

Buile Hill Mansion Group

20 July 2021

Meeting commenced: 2.30pm
ended: 4.00pm

Attendance

Peter Openshaw (Chair)	Strategic Director, Place, SCC
Dave Seager	Assistant Director, Operational & Community Services
Dominic Clarke	Head of Citywide & Community Services
Andrew Cartwright	Head of Service – Strategic Delivery, SCC
Annie Surtees	Greenspace and Streetscene Manager, SCC
Les Woolhouse	Building Surveying Manager, SCC
Justin Bentham	Strategic Economic Growth Manager, SCC
Paul Gill	Senior Development Manager, SCC
Tony Fitzgerald	NHS Salford CCG
Jenni-Anne Smith	Buile Hill Mansion Association (BHMA)
Wendi Francis	Buile Hill Mansion Association (BHMA)

Apologies

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 – 19-05-21

3.1 Agreed as an accurate record.

3.2 Jenni Anne-Smith updated that Les' details have been passed to Tony. Les confirmed that he doesn't recall Tony being in contact.

Action: Jenni Anne-Smith to chase Tony at Galliford Try up.

4.0 Memorandum of Understanding (MOU)

4.1 Pete Openshaw updated that the MOU was signed on 5 July 2021 by the City Mayor and the group which is fantastic news and a big step forward for the project and working arrangements.

5.0 Mansion update

- 5.1 Les Woolhouse updated on his review of whether the banqueting suite function could relocate to the mansion on the second floor. The maximum seated number the second floor could accommodate is c 80 guests. The group agreed that this wouldn't work and the banqueting suite therefore needs to remain and options regarding its refurbishment need to be explored. Les Woolhouse clarified that the mansion refurb proposal would still include a laydown / small kitchen area to cater for smaller functions taking place in the mansion. Dave Seager commented that if there is a café in the depot area it would be good to give Citywide the opportunity to run this to keep revenue within the council. Pete Openshaw queried whether the banqueting suite could move to the consortium building. Les Woolhouse responded that the cost of refurbishing the consortium building would be considerably higher than refurbishing the banqueting suite and the general consensus was this was not a favoured option.
- 5.2 Les Woolhouse commented that before a planning application is submitted parking would need to be resolved / a plan needs to be in place. Pete Openshaw concurred and suggested this needs resolving before any public consultation. Wendi Francis raised a query around the existing parking. Annie Surtees responded that the existing parking is not sufficient. Parties agreed that other than taking land from the park (which was unacceptable) or using the banqueting suite (if it could have been re-located) the likely answer is that the depot area is the most appropriate space to locate this. Whether all or just part is needed would be dictated by a traffic flow assessment reflecting the proposed uses within the Mansion, coupled with exiting park and banqueting suite uses

Action: Les Woolhouse to speak to the Landscape Team at the Council regarding a parking and traffic flow assessment. This would also include a review of the current access road and the need to split out the pedestrian and vehicular access ways. A visual sketch scheme was requested showing how the depot access arrangements would look with the mansion/Banqueting suite also to be shown

- 5.3 Annie Surtees raised a query on sustainability such as ground source heat pumps and other measures the council could implement to make the proposals more sustainable Les Woolhouse concurred and updated the group that he has just put a bid in for funding and if successful would allocate some of this to Buile Hill.
- 5.4 Les Woolhouse updated that a specification for the mansion refurbishment works could provisionally be put out to tender by September 2021 but there is a lot of work to do beforehand including parking, traffic flow, mechanical and electrical engineering etc before a

package would be ready. Les also updated that just the building fabric works would take approximately 22 weeks to undertake, with fit out following on from this. Pete Openshaw commented that we can't go out to tender until further community engagement had taken place to ensure that the community are on board with the plans.

- 5.5 Pete Openshaw queried if we had any idea on a cost for the parking and access improvements that would need to be made. Les Woolhouse responded that he would need to consult with colleagues internally. Dave Seager commented that any funding would include monies for refurbishing the banqueting suite externally to complement the mansion works and suggested Les work with Dominic on this. Annie Surtees added that any bid should also include improvements to the park too such as around the access points.

6.0 Depot update

- 6.1 Pete Openshaw commented that parking and plans for the depot needs to be resolved asap as this is now critical to moving forwards.
- 6.2 Pete Openshaw updated that Historic England have been consulted on the status of the buildings in the depot and had not been particularly helpful with a suggestion that it is for the Council to make a call as to whether the buildings are considered listed. Jenni Anne-Smith commented that a member of the community had suggested Historic England had stated on the previous hotel application that the buildings weren't listed. Paul Gill clarified that this had been checked and Historic England had suggested the buildings had no particular architectural merit, but made no comment on their listing or otherwise.

NB – update post meeting. To avoid any problems downstream it is now considered that the depot buildings should be treated as listed (as within the Grade 2 listed park setting) and we should proceed on that basis.

7.0 Small-scale works / 'quick wins'

- 7.1 Les Woolhouse updated that general mansion clearance works to clear rubble and detritus left from the museum were to be instructed on 26 July 2021 but are on hold pending the bat survey results. This should be resolved shortly when an instruction to proceed will be given.
- 7.2 Les Woolhouse also updated that the contract to undertake the timber re-instatement works were awaiting the bat survey results pre award
- 7.3 Pete Openshaw queried where the sculptures are up to. Jenni Anne-Smith commented that the sculptures have been delivered to Turnpike House.

8.0 Funding

- 8.1 Jenni Anne-Smith has drafted an expression of interest to the NLHF and circulated to Pete Openshaw and Paul Gill for comment. Justin Bentham commented that the bid should reference the Levelling Up agenda and he is happy to support on this.

Action: Pete Openshaw and Paul Gill to review and feedback.

Action: Justin Bentham to provide some wording around the Levelling Up agenda.

9.0 Any other business

- 9.1 Pete Openshaw queried where the group are at in terms of governance. Jenni Anne-Smith commented that the group is constituted and the next step is to move towards charity status and they are in discussion with CVS regarding this. Jenni also updated that the group has just put out an advert for a research volunteers post.

- 9.2 Pete Openshaw suggested adding public consultation to the agenda for the next meeting.

Action: Paul Gill to add public consultation to agenda for next meeting.

- 9.3 Jenni Anne-Smith updated that BHMA want to re-use the wood from the recent Elm tree that had to be cut down to make into a bench to be located near the Annex.

Action: Les Woolhouse to review whether the proposed location of the bench would interfere with scaffolding for repair works.

10.0 Date and time of next meeting

Wednesday 18 August 2021, 2.30 – 4.00pm, Microsoft Teams