



# **BROADFORD & STRATH COMMUNITY COUNCIL**

**Minutes 15 April 2024**

## **7.30PM, UHI North, West & Hebrides - Broadford**

**Present** Den Connell, Rhona Coogan (Chair), Skye Deans, David O'Donnell, Nick Ferguson, Hamish Fraser (online), Paul Matthews, James Swinnerton (LSHA)

**Apologies** John Finlayson (Cllr), Hermione Lamond, Alistair McPherson, Norma Morrison (BSCC),

Welcome from Rhona

### **Approval of Minutes**

March meeting: Approval Paul, seconded by Skye

### **Matters arising**

Awaiting a reply from the dog warden re. dog waste on pavements (PM)

Fraser Struthers to let us know that the manhole cover has been received for the hole by the footpath over the river. Now needs to be put in place. (RC)

Repairs at the seawall – Rhona will ask Norma (BSCC) for any updates on this (RC)

### **James Swinnerton of Lochalsh & Skye Housing Association**

Welcome to James, who is Development Manager at Lochalsh & Skye Housing Association. James will give the Community Council an update for the current housing situation in Broadford and surrounding areas.

The Campbells Farm development has potential density of 54 units. In the last 15 months, there have been 24 completions of social rent, 8 completions of PRSP units completed by Compass (of which 3 sold), and 4 shared equity properties (of which 3 sold). The discounted sale units through Compass come under a different scheme to the shared equity properties and if these do not sell, or come back on the market in the future, LSHA maintain a right to buy back if there is future housing need in the local community.

Therefore, LSHA have bought back five unsold units. Two are ongoing sales. LSHA in discussion with HC regarding mid-market rental of the remaining 3 units. In this case these units would be finished with white goods, flooring, blinds etc. Rent for these units would be via a third-party rental company who deals in mid-market rent tenure.

The third and final build phase of 18 units is yet to be undertaken. This looks to be a mix of affordable rent and mid-market rental, under direction of HC as strategic lead. This will be built near the current completed developments. There are planning and warrants in place for this. LSHA are currently in design and build negotiations with Compass regarding pricing of these developments to ensure they are financially viable.

General discussion between members about current financial situation and how that is affecting affordability of housing, cost of building, mortgage market, interest rates.

There was a 25% cut to the SG More Homes programme last year and LSHA still evaluating how this will affect them going forward and whether certain unused allocations will be transferred.

Discussion / Questions from members to James:

*Is the NHS hospital in Broadford made aware of available housing?* Yes, LSHA inform the NHS when they have properties available.

*Has an agreement been reached for land transfer for LSHA and HC for a zebra crossing and bus stop?*

This is part of the planning conditions for the Campbell's Farm development, although it has been challenging to decide where the crossing should be placed. LSHA still trying to sort this with other parties. It is somewhat restricted by junctions as pedestrian crossings must be a set distance away from these. LSHA have been asked to do another traffic study of the main road. The most promising place seems to be where the old toilet block is, but you would still need an area where buses can pull off the main road and there is not space to do that there.

*Will the footpath to the primary school be completed?* Proposed location will be removed when the new school construction begins. As a result, there is ongoing debate with planners and HC on whether this will proceed in the current proposed form.

*Is there a plan for the old primary school site or the old Broadford hospital site?* LSHA's focus has been on Campbell's farm but they are happy to discuss potential sites in the area for developments in the future.

At the recent Elgol Trust meeting with John Finlayson and Kate Forbes, LSHA were present to discuss social housing needs. They will need to identify the demand and the potential sites that would be suitable. This will be an ongoing discussion.

Looking to the future: there is still a land-banked area behind Caberfeidh for 34 potential units. This is under SHIP (Strategic Housing Investment Plan).

Thanks extended to James for attending the meeting.

### **Primary School Stakeholder Meeting, 20 March**

David attended on behalf of the Community Council.

- Big question over whether the Broadford Village Hall Committee will be represented as a stakeholder group, or whether they will be represented as part of SSCC SCIO. Shirley Grant

to speak to John Gilbertson in April once he gets back from Australia on the matter. If not represented as part of SSCC, they will have their own representatives.

- School plans have becoming closer to finalised. Planning permission to be submitted approx. 03/05/2024. Bleacher seating and lighting rig for the hall is not included at present, they are hoping there will be funding towards this and it looks positive. Stephen Atkins reiterated the importance of this.
- SSCC has 217 members.
- SSCC to ask CC to submit planning on their behalf.
- SSCC have 165k of match funding from LSHA, BYC and S&S AFC.
- SFA funding for the community campus project is currently closed, Robert Campbell (Estates) to speak to SFA.
- John Finlayson keen for talks with Sports Scotland to be reopened to ask for community campus funding.
- Next stakeholder group meeting - 23/05/2024, 15:00.
- Open Public Meeting - HC invites members of the community invited to attend a drop-in event on Thursday 18<sup>th</sup> April 3-7PM, to view current plans and proposals for the new Broadford Primary school ahead of the planning application submission.

### **South Skye Community Campus SCIO**

The SSCC SCIO meet on the first Monday of every month.

An emergency meeting was called on 25 March between SSCC trustees and Sleat & Strath AFC committee for some issues regarding the plans and the astro-turf pitch. Options are still being investigated before a final decision is made.

### **Bank Account**

Change of signatories – Rhona, Paul and David to attend Kyle Bank of Scotland in person with photographic ID to finalise the forms for changing of signatures.

End of year accounts should be completed before our AGM next month. The HC have asked all Community Councils with transparency to list their 3 office bearers and a contact email so that anyone can look online and contact them. This will be done after the next meeting on 20 May.

Zurich insurance renewal came through – Rhona to forward to David & Hermione.

### **Planning**

Application no. 23/00069/FUL Extension Broadford Substation

The CC were consulted in January 2023 and October 2023, but we did not make a representation on this proposal at the time. Therefore, we do not have permission to speak on behalf of the CC at the upcoming pre-determination hearing. This will take place tomorrow morning, 16 April. Rhona to attend the online meeting tomorrow but in an observational capacity only.

### **AOCB**

**The old hospital site (HF)** There was a partnership agreement with HC and NHS Highland to work for the community on this. The site has been highlighted as a good potential location for

accommodation for visiting doctors, nurses and permanent hospital workers. The helipad is extremely important for our community. This is currently non-functioning and needs to be upgraded. Some funding was in place for this last year, but no work seems to have commenced yet.

Hamish has worked with Angus Macphie and Dr. Will Nell on this project in the past and would like to propose that they reestablish work on the issues. Hamish suggests that the CC co-opt Angus Macphie as a member to help with work on this issue.

Hamish proposes Angus Macphie as a co-opted member of the CC, David seconds this. All members of the committee in agreement on the co-option. Hamish will inform Angus Macphie that this is the outcome.

**Abandoned vehicle (DOD)** there is an abandoned van behind Corry Lodge. David has reported to the police with a grid ref no.

**Healthy homes (RC)** Rhona thanks Paul for adding the Healthy Homes link to our website.

**AGM** Paul can make a poster for the upcoming AGM on 20<sup>th</sup> May. AGM to be 7PM and our General Meeting following, at 7.30PM at UHI. David to contact WHFP re. Advert for the AGM.

*Date of next meeting: Monday 20 May AGM 7PM / GM 7.30PM*

*UHI North, West & Hebrides - Broadford*