

Buile Hill Mansion Group

28 July 2022

Meeting commenced: 10.00am
ended: 10.30am

Attendance

Peter Openshaw (Chair)	Assistant Director, Place, SCC
Dave Seager	Assistant Director, Operational & Community Services
Andrew Cartwright	Head of Service – Strategic Delivery, SCC
Paul Gill	Senior Development Manager, SCC
Jenni-Anne Smith	Buile Hill Mansion Association (BHMA)
Dominic Clarke	Head of Citywide & Community Services
Annie Surtees	Greenspace and Streetscene Manager, SCC

Apologies

Rebecca Wardley	Superintendent Registrar, SCC
Andrea Hodges	Deputy Superintendent Registrar, SCC
Tony Fitzgerald	NHS Salford CCG
Les Woolhouse	Building Surveying Manager, SCC
Wendy Francis	Buile Hill Mansion Association (BHMA)
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 – 29-06-22

- 3.1 Agreed as a correct record.
- 3.2 All actions picked up under relevant agenda item.

4.0 Small scale works / 'quick wins'

- 4.1 Paul Gill updated that the Gazetteer required to discharge the planning condition for the timber treatment works has been received this week and submitted to planning to forward on to the Greater Manchester Archaeological Advisory Service (GMAAS) for comment. A discharge of

condition application is to be submitted by early next week, with the intention to start on site in September 2022 and completion anticipated by November 2022.

- 4.2 Dominic Clarke updated that Citywide has received some complaints from wedding bookings regarding the fencing around the mansion. Dominic further updated that Property Services have done some works to tidy the fencing up but further hoarding would cost in the region of £10k - £12k.

5.0 Planning update

- 5.1 Paul Gill updated that the planning consultant was working away in the background reviewing the sites planning history, looking at the scope of an impact assessment and awaiting the updated layout for the car park. Paul also updated that they are trying to get a pre-application meeting with Historic England to establish their position. Paul finally updated that the planning consultant's view is that a further public consultation would be beneficial to support the planning application. The group considered that beneficial.

Action: Paul Gill to review dates for a further public consultation and schedule in.

6.0 Mansion update

- 6.1 A lead mansion design consultant will be appointed imminently following a tender exercise.
- 6.2 Pete Openshaw updated that revised floorplans had been circulated as part of the agenda papers. The key proposed changes respond to discussions around intensity of use and interaction of uses as discussed at the last meeting and are summarised below:
- Satellite kitchen has been moved into the function room and the store has been moved into the bar area.
 - A deli serving area is proposed to be located in what was the community meeting room on the ground floor and there will be a moveable wall splitting the café seating area in two when there is a wedding function on (on average once a week). The partitioned café seating area will still accommodate 30 seats internally plus the external seating area which will have a canopy cover.
 - The meeting room upstairs will be the main community meeting room and will also be used by Registrars for team meetings.

- 6.3 Pete Openshaw asked the group if the proposed changes were acceptable in principle, though acknowledged people would need to take the plans away and digest them. There was support in the room that the amended plans did seem to address the concerns raised at the last meeting

Action: All to review revised floorplans and provide any comments to Paul Gill as soon as possible.

- 6.3 Discussions are still ongoing with the Fire Safety Officer and Building Control regarding the capacity of the various rooms, which we hope to clarify over the next few weeks and will update on at the next meeting.

- 6.4 Paul Gill updated that a stage 1 interior design report has been received and circulated and summarised that the recommendation is the mansion has a Georgian feel with restoration of key features, where feasible, interspersed with modern and sympathetic finishes. The only potential issue is restoring some of the ceiling / coving finishes given the need to strengthen some of the floors and the requirement for adequate ventilation and services. Jenni Anne-Smith commented that she is very happy with the interior design proposals.

Action: All to review stage 1 interior design report and provide any comments to Paul Gill as soon as possible.

7.0 Depot update

- 7.1 Paul Gill updated that a revised layout for the car park is due by the end of next week and will be circulated via email once received (attached to these minutes). Once the layout is agreed we'll start detailing that up including the sensory garden. We can also then start to look at what we do with the southern part of the depot. Pete Openshaw commented that we've let bidders know the outcome of the expression of interest and that BHMA have been selected as the preferred bidder. Whilst accepted there are a number of aspects of the proposal that are unclear/ likely to require amendment and a meeting will be arranged to discuss further. Jenni Anne-Smith responded that herself and Alan should be invited to meet with the Council initially.

Action: Andy Cartwright to set up a meeting with BHMA to discuss plans for southern part of depot.

8.0 Programme

- 8.1 Pete Openshaw commented that due to the delay in getting a new lead mansion designer in place along with the re-design of the car park there may be a slight delay to planning submission but we are working towards minimising any delay.

9.0 Funding

- 9.1 Pete Openshaw commented that further funding sources would be explored once we have updated costs proposals.

10.0 AOB

- 8.1 None.

11.0 Date and time of next meeting

Thursday 25 August 2022, 10.30 – 12.00, MS Teams