Broadford Primary (New School) Stakeholder Group

Minutes – Meeting 28, Microsoft Teams, 09 Sept 2026, 3pm

Attendees:	**Highland Councillor**	
	John Finlayson	JF
	Stakeholders	
	Hamish Fraser, Community Council	HF
	Shirley Grant, SSCC	SG
	Nicholas Kelly, SSCC	NK
	Melissa MacLeod, Parent Council	MM
	Highland Council Officials	
	James Aitken, Estates Co-Ordinator	JA
	Stephen Atkins, Head Teacher	SA
	Lyndsay Bradley, AQIM	LBdly
	Laura Burns, Project Manager	LB
	Robert Campbell, Service Lead (Capital Planning & Estate Strategy)	RC
	Dorothy Gibb, Estates Team Leader	DG
	Jenny MacRae, Estates Co-Ordinator	JMR
	Stirling McKellar, Operations Manager, Customer Services	SM
	Iain Robertson, Principal Project Manager	IR
	External	
	Darren Douglas, Morgan Sindall	DD
	Pupil Representatives	
	James Kirk, Jac Barrett, Sammy Nguruko, Phoebe Cunningham Maisie McCarrol	
Apologies:	David O Donell Chrissie Gillies Ronan Martin Drew Millar Jane Ross James Swinnerton	

1.WELCOME / APOLOGIES/MATTERS ARISING **Apologies – As above** Introductions: Round screen introductions were made as new Stakeholders have joined the group.	**ACTION**
2. PUPIL QUESTIONS **Path Access to School Site** Pupils asked about the location and timing of the new pedestrian path connecting the housing development and existing school site. **Discussion** • Morgan Sindall confirmed that an access path has already been created alongside their site. • The intention is for pupils to continue using this route, connecting to a temporary pathway around the construction hoarding. • NK advised that work is underway to connect the route through their site. **Outcome** • It is anticipated that the permanent route will be available following the October school holidays. **Soil Bunds Between Astro Pitch and School Site** Pupils asked about the large mounds of soil adjacent to the AstroTurf development. **Discussion** • NKadvised that the land will initially be grass-seeded and retained. • Future uses are being considered, and community input will be sought. **Action** • Broadford Primary pupils to gather ideas from school classes regarding potential future use of the area. **Astro Pitch Opening Date** Pupils asked when the new AstroTurf pitch would be available. **Outcome** • The pitch is expected to open following the October holidays. • Final sign-off is anticipated prior to opening.	**School Pupils**

- A community launch event by SSCC is planned for **31 October**, including sporting activities and free play opportunities.

Former MUGA Site

Pupils asked about development plans for the former Multi-Use Games Area.

Discussion

- NK advised the area is currently being developed as a spectator and circulation space.
- Long-term aspirations include:
  - Changing facilities
  - Club room/community space
  - Additional community-use accommodation

Note

- SG noted funding for future phases has not yet been secured.

The Chair thanked the pupils for their engagement and constructive questions.

2.HIGHLAND COUNCIL UPDATE:

RC provided an update on construction progress.

Key Points

- Contractor site establishment is complete.
- Water diversion enabling works have been completed.
- SSE cable diversion works are due to commence shortly.
- Temporary traffic management arrangements will be required.
- Earthworks are progressing well.
- The building platform has now been formed.
- Groundworks are continuing within the car park and drop-off areas.

Ground Conditions

IR advised that ground conditions have proven significantly more challenging than anticipated, with extensive soft clay soils encountered.

- Groundworks design has required revision.
- Site levels have been adjusted to accommodate conditions.
- No significant changes are anticipated to the final building design.
- Foundation works are scheduled to commence shortly.

- **Legal & Lease Update**

DG advised that legal discussions remain ongoing between The Highland Council and SSCC's solicitors.

- Various legal matters remain outstanding.
- Some complexities have arisen involving lease arrangements and associated agreements.
- SG advised that comments on the draft lease were submitted in July and are being followed up.
- DG noted that regular communication has taken place between legal representatives and additional information is still being sought.

Football Club Agreement

JMR advised that one legal issue related to the existing football club lease arrangements.

Update

- SG confirmed that the Minute of Agreement with the football club has now been signed.

Action

- Council and SSCC representatives to continue liaison with legal teams to expedite completion of outstanding documentation.

- **Contractor Update**

DD confirmed:

- Construction continues to progress positively.
- Redesign work is largely taking place in the background and will not materially affect the final project.
- Utility diversions remain a key milestone before progressing to subsequent construction phases.

3. COMMUNITY UPDATE

- Covered in point 1 – Astro Pitch Opening Date
- Covered in point 2 – Football Club Agreement.

4. FUTURE USE OF EXISTING SCHOOL SITE AND BUILDINGS

DG provided an update regarding future options for the current school site once vacated.

- No formal proposals currently exist.
- Once the school relocates, the site will be declared surplus to operational requirements.

• Potential options could include:
  ○ Community Asset Transfer
  ○ Limited housing development
  ○ Community use of existing buildings
  ○ Demolition and redevelopment.
 	
IR stated:
 	
• Significant transport and access constraints through Lime Park.
• Previous indications suggested only a small number of residential units may be acceptable.
• Updated discussions indicate higher numbers may potentially be feasible, subject to further assessment.
 	
Community Consultation
 	
SG advised that SSCC intends to:
 	
• Meet with local community organisations.
• Explore opportunities for community use of the site.
• Undertake feasibility work regarding retention of existing buildings, particularly demountable accommodation.
 	
Agreed Actions
 	
1. Community representatives to begin early discussions on future use options.
2. Housing representatives to be invited to a future discussion regarding site possibilities and constraints.
3. Future use of the existing school site to remain a standing agenda item later in the year following completion of the Astro Pitch project.
	TBC

5. CORPORATE COMMUNICATION AND PRESS UPDATES Morgan Sindall confirmed that a joint project progress press release is being finalised. • Draft communications are currently being reviewed by The Highland Council and Morgan Sindall. • The release will focus on progress made on the new school construction. • SSCC will issue separate communications regarding its own facilities and activities.	

4. **AOCB**

Actions Summary

Action	Responsible	Timescale
Gather pupil ideas for future use of land between Astro Pitch and new school	Broadford Primary School	Before next meeting
Continue legal discussions and progress lease documentation	Highland Council & SSCC Solicitors	Ongoing
Issue joint project progress press release	Morgan Sindall & Highland Council	Next reportin period
Arrange community discussions on future use of existing school site	SSCC	Prior to future meeting
Invite Housing representatives to discussions on future site use	Highland Council / Community Representatives	Next quarter
Include future school site use as standing agenda item	Chair / Project Team	Later in the year

The Chair formally acknowledged the forthcoming retirement of Robert Campbell.

- Appreciation was expressed for Robert's significant contribution to school estate projects across Skye and the Highlands.
- Members recognised his dedication, expertise and commitment throughout many years of service.
- Hamish Fraser added his thanks on behalf of the community, noting Robert's valued support on numerous local initiatives.

Robert thanked members for their comments and reflected positively on his years of service.

5. DATE OF NEXT MEETING

Wednesday 04 Nov 2026 – 3pm Via Teams.