

The Highland Council

Tain 3-18 Campus Craighill - Stakeholder Group

Minute of meeting No. 1 held on Tuesday 9 March 2021 at 7 pm

In Tain Royal Academy

Attendees	Initials
Highland Council - Members	
Derek Louden	DL
Alasdair Rhind	AR
Chair: Fiona Robertson	FR
Highland Council - Officials	
Robert Campbell, Estates Strategy Manager	RC
Susannah Holmes, Principal Estate Officer	SH
Philip Shannon, Design Consultancy Manager	PS
Kier Construction	
Gwenyth Blair, Corporate Social Responsibility Manager	GW
Stephen Muir, Framework Manager	SM
Stallan- Brand	
Ian Harper, Associate	IH
Paul Stallan, Design Director	PSt
High Life Highland	
Kattie Jeffs, Network Librarian	KJ
Graeme Ross, Principal Facilities Manager	GR
Kelly Skinner, Leisure Manager	KS
School Representatives	
Parent Council Representatives	
Community Council Representatives	
Other Community Representatives	
Apologies	
Minute	
Susannah Holmes	

Item	Discussion and comment	Action
1.	Welcome	
1.1	FR welcomed everyone to the meeting.	Note
2.	Introduction	
2.1	FR confirmed that the project had been included in Phase 1 of the Scottish Government's Learning Estate Investment Programme with a target completion date of August 2024, and that funding was now included in the re-profiled capital programme approved by Council in January. The funding is for replacement school facilities only. Members had expressed disappointment that a replacement pool was not included but agreed to focus on the positive news about the approval of the capital funding and that good progress was being made on the design.	Note
2.2	RP asked if this means there will be no enhanced community facilities?	

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	It was confirmed there is no funding for a pool, the plan is to keep TRACC open as a stand-alone facility on the old academy site. The school sports facilities can be made available out of hours for the public. A statutory consultation is required to be conducted by HLH to decide whether the community library facilities should be included within the campus.	KJ
2.3	RP enquired if retaining the existing sports facilities on the TRA site would affect the resale value of the site? It was confirmed a swap had been agreed between THC Housing Development Team who own the proposed campus development site and Education, in exchange for the TRA and Craighill sites. Housing Development are aware of the proposals to retain TRACC on the TRA site.	Note
2.4	MM enquired if funding became available in the future could a pool be included within the campus? It was confirmed a future expansion site to accommodate a pool has been included within the design.	Note
2.5	Chris asked how much more would the pool cost? It was confirmed this was unknown as it is dependant on specification of the pool.	Note
3.	Progress to date	
3.1	Kier have been appointed as the design and build contractor for RIBA Stage 2, who have appointed Stallan-Brand as their architect and Ramboll as there MEP consultant.	Note
3.2	Initial site investigations are underway with no abnormal found to date, ground conditions appear good.	Note
3.3	RC confirmed the project would be a Passivhaus build in order to achieve SFTs stringent energy targets for the project.	Note
4.	Design presentation by design team	
4.1	IH and PSt presented the evolving design, a copy of this presentation has been circulated with this minute.	Note
4.2	The design development received positive feedback from members of the group, for its consideration to context and use of the challenging gradient as well as its Passivhaus credentials.	Note
4.3	A few members of the group queried how COVID had been considered in the design? It was confirmed the building lends itself well to one-way systems with wide circulation and the air quality in the building with it being Passivhaus would be good.	Note
4.4	NM enquired about green spaces and allotment opportunities. It was confirmed the project would include a greenhouse and planters to be looked after by the pupil.	Note
5.	Community Benefits Presentation By Kier	
5.1	GB presented Kier's community benefits presentation, a copy of this presentation has been circulated with this minute.	Note
6.	Next steps	
6.1	RC confirmed site investigations were on going including archaeology and ecology.	Note
6.2	Pre-Planning meeting is planned on the 10th March for feedback from statutory consultees.	Note
6.3	Stage 2 design development in progress due to complete at the end of April.	Note
6.4	Working towards a full planning submission in September.	Note

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7.	AOCB	
7.1	FR thanked everyone for their hard work in getting the project to this point.	Note
7.2	The next meeting will be held at 7PM on Thursday 20 April 2021 via Teams	Note