

Banniskirk Hub Community Liaison Group

Inaugural Meeting – Wednesday 17 June 2026

Ross Institute, Halkirk



Agenda

Welcome and introductions

Purpose of this Community Liaison Group

Project update

Accommodation update

Terms of Reference – how the CLG will operate

Any other business

Date of next meeting

Welcome and Introductions

Name	Role
Martin Godwin	Community Liaison Manager – SSEN Transmission
Connor Kane	Deputy Project Director – SSEN Transmission
Colin Earnshaw	Project Manager – SSEN Transmission
Mark Williams	Operational Lead – Murphy
Tom McGee	Stakeholder Advisor – Murphy
Martin Baker	Senior Project Manager – Murphy

Purpose of this Community Liaison Group (CLG)

- The aim of the CLG will be to establish a platform for meaningful engagement between SSEN Transmission and representatives of the local community during construction, where updates can be provided, concerns raised, questions answered, and input provided
- Allows for effective two-way communication between communities, developers and contractors
- Help to effectively identify and address any concerns with appropriate actions
- Formation of a CLG is a condition of our Town & Country Planning Consent. We are taking the opportunity to establish the CLG early in the process.



Additional Communications Platforms

Building Strong Connections with local communities

We will work collaboratively with communities to identify the most effective and meaningful communications approach which may include:

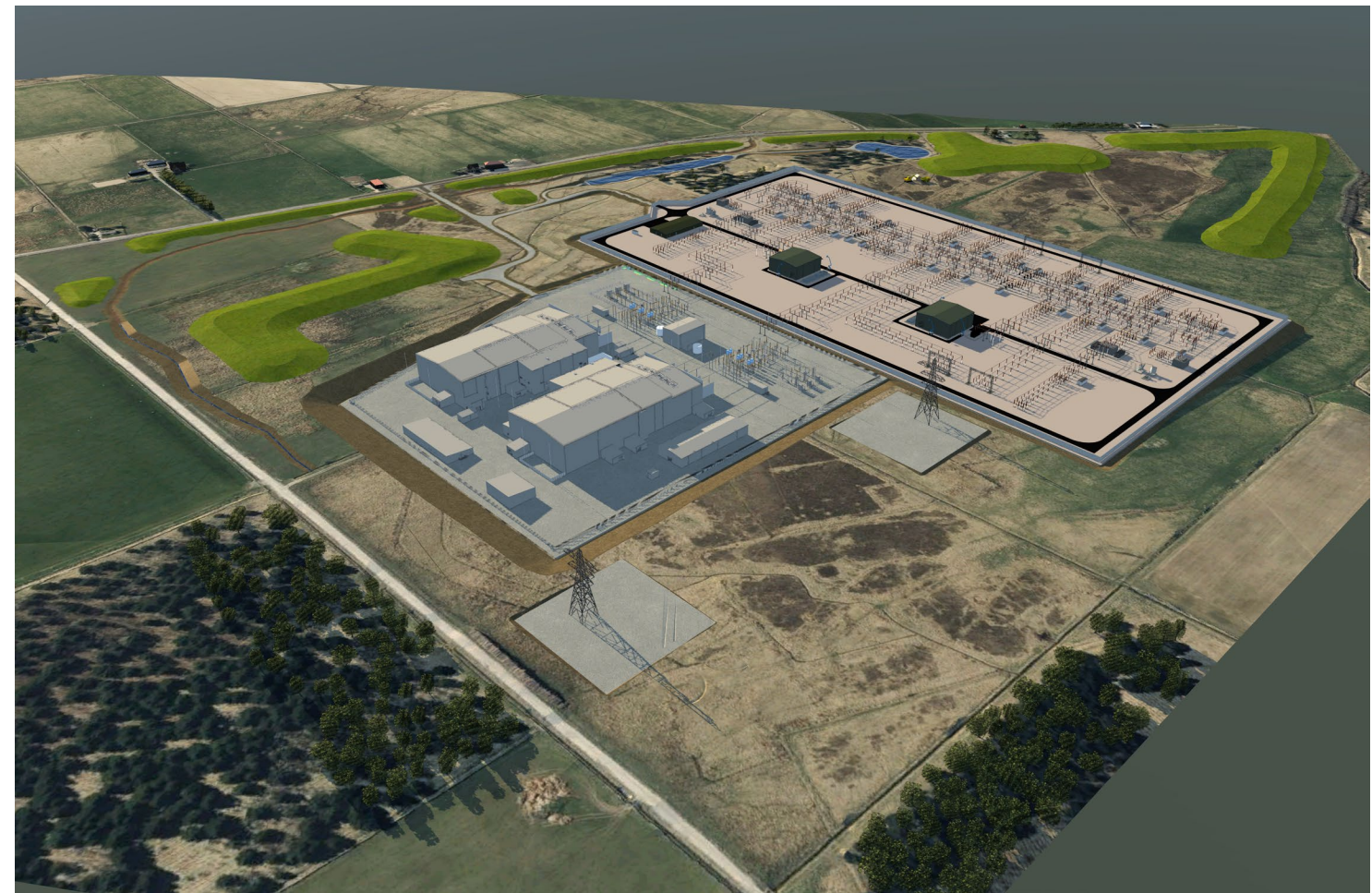
- Regular information provision
- Local resident meetings and attendance at Community Council meetings
- Project newsletter & open information events
- Email updates
- Dedicated Community Liaison Manager, contact details publicly available
- Letter drops and door knocking
- Attendance at events such as the Caithness Show

Project Update SSEN Transmission



About the Banniskirk Hub Project

- The Banniskirk Hub will be delivered in a phased approach, with full commissioning targeted for 2030.
- The new 400kV AC substation will enable the connection of a proposed new 400kV overhead line (OHL) between Spittal and Loch Buidhe.
- A HVDC converter station will be co-located at Banniskirk, providing a connection point for the consented Spittal – Peterhead subsea cable
- The project also includes an extension to the existing Spittal 275kV/132kV substation (under agreed permitted development) and new 275kV underground cable linking into the new infrastructure
- This infrastructure will support the transfer of large volumes of electricity across the network



Banniskirk Hub Planning Consent

- Planning Permission was issued on 09 April 2026, following conclusion of the S75 agreement to retain trees to the South of the site adjacent to the A9.
- 36 planning conditions to address
 - 28 of these need to be satisfied prior to the commencement of development
- Progress since determination:
 - Drafting of information to satisfy the conditions by the Team
 - Engagement with THC and statutory consultees
 - Appointment of independent Planning Monitoring Officer
 - Further surveys to inform conditions discharge – Pre-construction ecological survey, baseline water quality monitoring

Four Month Look Ahead (June - Oct 26)

- Ongoing engagement with The Highland Council (THC) to progress discharge of planning conditions
- Archaeological investigations to be completed ahead of commencement of enabling works



- Survey activity continuing across the site, including water, noise and ecological assessments
- Contractors progressing detailed design and delivery planning
- Discuss with THC what, if any, works can be undertaken under permitted development (PD)

Community Benefit Funding

- Potential for >£100m of Community Benefit for 2030 projects
- UK Government Guidance mandates funding levels:
 - £530,000 per new sub/converter station
 - £200,000 per km overhead line
 - No community benefit funding for underground cables
- More information on our approach: <https://www.ssen-transmission.co.uk/information-centre/community-benefit-funding/>
- Contact: community.benefit@sse.com



Regional Fund

- Supports transformative, regional projects with strategic impact
- Currently £2 million a year but anticipated to rise over the coming years
- Recently announced the second round of awards – 14 projects, £2.3 million



Local funds

- These funds are available to communities who are situated close to new infrastructure
- Each local fund will be made up of a series of different elements of connected infrastructure (e.g. one local fund could be made up of the funding from two or more projects)
- For local funds, there will be a number of independent decision-making panels who will be responsible for making decisions



UK Government Guidance – Transmission Community Funds

UK Government objectives:

- Ensure communities benefit directly, through dedicated community funds.

Principles

Each of the community fund must:

- Be community-led
- Reflect local priorities
- Support diverse participation
- Deliver a lasting legacy
- Be managed transparently and fairly

Community engagement

SSEN Transmission will:

- Engage early and regularly
- Support capacity building
- Ensure transparent communication

**As per the guidance, local authorities, community councils and elected members play an important supporting role but do not sit on the panels or make funding decisions*

Eligible uses

Funds can support a range of local projects, for example:

- Tackling fuel poverty
- Net zero initiatives
- Social assets, skills and training
- Environmental improvements

Fund distribution

- Grants
- Direct investment
- Strategic/local approaches
- Always reflect community preferences

Accommodation Update Murphy



Murphy Introduction

WORKER VILLAGES



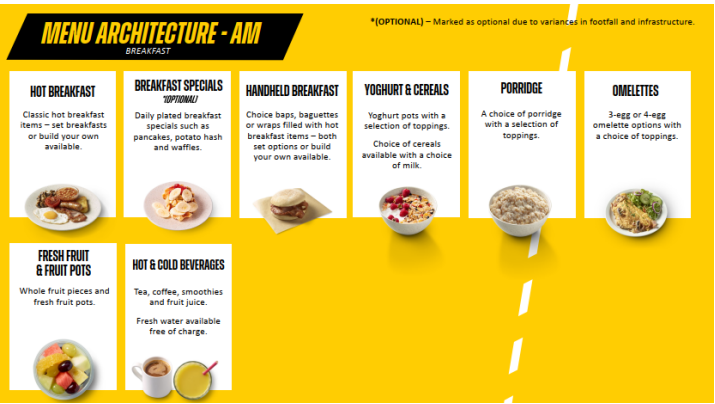
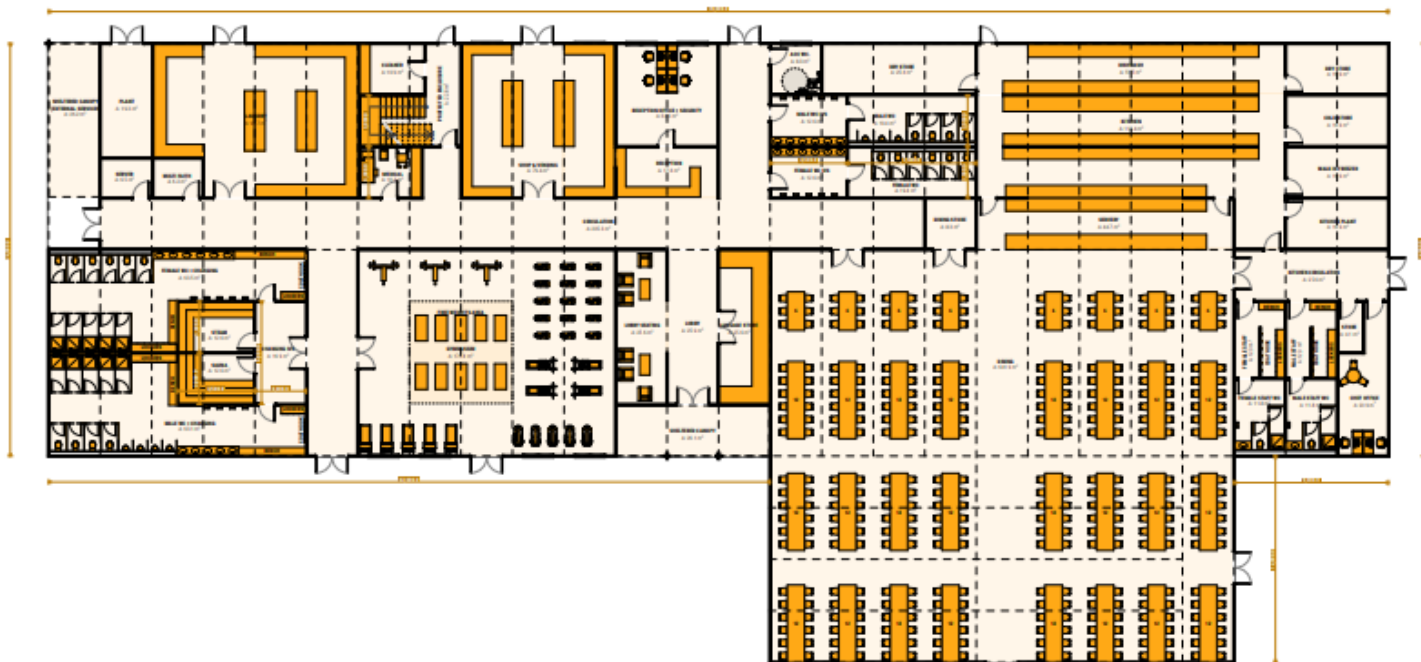
Public consultation concluded, feedback has been generally positive and community views will be incorporated into the final Planning Application where possible.

Targeting July 26 submission to THC for Planning Permission.

Currently working with provider on legacy and occupancy opportunities.

Murphy Introduction

WORKER VILLAGES



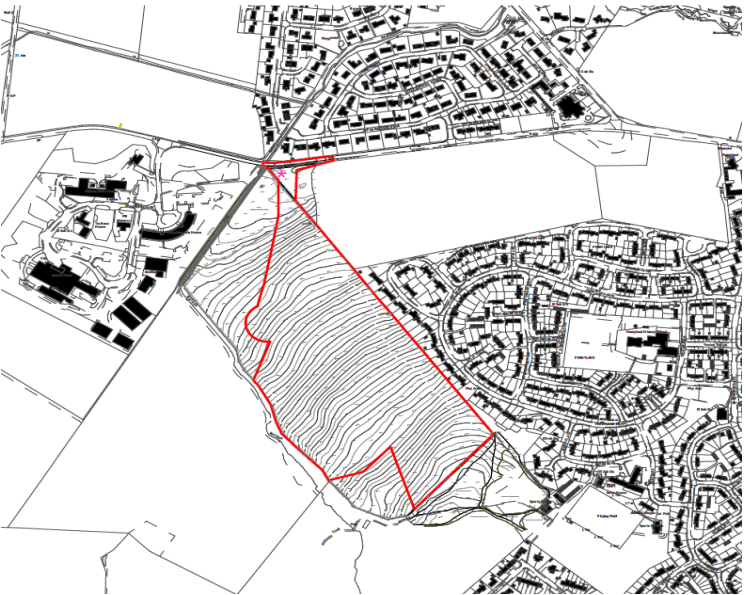
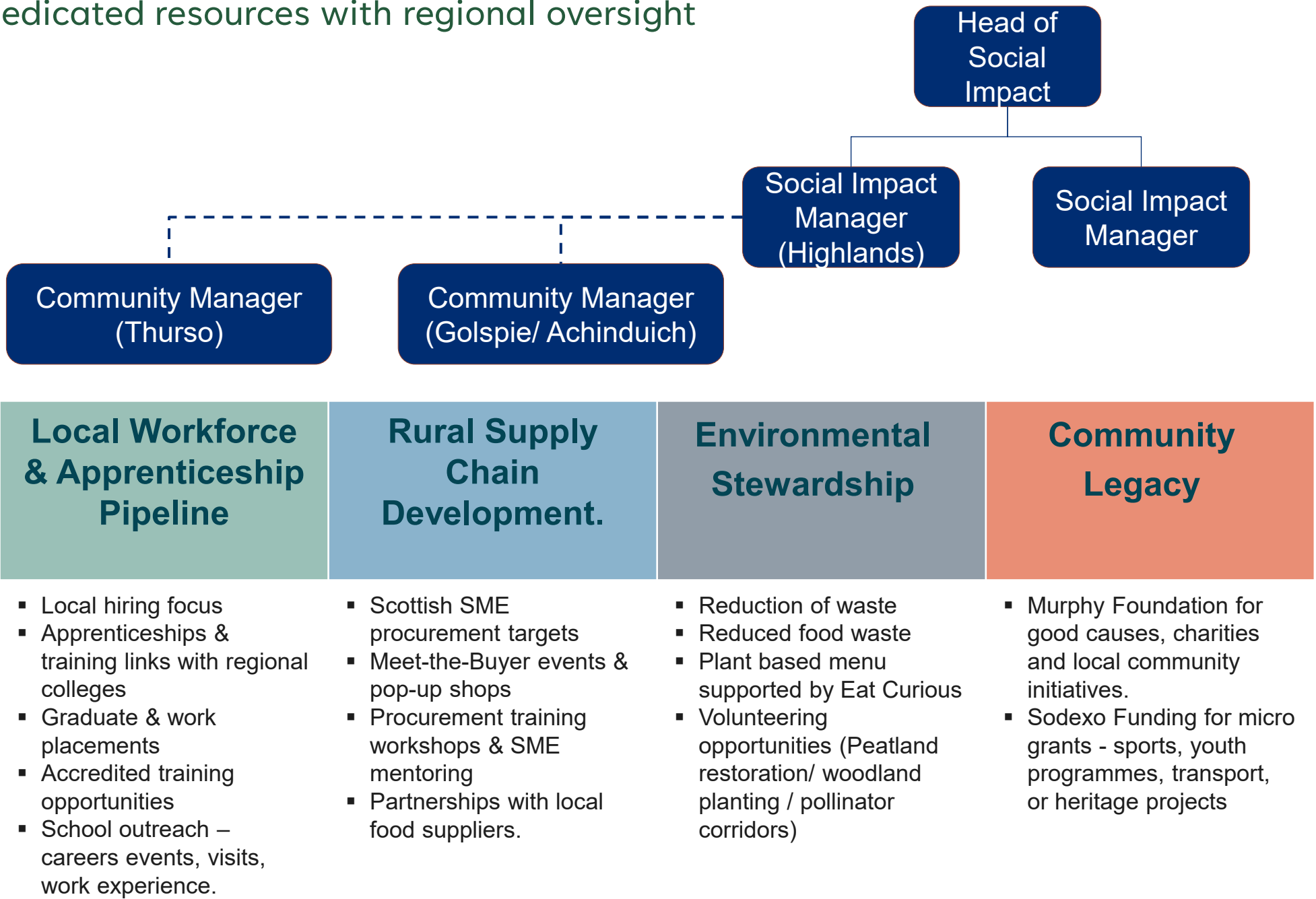
Site visits carried out to other facilities, understanding partners Licence to Operate and community impact
Working with Supplier developing FM provision including health, nutrition, welfare and wellness strategies
Looking at local support for supply chain, employment, opportunities and early careers.



Murphy Introduction

WORKER VILLAGES

Dedicated resources with regional oversight



Terms of Reference (ToR)



Proposed Terms of Reference

Purpose of CLG:

A forum for constructive dialogue between SSEN Transmission and local communities during construction.

- Share updates on construction stages and activities
- Discuss Construction Traffic Management Plans and mitigation of traffic impacts
- Understand and respond to local concerns
- Identify opportunities to reduce impacts and maximise local benefits

Membership:

- Representatives from Community Councils
- Achalone / Banniskirk Residents
- Highland Council elected councillors – ward 2 & 3
- Other community representatives/stakeholders as agreed (e.g. business representatives)

Meetings & Agenda:

- Frequency and scheduling agreed by members, suggested quarterly
- Agendas issued in advance, focused on construction lookaheads, mitigation, and community benefits
- Members can suggest agenda items or raise issues during meetings

Proposed Terms of Reference (continued)

Group Structure:

- Chair election instigated at first meeting; responsible for managing discussions and actions
- Membership includes SSEN Transmission, local councillors, community councils, residents and relevant associations
- Attendance may rotate based on agenda topics
- Contractors and relevant SSEN Transmission project staff will join the meetings

Communications & Minutes:

- Circulation of minutes within two weeks
- Agendas and mutually agreed minutes are shared via email and published online on SSEN Transmissions project website
- SSEN Transmission will engage in further communication activities such as attending Community Council meetings, as required

Any Other Business (AOB)



Date of next meeting

- Date of next meeting
 - Proposed Wednesday 16 September
- Agenda items