

Buile Hill Mansion Group

29 September 2021

Meeting commenced: 3.00pm
ended: 4.00pm

Attendance

Peter Openshaw (Chair)	Strategic Director, Place, SCC
Dominic Clarke	Head of Citywide & Community Services
Andrew Cartwright	Head of Service – Strategic Delivery, SCC
Annie Surtees	Greenspace and Streetscene Manager, 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

Dave Seager	Assistant Director, Operational & Community Services
Justin Bentham	Strategic Economic Growth Manager, SCC
Les Woolhouse	Building Surveying Manager, SCC
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 – 18-08-21

- 3.1 Agreed as an accurate record.
- 3.2 Jenni Anne-Smith updated that she is meeting Tony from Galliford Try next Wednesday to discuss murals on windows. Tony will then speak to Les Woolhouse regarding appropriate materials.

Action: Jenni Anne-Smith to provide update at next meeting.

- 3.3 Paul Gill updated on progress with the rot treatment works and bat survey. A bat hibernation survey is required before these works can commence. The survey has taken place and the results are awaited, with

the rot treatment works expected to start in November subject to the results of the survey. The works should be complete by January 2022. Jenni Anne-Smith commented that dry rot in the 1970's when it was a mining museum led to the closure for a period of the museum as the building had been deemed unsafe- was this the same issue. Pete Openshaw responded that they are not the same issue and the issues we are dealing with now flow from the water ingress into the building following damage and the building being empty for so long

Post-meeting note: No hibernating bats have been observed during the survey. Awaiting Listed Building consent (due 18 November 2021) before works can commence. Also require a short works licence from Natural England (7-day turnaround). Work programme likely to run December – February 2022.

3.4 Pete Openshaw updated on the mansion clearance works that these are ok to proceed now.

Post-meeting note: Clearance works due to start w/c 4 October 2021 and complete by 29 October 2021.

4.0 Mansion update

4.1 Paul Gill updated on the draft floorplans that have been circulated to the group and invited comments. The proposal is for:

- Ground floor - a café, function room, bar / café serving area, heritage interpretation space and public toilets.
- First floor – Registrars office space, ceremony / interview rooms, file storage area.
- Second floor – Registrars interview rooms and community meeting space / rentable office space.
- Basement – storage and food delivery area.

4.2 Paul Gill also updated that following review by Les Woolhouse's team the lift is now proposed to be internal and accessed from the stairwell area. Jenni Anne-Smith commented that there is currently high demand for co-working space at some of the projects she is involved in and this could provide an income stream to support the mansion. Jenni also commented that building sufficient storage space in from the outset is important. Andy Cartwright commented that for security reasons the heritage interpretation space might work best downstairs. Paul Gill suggested a visit to the mansion to view the proposed heritage interpretation space on the ground floor.

Action: Paul Gill to raise storage with Les Woolhouse's team for review.

Action: Paul Gill to arrange visit to the mansion to look at proposed interpretation space/wider mansion areas

5.0 Depot update

- 5.1 Paul Gill presented a draft access and car parking plan, which proposes 72 car parking spaces in the depot area with provision for an additional 20 overflow parking spaces. There were also 5 disabled spaces proposed directly in front of the mansion. Wendy Francis commented that although there are issues of drainage and lighting with the current Buile Hill car park near Eccles Old Road, could this be used as an overflow?. The group agreed that this should be looked at. Dominic Clarke commented that car parking currently is chaotic and highlighted that the banqueting suite alone can sometimes have c 70 cars for events and felt that 72 / 92 spaces may be insufficient. Annie Surtees concurred with this and suggested the number of spaces might need to be double to accommodate the mansion, banqueting suite and park usage. Pete Openshaw commented that the 70 space plan needs revisiting so that the car parking strategy for the mansion/Banqueting suite and park combined is addressed including clarity on the number of spaces to be provided in the depot area. This is particularly so if the intention, as discussed, is to prevent car parking on the main access road and in front of the mansion.

It was recognised that more car parking spaces on the depot would reduce the area available for any complimentary uses.

Action: Paul Gill to liaise with Annie and Dominic to consider the wider parking needs and to then liaise with the Landscape Team regarding increasing depot parking provision and improvement works to the existing car park and its potential to be used as an overflow. An associated revised plan to be produced.

- 5.2 Pete Openshaw updated that Andy Cartwright's team is currently assessing options for the depot based on the results of previous consultations and will feed back in due course. Pete queried if the CCG had any known requirements at this stage. Tony Fitzgerald responded that he is not aware of anything specific but there is increasing demand for certain services (pharmacies, mental health provision) which may be suitable for the mansion in future. Andy Cartwright commented that we shouldn't stifle any innovative ideas by stipulating acceptable uses. Andy added that the length of lease the council is willing to give will probably impact the number of proposals we get, and the group agreed that the sale of land by way of long terms lease and any uses with a residential aspect are likely to be difficult and any marketing information should avoid those options. The work to market test any options will first require the issue of car parking numbers to be resolved.

6.0 Public Engagement re proposals

- 6.1 Pete Openshaw updated that Live in Salford goes out in early November and it would be good to put something in this edition about proposals for Buile Hill and to signpost people to the relevant media for more

information / drop-in sessions. Wendy Francis commented that the sooner the group engages with the public on proposals the better from BHMA's perspective. Wendy Francis and Jenni Anne-Smith also happy to use the BHMA Facebook page to promote all proposals associated with the mansion

Action: Paul Gill to check deadlines for Life in Salford articles.

7.0 Small-scale works / 'quick wins'

7.1 Updated under section 3.

8.0 Funding

8.1 No update.

9.0 Any other business

9.1 Jenni Anne-Smith commented that it would be good to share the dates for the clearance works to put out some positive publicity about progress with the mansion.

Action: Les Woolhouse to share dates of clearance works for BHMA to publicise via their social media accounts.(see above update post the bat survey results)

10.0 Date and time of next meeting

Wednesday 20 October 2021, 1.30 – 3.00pm, Microsoft Teams