

Broadford Primary (New School) stakeholder group

Minutes – meeting 21, Microsoft Teams, 11 June 2025 3pm

Attendees	Initials
Highland Councillor	
John Finlayson	JF
Stakeholders	
Hamish Fraser, Community Council	HF
Shirley Grant, South Skye Community Campus	SG
Nicholas Kelly, South Skye Community Campus	NK
Melissa MacLeod, Parent Council	MM
Ronan Martin, Parent Council	RM
David O'Donnell, Community Council	DO'D
Highland Council Officials	
Robert Campbell, Service Lead, Capital Planning & Estate Strategy	RC
Laura Burns, Project Manager	LB
Dorothy Gibb, Estates Team Leader	DG
Jenny MacRae, Estates Co-Ordinator	JMR
Iain Robertson, Principal Project Manager	IR
External	
Helen Brown, Office of Kate Forbes MSP	HB
Catriona Lates, Broadford Hall Committee	CL
Apologies	
Stephen Atkins	
Julie Corcoran	
Mhairi MacDonald	
Drew Millar	
Jane Ross	

Item	Discussion and comment	Action
1.	<p>Welcome, apologies and matters arising</p> <p>Apologies: As above.</p> <p>Approval of minutes: – Approved –Hamish Seconded -Laura</p>	
2.	<p>Highland Council update</p> <ul style="list-style-type: none"> • IR- Still working alongside the Planning team to finalise the last few items of information they require. There were four outstanding issues since last meeting and they have now been re-submitted back to Planning – MUGA noise impact Assessment, Peat Management Plan, Flood Risk Assessment and Transport Planning query. Just waiting on clarification that Planning is content with what has been sent. • JF – Members did speak to Jane Bridge on the issues and it's good they are now being addressed. Understand that Planning approval will be delegated authority. • IR/RC – Yes • JF- if you can keep us updated Iain on the Transport Planning outcome. • JF – RC, can you give us a Design update. • RC – Tender documents were returned last month and reviewed, All major contract awards must go through the new Commissioning Board who will decide on the procurement process and award. Unable to share the successful contractor at this point but is it's been a favourable tender response. <p>Some of the main elements such as substructure foundations, the structure itself, the frame, are all fully itemised and the tenders have been obtained on that basis. Still allowances for some of the remaining work packages with the biggest single one being mechanical and electrical installation work. These works can be problematic for us in tendering, getting value for money and getting interest from the limited number of contractors available.</p> <p>Hope to be able to award in the next week or so and will share with stakeholders and arrange a press release when that happens.</p> <p>There's a bit of work to do before starting on site but will be looking to be on site later this year and aiming to be complete before the end of next year. But again will confirm those dates once we've engaged the contractor and spoken to them in a bit more detail.</p> <p>Still an option for Broadford & Dunvegan projects running in tandem and again that's something that will be discussed at that Commissioning Board.</p> <p>We understand that if one contractor was doing both schools, there would approximately be a six month lag between Broadford and</p>	<p>IR</p> <p>RC</p>

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	<p>Dunvegan, but there should be economies of scale if one contractor is doing both.</p> <ul style="list-style-type: none"> • HF - Is Broadford still a priority on coming in first online. And when you're talking about being on the site at the end of this year, is that late on the year or probably late autumn? • RC- Whatever is agreed for Dunvegan, if it is a joint appointment, it won't delay Broadford. We're keen to make sure that the dates that we have for Broadford are met especially due to inclement weather later in the year. Need to start the groundworks before the weather changes and site becomes too wet/muddy to work in. • NK – Is there a rough date for works to start? • SG-Is there a chance of a turf cutting ceremony before the current P7s at Broadford leave? • RC – Need to await contractor award before any turf cutting ceremony and won't be before summer holidays, more likely August/early September. Would imagine representatives from Scottish Government involved in this ceremony. • IR – Stage 1 Building Warrant has been approved and working on Stage 2 package for submission. 	
3.	<p>Community update</p> <p>SG – Fundraising Update</p> <ul style="list-style-type: none"> • Successful <ul style="list-style-type: none"> ○ Sport Scotland - £150k • Pending <ul style="list-style-type: none"> ○ Will hear from SFA next week - £419k ○ Scottish Football Partnership Trust - £50K • To be submitted (depending on pending outcomes): <ul style="list-style-type: none"> ○ HC CRF - anticipated to be around 200K ○ Islands Fund - approx. 300K ○ Scottish Government Regeneration Fund – 300-500K • Lease <ul style="list-style-type: none"> ○ Critical to get this in place now, with HC solicitors • DG- Have passed all documentation on to Matt Johnstone, Principal Surveyor. Matt is on annual leave but will seek an update. <p>Partnerships</p> <ul style="list-style-type: none"> • Balfour Beatty Proposals: Rory's comments <p>Met with Balfour Beatty on 26th May, who suggested that they could locate the temporary gym facilities for the proposed Ashaig Worker's Camp on the SSCC site in place of the MUGA. This is a 42x12m building housing a gym, changing, studios, toilets. It is a temporary construction building of about 40 years expected life.</p>	DG

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	<p>After the 5 years proposed use by Balfour Beatty – it is proposed that it would be left in possession of SSCC to use for the community. On first look the proposed building would fit neatly on the site. The building design could be readjusted to fit better with our layout and make a main door from the car park. It is a good opportunity to get some permanent benefit for the village from the Worker’s Camp – if it is given Planning. Planning is largely outwith our hands – but if it does go through, we could secure a long-term benefit in a new community facility for free. In the future it could give us: Changing, showers, toilets, club room for Sleat + Strath AFC, club room for Broadford Youth club, storage and a large gym space. The gym space could also be subdivided in future if required. SSEN are likely to be back in touch now that the overhead line has been given permission.</p> <p>Planning permission</p> <ul style="list-style-type: none"> • The updated Noise Impact Assessment has been received. There is still a requirement for the south side – to the new houses – to have a 3.5m acoustic fence in place. Rory thinks this is overkill as you only really see these fences in urban areas, or with houses very close by – and he will highlight this in his letter to the Planner. It may become a Condition – or they may relax this. <p>Building warrant</p> <ul style="list-style-type: none"> • Waiting to find out what Building control require. Rory has asked Roddy Mackinnon to confirm and then he will action it ASAP • It is likely to be electrical design, drainage design and structural design. • Sportslab would be best to prepare and coordinate this info. So, Rory will ask them for a quote. <p>Pump track</p> <ul style="list-style-type: none"> • A working group has been established to look at putting a pump track in the space between the new school and the pitch. They have money for a feasibility study but have put this on hold until the exact boundaries are agreed. They might want to ask LSHA for some land <ul style="list-style-type: none"> • JF – Clearly joined up working with this project which is progressing very well. What is an acoustic fence? • IR – Can be achieved by a closed timber fence panel. • JF – Or advertising boards? 	
4.	<p>Sports Scotland update</p> <p>- Already covered in Shirley’s update</p>	
5.	<p>SSEN work camp</p> <ul style="list-style-type: none"> • JF- Just related to maybe the benefits that might come because the last meeting we did not know the overhead line had been given approval. It’s been given approval this week. It’s clear the South Skye Community Campus have been having conversations with Balfour Beatty and sure SSEN will be coming back in for conversations going forward. 	

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	<ul style="list-style-type: none"> • HF- John, just to clarify, is the SSEN camp you're talking about the one at Torrin Rd because the other one is separate at Ashaig – Balfour Beatty • JF – Talking about both sites as both related to SSEN work and the new overhead line. • SG - Given the news that the Skye community isn't going to get the community benefit from that, and with the potential of £22m, over the lifetime it's a bit disappointing and that would be the kind of funding that would usually fund our type of projects. • JF- That announcement shocked everyone. Ofgem are suggesting that this is not a new power line, it's an upgraded power line and it's only new power lines that receive this community benefit. I believe representation will be made at higher political level and I've raised it with the Council, and will be making representation as well. I have a meeting with the project manager, Paul Higginbottom tomorrow. Looking to discuss a separate Skye fund that we previously talked about and I'm sure our MSPs will pursue this as well • HB- Kate has written a joint letter with Angus MacDonald MP to Ofgem to question their decision and obviously to politely ask them to review it. They are keen to do anything they can to get this reviewed. 	
6.	AOCB -	
7.	Date of next meeting TBC – In person meeting to coincide with turf cutting ceremony 2025	