

Buile Hill Mansion Group

27 January 2022

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
Andrea Hodges	Deputy Superintendent Registrar, 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
Rebecca Roberts	Superintendent Registrar, SCC
Rob Jepson	Salford Royal Foundation Trust

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 – 25-11-21

- 3.1 Agreed as a correct record.
- 3.2 In relation to actions from the previous meeting Pete Openshaw commented that retention of the space at the Civic Centre for Registrar's to use should there be any delays with the mansion is a given.

4.0 Public engagement update

- 4.1 Paul Gill updated that the public engagement exercise had gone extremely well, with close to unanimous support for the project and

approximately 130 people either attending the drop-in events or commenting via the Commonplace online portal. The two principal areas of concern identified during the engagement sessions were the proposed materials to be used in the car park and the future of the sensory garden, both of which are being looked at and further meetings are being held with BHMA on the sensory garden to agree a way forward.

- 4.2 Paul Gill also suggested that a pre-planning application engagement be held once the plans are further developed to support planning applications. Dominic Clarke supported this proposal as one of the main comments he was aware of from the December public engagement sessions was the lack of detail / plans given where the design work is currently at.

Action: Paul Gill to schedule in pre-planning public engagement sessions in consultation with the group ahead of planning submissions.

5.0 Small scale works / 'quick wins'

- 5.1 Les Woolhouse updated that the clearance works from the mining museum is now complete and the asbestos removal works are due to complete by 4 February 2022. Les also updated that the dry rot works are due to commence in March 2022 and there is then an 8 week programme of works.

6.0 Mansion update

- 6.1 Les Woolhouse updated that a full design team is in place for the mansion works with the exception of mechanical and electrical engineering consultants, for which a brief is currently being drafted. An interior design company has been appointed who will oversee the specifications of the public areas of the building such as the café bar, function room and ceremony rooms.
- 6.2 Pete Openshaw queried if Registrars are satisfied with the mansion proposals. Andrea confirmed they were and that Registrars see the relocation as an exciting opportunity to enhance and expand their offer over time. The key concern from Registrars perspective is timescales due to weddings being booked approximately 2 years in advance so need certainty on delivery and opening timescales to enable effective planning.
- 6.3 Dave Seager updated that CBRE are in the process of being appointed to provide support on the business planning side and Dominic Clarke updated that a business plan has been drafted for the areas that Citywide will operate. Pete Openshaw indicated the need for an ownership for driving the overall Buile Hill business plan.
- 6.4 Dave Seager queried whether any additional income into Registrars could help support the mansion running costs. Andrea Hodges

commented that Registrars do not retain income within its service so this would require discussion with Corp Services leadership. However, Andrea also suggested some caution as income is not certain as weddings are booked so far in advance and therefore any additional income generation is likely to be limited, at least for the first few years.

- 6.5 Dominic Clarke also reiterated that managing the different users of the space will be key as he is aware from the adjacent banqueting suite that certain events take precedence and preclude events taking place on certain dates e.g Halloween. Annie Surtees commented that managing this will be key and an events management group needs to be established to oversee this.

Action: Dominic Clarke to forward initial business plan to CBRE for comment.

- 6.6 Jenni Anne-Smith queried whether things such as solar panels were being factored into the proposals. Les Woolhouse responded that he was nervous about the quality and reliability of current solar panel technology but other sustainability proposals were being considered as part of the design development process. Pete Openshaw commented that detailed work will start coming out over the next few weeks and months relating to the detail of the proposals in this will require ongoing consideration.

7.0 Depot update

- 7.1 Paul Gill updated that a full design team was now in place with regards to the external works and design work progressing. The materials for the car park are being reviewed following the public engagement exercise to look at more subtle materials in keeping with a park and listed mansion setting. Paul also updated that we are still awaiting a response on the Buile Hill pre-planning application but this is expected first week in February.

- 7.2 Andy Cartwright updated that the brief for the depot area lease was drafted and just needs approval to advertise. Pete Openshaw commented that Dave Seager / Dominic Clarke / Annie Surtees need to see it prior to it going out. Dave Seager updated that CBRE advised that the wider attractions within the depot / park are key to making the mansion business plan stack up. Pete Openshaw responded that any income from the depot should, if possible, be ringfenced to support the mansion running costs.

Action: Andy Cartwright to EOI to group for final comment ahead of advertisement.

- 7.3 Pete Openshaw had one final query on the depot - do we demolish the buildings ahead of the main works given the consultation feedback? Paul Gill responded that we would still need planning permission to demolish

the buildings and so it may not be worth it as it may not necessarily happen much quicker than the main works. This to be further considered at the next meeting

8.0 Funding

- 8.1 Pete Openshaw updated that a bid has been submitted to the council's capital programme for 2022/23 and 2023/24 to fund the works and would be determined in February 2022. Paul Gill updated that the Weaste and Seedley Councillors unanimously supported utilising c £270k of Section 106 monies to match fund the project and a meeting is being held with the Claremont Councillors tonight (27 January 2022) to obtain their support. Pete Openshaw also updated that he was still hopeful that some monies may be secured from a charitable trust.

9.0 AOB

- 9.1 Dave Seager queried if conversations are going to commence with the National Lottery Heritage Fund with regards to the park. Annie Surtees responded that it is the right time to start developing proposals for the park but that it needs project management resource.

10.0 Date and time of next meeting

Friday 25 February 2022, 11.00 – 12.30pm, Microsoft Teams meeting