</li> <li>• Norma Morrison</li> <li>• Shirley Grant</li> <li>• Neil Hope</li> <li>• Angus Macphie</li> </ul> <p><b>HF</b> – Has the feasibility report been completed? DG responded contractor’s feasibility not yet concluded.</p> <p><b>JF</b> – GB had meetings prior to Christmas with Kate Forbes and colleagues.</p> <p><b>GB</b> – Broadford project is front and centre and KF is fully supportive. Funding sources identified to assist with jigsaw funding approach.</p> <p><b>JF</b> – No further details from MOWI. HIE meetings have been productive.</p> <p><b>SG</b> – SSEN meeting has taken place and SG will get back to them with further information. Seem supportive and interested in marketing opportunities, and especially to ladies shinty.</p>	
<ul style="list-style-type: none"> <li>• <b>Community Hub Working Group Overview by Neil Hope</b> <ul style="list-style-type: none"> <li>▪ Group contacted by GB and advised large-scale funding packages not available from the Scottish Government so full desires not achievable in the short term.</li> <li>▪ See selves going forward with “jigsaw” funding approach but can’t take forward at present due to “middle” pieces missing.</li> <li>▪ Community 100% committed to building Hub as part of the school as a campus.</li> <li>▪ Group not in a financial position to have funding in place by April 2022 but move forward with a phased build approach.</li> <li>▪ Stress the importance of a two-court badminton court sized hall for use by the community outside school hours. The current court at the village hall is not enough.</li> <li>▪ Project Officer funding in place – HIE and THC funded. This officer will work on fund raising and applications with objective of achieving short/medium term goals.</li> <li>▪ THC has had initial talks with Sports Scotland. Work with them to develop an outdoor facility. Work to develop a half size astro pitch which would provide training area for all user groups including shinty and available for school play.</li> <li>▪ Existing grass football pitch can be used no more than twice weekly.</li> <li>▪ External changing room facility is required.</li> <li>▪ Develop existing Village Hall – investment for sustainability, upgrade heating and lighting. Hall will continue to be used by the school up to 2025.</li> <li>▪ Request for games hall storage at the new school site and meeting space.</li> <li>▪ Medium/Longer term goal of Planning permission for Hub at the school.</li> <li>▪ Phase 1 proposal would be: two court games hall and storage, meeting room, and develop outdoor facilities including astro pitch and changing facilities.</li> <li>▪ Confident that Funding Officer (once appointed) will progress with securing funding. Longer range funding of £3-5-6 million for Hub at the school.</li> </ul> </li> </ul> <p><b>JF</b> – Clear direction of travel by the group: Phased build, funding pressures identified, 2 Badminton Court hall required, storage and meeting room within the new school. THC has funding for the school build and SG will fund maintenance costs for the next 25 years.</p> <p><b>RC</b> – Summed up very well by NH.</p> <p>Two court Badminton court is achievable, but THC would need to fund this upfront. Storage and meeting room – come back to us with what you need, and the user groups involved. Half side pitch – a 7-aside / 60m x 40m size?</p>	

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<p>Sports Scotland have standard designs for changing /sports facilities. Changing rooms – advise requirements. Competitive matches? May require a Referee’s room? Clarity on what you need would be good.</p> <p>Will need to look at site to see if all accommodation can fit and may need to review plan of layout. Additional land area may be required.</p> <p>Scottish Regeneration Fund may be a funding option to assist with Hall improvements. Bids open later in the year.</p> <p>Sports Scotland funding – no announcement yet on the new funding stream. Need to clarify criteria for this – timelines and deadlines.</p> <p>LEIP funding is a different model from the Capital Grant Programme. Local Authority funds all capital cost upfront and will get a portion of revenue (maintenance) cost paid back over a 25-year period as long as building continues to meet the low energy target.  <b>JF</b> – How much revenue comes back over the 25 years?  <b>RC</b> – about £4million but may get more for Broadford due to location.</p> <p><b>JF</b>- Who owns the ground closest to the Top Shop end of the site?  <b>IMcl</b> – Glen Rd – everything to the West is LSHA and has been transferred over. Left hand side of junction, ground may still belong to Charles Campbell.  Suggest checking with Alan MacGuire which parcels of ground have been acquired.  <i>(Post meeting note – RC team checked and ground is C. Campbell as last determined.)</i></p> <p><b>JF</b> – Scottish Regeneration Fund, who applies?  <b>RC</b> – Both community and Council groups can apply. Will confirm.  <b>PMcC</b> – Both groups can access funding  <b>JF</b> – How best to apply? Joint bid?</p> <p><b>IMcl</b> – LSHA have a funding pot of £56K from developer contributions.</p> <p><b>JF</b> – What will the next conversation be with Sports Scotland? Community element and recognise it’s for the wider area? Group have always promoted community hub element.  <b>RC, SS</b> and <b>JF</b> to arrange to meet with Sports Scotland</p> <p><b>HF</b> – I think there is merit in reopening dialogue with GB and SG. Community element a subject for further discussion going forward  <b>GB</b> – will leave no stone unturned. Thank you to NH for his update and pragmatic approach. Scottish Regeneration Fund could be the centre pieces of the jigsaw funding. Happy to continue dialogue.  <b>AMP</b> – Feel the community has been led on a merry dance. Huge effort has been made in getting the hub proposal progressed. Must have the two-court badminton court. SG not funding community group due to fully funding school.  <b>JF</b> – points are noted and appreciate the feelings expressed. Two court badminton court is central to the group’s ambitions and holds a very strong argument. Support from Project Officer will be of great assistance.  <b>NM</b> – Advert for post will be out online later today and paper advert later in the week.</p> <p><b>MH</b> – Need to continue the design alongside school. Design of community hub included in planning permission as this will be a positive indication to funders.  <b>RC</b> – Will take advice from Planning for this as we have similar projects at this stage in other areas.  <b>MH</b> – Clarity that PIP (Planning in Principle) moves to full application and PIP would accommodate everything we need for the bigger project happening within the next decade with other projects in the next few years.  <b>RC</b> – PIP includes everything – access, parking, campus, school, hub footprint. Masterplan submitted first and this would factor in the right facilities to the plan and dictates how we move forward.</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p><b>RC/DG</b></p> <p></p> <p></p> <p><b>RC, JF, SS</b></p>
<ul style="list-style-type: none"> <li><b>Project Overview</b></li> </ul>	

Agenda	Action
<p><b>DG</b>- Lapse in updates from contractor team over the Christmas break.  <b>RC</b> – Ongoing discussion with insurance as to types of materials to be used in build.</p>	
<ul style="list-style-type: none"> <li>• <b>Design Overview</b> - No update</li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Local Authority Elections</b>  <b>JF</b> – for information only. Progress meetings as normal and agree tasks before Purdah - better to get things agreed sooner versus later.</li> </ul>	
<ul style="list-style-type: none"> <li>• <b>AOCB</b>   <b>IMcl</b> – Will the existing school grounds be an internal transfer to Housing? Discuss with Alan MacGuire or sold to LSHA?  <b>RC</b>- Alan has land banked the new school site and old school site will be transferred. More discussion needed on this with IMcl.  <b>IMcl</b> – Would be good to have a planned programme of this.   <b>SS</b>- Location of library. Should we progress with public consultation on this?  <b>RC</b> – Yes, this can be done once confirmation of library size and requirements are finalised.   <b>DG</b> – Could you share this information with DG also to be aware of shared office accommodation: Service Point/Library/Community Meeting Room</li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Date Of Next Meeting</b>  <b>Wednesday 9 March 2022 4pm – Microsoft Teams</b></li> </ul>	