

## **Buile Hill Mansion Group**

16 June 2021

Meeting commenced: 1.30pm  
ended: 3.00pm

### **Attendance**

Peter Openshaw (Chair)	Strategic Director, Place, SCC
Dave Seager	Assistant Director, Operational & Community Services
Dominic Clarke	Head of Citywide & Community Services
Andrew Cartwright	Head of Service – Strategic Delivery, SCC
James Kington	Head of Strategic Asset Management, SCC
Annie Surtees	Greenspace and Streetscene Manager, SCC
Les Woolhouse	Building Surveying Manager, SCC
Justin Bentham	Strategic Economic Growth Manager, SCC
Paul Gill	Senior Development Manager, SCC
Tony Fitzgerald	NHS Salford CCG
Jenni-Anne Smith	Buile Hill Mansion Association (BHMA)

### **Apologies**

Rob Jepson	Salford Royal Foundation Trust
Wendi Francis	Buile Hill Mansion Association (BHMA)

### **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 – 19-05-21**

3.1 Agreed as an accurate record.

3.2 Jenni Anne-Smith updated that Galliford Try have approved the costs for artwork for the six front windows. Les Woolhouse commented that Galliford Try would need to speak to him to get approval.

3.3 Dominic Clarke gave an update on the banqueting suite stats. Pete Openshaw queried whether the larger events are mainly council events. Dominic further updated that a more in-depth review of the mansion and banqueting suite functions would be undertaken. Dave Seager commented that the number of events over 100 is not huge so would depend on how many people the mansion can accommodate. The option

of incorporating the banqueting suite into the mansion makes sense from a commercial perspective and also from a parking perspective. James Kington commented that once the initial clearance and setup for a temporary marquee is undertaken it is relatively cheap to then re-utilise that marquee periodically. Les Woolhouse commented that access and parking is a key consideration re the future use of the mansion.

**Action: Paul Gill to attach stats to minutes when circulated.**

3.4 James Kington updated that he had contacted CBRE and they would be able to provide some information to assist our thinking and we can then look at future business models around running costs.

3.5 Les Woolhouse updated on the short-term works and programme. A bat survey is needed for the mansion – earliest date is 7 July 2021. Indicative dates for the short-term works are as follows:

- Strip out – now July 2021
- Dry rot enabling works – start on site September 2021 (subject to bat survey)

3.6 Need to think about Comms pre works as key landmark

**Action: Les Woolhouse to circulate programme for next meeting.**

3.7 Paul Gill updated that Historic England have responded to SCC's enquiry and stated that SCC can apply to re-appraise the listing, but timescales may be lengthy. Pete Openshaw queried this and conflicting messages from HE given earlier discussions with them. He asked why a demolition consent couldn't be submitted and then Historic England would be required to give a view. The group agreed that this was an option, though contained some element of risk. Given the research undertaken to date Pete Openshaw asked for BHMA's view on the depot buildings and suggested that SCC write to the BHMA formally with a proposal for which buildings SCC was minded to demolish for H and S etc reasons and get a community view.

**Action: Pete Openshaw to write to BHMA with proposed actions on depot for BHMA feedback.**

3.8 Jenni Anne-Smith updated that NLHF have stated that an expression of interest would need to be submitted to get a meeting with NLHF. Pete Openshaw queried whether we submit a new application imminently. Jenni Anne-Smith offered to assist with writing any expression of interest. Justin Bentham commented that it would be stronger if it was a joint SCC / BHMA application.

**Action: Jenni Anne-Smith to start preparing EOI for NLHF.**

#### **4.0 Memorandum of Understanding (MOU)**

4.1 Pete Openshaw to re-arrange date for signing of MOU.

**Action: Pete Openshaw to arrange date with City Mayor's office for formal signing ceremony.**

#### **5.0 Mansion update**

5.1 Pete Openshaw commented that the majority of the updates on the mansion have been covered under item 3. Les Woolhouse updated that a full feasibility study reviewing the banqueting suite and internal council services needs to be undertaken to clarify whether this would form part of the proposals before proposed uses could be put out to public consultation.

#### **6.0 Depot update**

6.1 Pete Openshaw commented that the depot and its usage needs progressing to a firm plan. James Kington commented that the depot should flow from the uses in the mansion. Les Woolhouse queried what the planning history is on the depot. Pete Openshaw commented that it is a brownfield site within a listed park setting and so aside from housing a range of uses could potentially be accommodated. Jenni Anne-Smith highlighted Haigh Hall in Wigan as an example of difficulties of bringing a private sector operator in.

6.2 Pete Openshaw queried could the consortium building be a alternative new banqueting suite. This will be considered. James Kington queried could the consortium building be utilised in the short-term as a café. Dominic Clarke commented that the depot area is huge.

**Action: Les Woolhouse to review footprint of banqueting suite and consortium building.**

#### **7.0 Small scale works / 'quick wins'**

7.1 Discussed under 3.5.

#### **8.0 Funding**

8.1 No update.

#### **9.0 AOB**

9.1 Pete Openshaw commented that a plan/timescale needs drafting up for public consultation reflecting proposals and progress to date.

9.2 Jenni Anne-Smith informed the group that youths had been getting into the depot from the grounds of the mansion. Annie Surtees responded that she would look into this.

**10.0 Date and time of next meeting**

Tuesday 20 July 2021, 2.30 – 4.00pm, Microsoft Teams