

Buile Hill Mansion Group

29 June 2022

Meeting commenced: 2.00am
ended: 3.30pm

Attendance

Peter Openshaw (Chair)	Assistant Director, Place, SCC
Andrea Hodges	Deputy Superintendent Registrar, SCC
Andrew Cartwright	Head of Service – Strategic Delivery, SCC
Paul Gill	Senior Development Manager, SCC
Tony Fitzgerald	NHS Salford CCG
Les Woolhouse	Building Surveying Manager, SCC
Jenni-Anne Smith	Buile Hill Mansion Association (BHMA)
Wendy Francis	Buile Hill Mansion Association (BHMA)

Apologies

Annie Surtees	Greenspace and Streetscene Manager, SCC
Rebecca Roberts	Superintendent Registrar, SCC
Dave Seager	Assistant Director, Operational & Community Services
Dominic Clarke	Head of Citywide & Community Services
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 – 25-05-22

3.1 Agreed as a correct record.

3.2 Pete Openshaw queried if the Registrars visit had happened. Andrea Confirmed it had and they were very impressed with the potential of the building.

4.0 Small scale works / 'quick wins'

- 4.1 Les Woolhouse updated that the timber treatment works cost have increased due to delays on discharging the condition and approval was being sought for the additional costs.

5.0 Planning update

- 5.1 Paul Gill commented that there are no further planning updates at this stage.

6.0 Mansion update

- 6.1 Paul Gill updated that officers had now digested the business plan and the main conclusion was that it was felt the building is trying to accommodate too many uses and consequently may struggle to provide a quality offer without some reconfiguration of the proposals. In part this is driven by the Registry office requirements where we are looking to accommodate parties of up to circa 80. The suggestions recommended by the business plan consultants and which are currently being explored are:

- Relocating the community meeting room to the first floor;
- Extending the café into the ground floor community meeting room space and including a counter servery in this area to enable the café seating area to be partitioned. The partition would be moveable and would only be used when wedding functions are on to enable separate seating areas for café and wedding guests.
- Relocation of the satellite kitchen to the function room store area and a revised ramp access to the function room.
- Explore the opportunity for the extended use of the café on the outside terrace area

- 6.2 Pete Openshaw queried if we could reduce the circa 80 number currently allowed for functions to deal with capacity constraints. Paul Gill responded that that was feasible but would impact negatively on the business plan and also the quality of the Registry offer who have demand for larger weddings that can't be accommodated currently. Pete Openshaw asked about current weddings at the Civic Centre and how many were at the 64 capacity at that venue Andrea Hodges responded that at weekends (Friday and Saturday) 60% - 70% of wedding ceremonies are at capacity. It was agreed that we need to look to maintain the circa 80 requirement and to further explore the options as detailed above (see item 6.3 below also). It was also agreed that the fundamental objective for public access and public facilities / use of the building must be maintained.

Action: Updated layout plans to be tabled at next meeting for further consideration

6.3 Les Woolhouse updated that the Fire Safety report has just been received and officers are digesting the initial conclusions of this. The main concern is a potential limit on ceremony room numbers of 60 but this is being queried with the Fire Safety Officer and Building Control and we may be able to get to a higher number (the desired circa 80) through appropriate design and access adjustments. An update will be provided at the next meeting. Andrea Hodges responded that this would be extremely disappointing if numbers were limited and would be grateful for any updates on this asap.

Action: Les Woolhouse to provide update on capacity at next meeting.

6.4 Andrea Hodges updated that the interior design workshop had taken place and was very useful and that we are now waiting for initial proposals from Space Invaders to review.

7.0 Depot update

7.1 Andy Cartwright updated that the council received three expressions of interest for the depot. Two of the proposals did not match the city council's aspirations for the depot and the third one was strong but there are some elements that may conflict with our wider proposals but we would like to work with this party to develop this space further. The issues we need to work through are retention of an existing depot building and the proposed café use in the depot. Andy Cartwright added that we would like to make a suggestion that parties work together to co-design this space to see if a feasible proposal can be developed. Further discussions will take place after the parties have been notified of the Council's intentions.

7.2 Jenni Anne-Smith updated that the sensory garden footprint will remain and that they are awaiting updated details on materials with regards to upgrading the infrastructure. Andrea Hodges queried if florist type uses had been considered for the depot. Pete Openshaw commented that those are the types of uses we would consider for the southern part of the depot long-term but no such enquiry had been received to date.

Action: Andy Cartwright to keep the group informed as to developments.

8.0 Programme

8.1 Pete Openshaw queried if the programme was still on course for a planning submission in September 22. Paul Gill responded that programme slippage would depend on how quickly a new PM could be recruited for the Mansion role. Les Woolhouse added that the

programme may also be impacted by re-design work on the depot. It was agreed that we need to minimise any slippage

9.0 Funding

7.1 Pete Openshaw commented that there are no further updates on funding and that until we obtain tendered costs from contractors or the design is more developed there is no point in speculating on this further at this point.

10.0 AOB

8.1 None.

11.0 Date and time of next meeting

Thursday 28 July 2022, 10.00 – 11.30, MS Teams