

Buile Hill Mansion Group

18 August 2021

Meeting commenced: 3.00pm
ended: 4.30pm

Attendance

Peter Openshaw (Chair)	Strategic Director, Place, SCC
Dave Seager	Assistant Director, Operational & Community Services
Annie Surtees	Greenspace and Streetscene Manager, SCC
Paul Gill	Senior Development Manager, SCC
Tony Fitzgerald	NHS Salford CCG
Jenni-Anne Smith	Buile Hill Mansion Association (BHMA)
Wendy Francis	Buile Hill Mansion Association (BHMA)

Apologies

Justin Bentham	Strategic Economic Growth Manager, SCC
Les Woolhouse	Building Surveying Manager, SCC
Dominic Clarke	Head of Citywide & Community Services
Andrew Cartwright	Head of Service – Strategic Delivery, SCC
James Kington	Head of Strategic Asset Management, SCC
Rob Jepson	Salford Royal Foundation Trust

1.0 Welcome and introductions

- 1.1 Peter Openshaw welcomed everyone to the meeting.

2.0 Declarations of interest

- 2.1 None.

3.0 Minutes of the last meeting – 20-07-21

- 3.1 Agreed as an accurate record. NB. A couple of corrections and typos to the minutes of 20-07-21 have been made and the revised minutes to be re-circulated.

Action: Paul Gill to update and re-circulate minutes of 20-07-21.

- 3.2 Jenni Anne-Smith updated that Tony at Galliford Try has an out of office on and that she would continue to try to make contact. Annie Surtees commented that Les Woolhouse was having the same issue.

Action: Jenni-Anne Smith to speak to Tony at Galliford Try with regards to the murals.

- 3.3 Paul Gill updated that Les Woolhouse has commissioned the Landscape Team at the council to prepare a concept access and parking strategy including some visualisations. Pete Openshaw commented that this piece of work will inform the discussion about the use of space in the depot area and what land will remain for other uses. On the status of the depot buildings Pete Openshaw updated that following discussions at Community Committee and helpful input their on the is it/isn't it listed issue the prudent approach would seem to be to treat those depot buildings potentially in the curtilage of the mansion/park as being listed and asked if the group supported this prudent approach. The group agreed with this approach.
- 3.4 Paul Gill updated that following conversations with Jenni Anne-Smith and the NLHF, the NLHF would only consider one major bid for Buile Hill. The options are a joint mansion-park bid, or just a bid for the park. Wendy Francis commented that as the mansion is the priority should that not be what any NLHF bid is for. Paul Gill responded that the City Mayor has prioritised the refurbishment of the mansion during his current term of office and has promised to secure the funding for this. In contrast, beyond the NLHF there are very limited options for the park. Pete Openshaw concurred with this and updated that he has meetings in the diary with other potential funders who may be able to assist with the mansion. Annie Surtees commented that delivery of the mansion would strengthen any NLHF bid for the park as it would demonstrate the council / community's commitment to restoring Buile Hill in its totality. Jenni Anne-Smith commented that the park has an immense history to it also and would make a really strong NLHF bid. Agreed that we should get the mansion brought back into use and to use that to support a park bid in due course.

4.0 Mansion update

- 4.1 Pete Openshaw updated that an internal officer group has taken place since the last meeting and this has led to a re-think in terms of which floors Registrars are located on, with the current thinking being that they are best located on the upper two floors. The benefit to this is that the ground floor could then be opened up for more public facing uses such as a café, public toilets and heritage exhibition space. Dave Seager also commented that the room located closest to the banqueting suite could also be used for functions and hiring out to enhance the wedding offer and community access to the building. Pete Openshaw commented that the proposals for what uses are going in which space needs to be agreed with BHMA as soon as possible to feed into public information sessions and the planning application that will need to be made. Pete also commented that proposals for the basement space need to be considered and agreed.

Action: Les Woolhouse to produce indicative floorplans and we will discuss in detail at the next meeting.

- 4.2 Tony Fitzgerald queried whether there would be any health input or uses required in the mansion and given the current proposals whether there would be space.

Action: Pete Openshaw to check with Les Woolhouse whether Registrars will require all of the 1st and 2nd floors.(to be covered at next meeting)

5.0 Depot update

- 5.1 Pete Openshaw updated that there is not much to update on the depot until the car parking and access strategy is resolved, which will then determine how much land is left for other complementary uses in the depot.

6.0 Consultation

- 6.1 Pete Openshaw queried whether BHMA would be happy to host information on plans when provisionally agreed. Jenni Anne-Smith confirmed that BHMA would be more than happy to do this and to host and hold public information days.
- 6.2 Wendy Francis queried whether visuals will be available for the information days or just floorplans. Pete Openshaw confirmed that it will include visuals as well as floorplans.

Action: **Paul Gill to pull together proposed consultation materials and present to group.**

- 6.3 Pete Openshaw also suggested that that a presentation be made to Community Committee.

7.0 Small-scale works / 'quick wins'

- 7.1 Paul Gill updated on the bat survey – it is unlikely that the mansion has maternity bats but there is evidence of occasional bat activity. The overall conclusion is that the mansion clearance works can proceed in September with some mitigation, but a further survey is required in September to determine whether there are any hibernating bat roosts. This may impact the rot and timber treatment works. Annie Surtees clarified hibernating bats will have more of an impact on any proposed works than maternity bats and further commented that November onwards are the critical months that will be impacted. Paul Gill queried if it is feasible to bring the rot and timber works forward to avoid any potential issues. Wendy Francis commented that it would be good to demonstrate some early progress ahead of any public information days.

Action: Paul Gill to check with Les Woolhouse on the feasibility of bringing the rot and timber re-instatement works forward.

7.2 Pete Openshaw queried the timeframe for removing the trees growing out of the gutters and repairing the downspouts and suggested this needed an update from Les Woolhouse. Pete Openshaw also suggested the grounds at the back of the mansion and the hedges also need looking at. Annie Surtees concurred and suggested that the whole back space needs to be re-landscaped.

Action: Les Woolhouse to provide an update on the gutter and downpipe works.

Action: Annie Surtees to speak with the Landscape Team regarding the back space of the mansion.

8.0 Funding

8.1 Update provided at paragraph 3.4.

9.0 Any other business

9.1 Pete Openshaw updated that the Head Gardener at the RHS will be visiting the mansion, depot, garden and allotment area in the coming weeks to offer advice on the project.

9.2 Annie Surtees updated that she is going to start looking at developing plans for the park as the NLHF process will take around 18 months. Pete Openshaw agreed that it was timely to start looking at this.

10.0 Date and time of next meeting

Wednesday 29 September 2021, 2.30 – 4.00pm, Microsoft Teams