

## **Buile Hill Mansion Group**

25 November 2021

Meeting commenced: 1.30pm  
ended: 3.00pm

### **Attendance**

Peter Openshaw (Chair)	Assistant Director, Place, SCC
Les Woolhouse	Building Surveying Manager, 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
Rebecca Roberts	Superintendent Registrar, SCC
Andrea Hodges	Deputy Superintendent Registrar, SCC
Paul Gill	Senior Development Manager, SCC
Jenni-Anne Smith	Buile Hill Mansion Association (BHMA)
Wendy Francis	Buile Hill Mansion Association (BHMA)

### **Apologies**

Justin Bentham	Strategic Economic Growth Manager, SCC
Rob Jepson	Salford Royal Foundation Trust
Tony Fitzgerald	NHS Salford CCG

### **1.0 Welcome and introductions**

- 1.1 Pete Openshaw welcomed everyone to the meeting.

### **2.0 Declarations of interest**

- 2.1 None.

### **3.0 Minutes of the last meeting – 20-10-21**

- 3.1 Agreed as a correct record.

### **4.0 Mansion update**

- 4.1 Les Woolhouse updated that the cost plan is currently just under £6m. However, this includes fees for the clearance works and timber treatment works which are currently funded along with other costs already expended. Pete Openshaw commented that we will need to keep costs under review with a view to getting costs closer to £5m.

4.2 Rebecca Roberts queried if there would be designated car parking. Les Woolhouse responded that the only designated bays will be the disabled bays but there will be enough parking to accommodate likely usage levels. Les added that should parking pressures be an issue in future then the option of designated staff parking bays could be looked at. Rebecca Roberts also raised some operational requirements for the Registrars Service:

- Wedding cars need to pull up outside the front of the mansion – this will need co-ordinating with deliveries etc;
- Exclusion zone for photos;
- Registrars need to be involved in discussions on ground floor uses and operation.

**Action: Paul Gill to arrange meeting with Dominic Clarke, Registrars and Citywide to discuss.**

4.3 Les Woolhouse updated that the building running and maintenance costs are currently being reviewed and updated. Pete Openshaw responded that we need to get a handle on running costs soon. Further to this Dominic Clarke updated on progress with producing a business plan. Dominic commented that there is a need to maximise income and work with Registrars to link into weddings. In addition, there is no restaurant / bar near Buile Hill so could develop into a café / bistro in future. A discussion also needs to take place with the Greenspace Team regarding linking in to park events, possible exclusivity on catering in the park etc. Other successful cafes in parks tend to be ones where there are additional activities / attractions within the park. Dominic also updated that the margins are tight on the café and it may be an opportunity to get involved with training programmes across city via the Skills and Works Team. Park well used by dog walkers – is the café going to be dog friendly. Wendy Francis commented that the park is well used by dog walkers and queried if the café would be dog friendly. The group agreed that a dog friendly café would be a sensible idea.

**Action: Dominic Clarke to update on the business plan at the next meeting.**

4.4 There was a general discussion on events in the park and tying these into the offer at the mansion. Dominic Clarke commented that events are important but the group needs to be aware of exclusions on certain days which may constrain events at the mansion e.g Bonfire night. Annie Surtees commented that in future there will need to be an events management group to look at operational issues such as these.

4.5 Pete Openshaw queried the certainty of timescales and commented that this is particularly important in terms of Registrars, where weddings are booked years in advance. Rebecca Roberts concurred and queried if Registrars could still have the back up of weddings at the Civic Centre after the move to Buile Hill, should there be delays etc.

**Action: Pete Openshaw / Les Woolhouse to discuss feasibility of Civic space being retained in case of any delays.**

- 4.6 Dominic Clarke gave a brief update on the banqueting suite improvements. Options are being looked at for this which include rendering / cladding of the building and additional planting. Access improvements are also being looked at for outside the banqueting suite.

## **5.0 Depot update**

- 5.1 Andy Cartwright updated on the expression of interest for the depot area. End uses will focus on community, health, cultural end uses and the lease period will be 25 years. Once approved the EOI is likely to go out early in the new year.

**Action: Andy Cartwright to circulate to BHMA for comment.**

## **6.0 Public Engagement re proposals**

- 6.1 Paul Gill briefly updated on the methods via which the public engagement will take place and asked group members for their availability to staff the drop-in sessions.

**Action: All to email Paul Gill with availability.**

## **7.0 Small-scale works / 'quick wins'**

- 7.1 Les Woolhouse updated that the immediate building works (clearance works) to start week beginning 25<sup>th</sup> October 2021 and these will be followed by the rot treatment works.

## **8.0 Funding**

- 8.1 Pete Openshaw updated that a bid has been submitted to SCC's capital programme over 2 years to fund the works. A decision will be made in February 2022. Other funding options will continue to be explored to minimise the impact on council budgets.

## **9.0 Any other business**

- 9.1 No further business.

## **10.0 Date and time of next meeting**

Tuesday 14 December, 2.30 – 4.00pm, Microsoft Teams meeting