

Buile Hill Mansion Group

29 September 2022

Meeting commenced: 10.30pm
ended: 11.20pm

Attendance

Peter Openshaw (Chair)	Assistant Director, Place, SCC
Dave Seager	Assistant Director, Operational & Community Services
Andrew Cartwright	Head of Service – Strategic Delivery, SCC
Jo Regan	Environment Programme Manager, SCC
Paul Gill	Senior Development Manager, SCC
Dominic Clarke	Head of Citywide & Community Services
Les Woolhouse	Building Surveying Manager, SCC
Jenni-Anne Smith	Buile Hill Mansion Association (BHMA)
Wendy Francis	Buile Hill Mansion Association (BHMA)

Apologies

Rebecca Wardley	Superintendent Registrar, SCC
Andrea Hodges	Deputy Superintendent Registrar, SCC
Tony Fitzgerald	NHS Salford CCG
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 – 01-09-22

- 3.1 Agreed as a correct record.
- 3.2 Actions covered under individual agenda items.

4.1 Planning update

- 4.1 Paul Gill updated that the planning condition attached to the listed building consent for the timber treatment works has now been discharged, enabling start on site.

- 4.2 Paul also updated that a pre-planning public consultation is scheduled in for December on current timescales.
- 4.3 Pete Openshaw queried where the discussions are up to with regards to the depot buildings following the recent spate of fires. Pete added that the City Mayor is concerned about any fires/attacks spreading to the mansion but welcomed people's views on an early demolition option as discussed previously. Comments were made re the hothouse structure and that whilst it is appreciated that the building has no future given its condition and replacement nature there is lots of sentimental feeling relating to the hothouse use on the site. There was general support for the demolition proposals but it was agreed that a coherent comms message needs to be developed on this and suggested a discussion with the council's Communications Team.

Action: Paul Gill to speak to the Comms Team regarding preparing comms material should an advance demolition package be the preferred route.

- 4.4 Les Woolhouse updated that a condition survey of the depot buildings is due to take place imminently to assess whether they are dangerous and an updated demolition cost is being obtained. Paul Gill added that a meeting with the planning consultants and the council's planning and conservation officers is in the process of being arranged to discuss the process and strategy for progressing this.
- 4.5 Paul Gill added that the council is seeking to access Historic England's pre-application service to discuss the wider proposals and flush out any issues, particularly around retention of original ceilings and coving detail.

5.0 Mansion update

- 5.1 Les Woolhouse updated that Identity Consult, with Buttress as Conservation Architects, have now been appointed as lead mansion designer and a start-up meeting has taken place. Les also updated that the timber treatment works are due to commence on site 10 October and there is a 15-week programme of works.
- 5.2 Paul Gill updated that a stage 2 interior design report had been circulated, which has been well received by Citywide and the Registrars Service but would welcome any comments from the group via email once digested. Dominic Clarke queried whether there would be a member of staff in the entrance foyer directing people. Les Woolhouse responded that the entrance foyer would be welcoming but not staffed and would instead be monitored by CCTV. Dominic Clarke commented that there are staff in the banqueting suite and there is an option that they could relocate to the mansion to meet and greet.

Action: All to provide comments on the stage 2 interior design report.

- 5.3 Dominic Clarke queried whether dogs other than guide dogs would be allowed in the mansion given the proposed high specification in the café area. Les Woolhouse responded that unless there is a significant cleaning budget built into the running costs, dogs would be best accommodated outside under a nice, sheltered seating area. Jenni Anne-Smith added that guests getting married may not want dogs in the building. The group endorsed this view with the caveat that the outside seating would need to be covered.

6.0 Depot update

- 6.1 Dave Seager queried if the access road would be resurfaced as part of the scheme given its poor condition. Paul Gill confirmed that it would be.
- 6.2 Pete Openshaw also queried if a further meeting had taken place with BHMA to discuss the southern part of the depot. Paul Gill responded it hadn't and sought clarity on the scope of any design work the council would undertake and how the area should be treated within the upcoming planning application for the scheme. Pete Openshaw responded that BHMA would need to take forward design work for their proposal for that space, in consultation with the council. It was agreed that the area would need to be landscaped(Basic spec to keep it tidy) if dev and use plans came forward at a different timescale to the mansion works..

Action: Paul Gill to schedule further meeting in with BHMA.

7.0 Programme

- 7.1 Les Woolhouse updated that a draft programme had been circulated by Identity Consult and this identified a c 8-week delay to the programme discussed previously. However, further discussions are scheduled in to discuss this as there are areas which could be brought forward to minimise any delays. An update on this would be provided at the next meeting.

Action: Les Woolhouse on further discussion on programme at next meeting.

8.0 Funding

- 8.1 Dave Seager updated that a Shared Prosperity bid has been submitted to Government by the GMCA which includes monies earmarked for Buile Hill and this should be factored in if successful.

9.0 AOB

- 9.1 Dominic Clarke queried what is happening with regards to improving the Banqueting Suite and whether improvement works to this could be delivered in conjunction with the mansion works. Les Woolhouse responded that budget has been secured to improve the Banqueting Suite and this would be procured as a separate contract.

10.0 Date and time of next meeting

Wednesday 2 November, 2.30 – 3.30pm, MS Teams