

Buile Hill Mansion Group

18 January 2021

Meeting commenced: 11.30am
ended: 12.30pm

Attendance

Pete Openshaw (Chair)	Assistant Director, Environment & Community Safety, SCC
Ben Dolan	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
Les Woolhouse	Building Surveying Manager, SCC
Anthony Moore	Property Information Officer, SCC
Paul Gill	Senior Development Manager, SCC
Mark Frith	Chair of Buile Hill Mansion Association (BHMA) & Growing Togetherness
Chris Payne	Local building contractor volunteering on behalf of BHMA
Ondrej Obediar	Buile Hill Mansion Association (BHMA)
Tony Fitzgerald	NHS Salford CCG
Rob Jepson	SRFT/NCA

Apologies

Justin Bentham	Strategic Economic Growth Manager, SCC
James Kington	Head of Strategic Asset Management, S

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 – 23-12-20

3.1 Agreed as an accurate record.

3.2 The following are still outstanding actions from the last meeting:

Action: James Kington to feedback on how other councils have re-used historic buildings.

Action: Paul Gill set up a Microsoft Teams site to store group documents.

4.0 Memorandum of Understanding (MOU) and membership of group

4.1 Pete Openshaw has drafted an MOU for the group and circulated to Mark Frith of the Buile Hill Mansion Association for comment. Pete Openshaw added that it needs more detail in terms of respective organisations obligations and welcomes comment on any other organisations that needs to be involved. Mark Frith updated the group that Salford Reds Foundation had expressed an interest.

Action: Provide comments on draft MOU ahead of next meeting (Mark Frith)

5.0 Update on other council's re-use of historic buildings

5.1 Anthony Moore updated that this piece of work was ongoing but the types of uses other council's had used historic buildings and grounds for included weddings, cafes, petting zoos, interpretation centres, training and conference centres, hotels etc.

5.2 Tony Fitzgerald updated that he had been involved in two similar buildings one of which, Gawthorpe Hall, was run by the National Trust but administered by Burnley Borough Council and was utilised as a training and visitor centre. Mark Frith commented that Rivington Pike is a good example. Annie Surtees commented that Haigh Hall and Heaton Park are also examples that we can learn from.

6.0 Vision

6.1 Paul Gill presented a draft vision and objectives for the group for comment, noting that the vision and objectives also needed to include the park. Pete Openshaw commented that the vision and objectives were fairly high level and needed some detail adding as to the types of uses and activities the group anticipates moving forward, based on our discussions and previous consultations. Andy Cartwright suggested consolidating and articulating the uses and where we are going. Mark Frith commented that the 200th anniversary of the commissioning of the building in 2025 would be a good anniversary to aim for.

Action: Add proposed uses and activities to draft vision and circulate to the group for comment (Paul Gill)

6.2 Paul Gill commented that it is difficult to pin down uses without knowing the financials. Pete Openshaw posed the question of what are the key anchors that will make the building sustainable. Andy Cartwright commented that to understand this we need to understand the revenue liability of maintaining the building.

Action: Les Woolhouse to review existing maintenance cost of the mansion.

6.3 Andy Cartwright commented that the wider activities and events programme for the park is also important to the success of the mansion and suggested baselining what the current activity is in the park. Annie Surtees added that it is important to be clear on who our audiences are going to be and what are acceptable uses as that will naturally remove some suggested uses from consideration and will enable us to define what we want rather than respond reactively to interest. Ondrej Obediar commented that social prescribing should be a key component of the future use of the park and mansion. Mark Frith commented that from BMHA's perspective the local community needs to be the primary target group. Ben Dolan responded that first and foremost the mansion needs an organisation or organisations that can pay the bills. Community access is important but that can be enabled by commercial activity in the mansion. Ondrej Obediar commented that there is a debate as to who decides who goes in. Pete Openshaw responded that the MOU fleshes some of that out but ultimately the building is a council building so it will need to be consistent with the council's aspirations.

Action: Pull together schedule of existing events / activities in the park (Annie Surtees / Mark Frith)

7.0 Small scale works / 'quick wins'

7.1 Pete Openshaw asked Building Services to review the condition of the Annex with a view to BHMA use. LW responded that the condition survey had looked into this and there were several issues with this part of the building that made opening it up and even access in the short-term problematic but this would be looked at again with Chris Payne involved.

Action: Les Woolhosue to feedback.

7.2 Mark Frith updated that he had been speaking to people from Salford Royal Hospital from the health and wellbeing teams and they were keen to be involved. Mark Frith also updated that he had been continuing discussions with Galliford Try and they were keen to offer support in terms of health and safety and with assessing the greenhouse structure. Pete Openshaw commented that it would be good for them to support a wider piece of work looking at the whole of the Depot as this could be cleared in the short-term to make better use of this space. Annie Surtees added that any work Galliford Try do assessing structures in the Depot needs to be done with a view to future use.

Action: Speak to Galliford Try regarding a wider review of structures in the Depot (Mark Frith)

7.3 Chris Payne suggested relevant members of the group walk round the Depot to assess it. Pete Openshaw suggested that it would be useful to

get Beryl Patten's view on the heritage value of the greenhouse. Andy Cartwright added that it would also be useful to get Amelia Lucas' view from a conservation point of view.

Action: Amelia Lucas, Beryl Patten, Chris Payne and Mark Frith to meet up to discuss the greenhouse and the wider depot area in terms of any historical value of the buildings on site.

7.4 Pete Openshaw updated the group that the council are in a position to repair the downpipes and jetwash the front of the building but queried when would be best. Mark Frith commented that there are also trees growing out of the guttering and it would be good to remove these. Pete Openshaw responded that that may be difficult due to access but we would also look at this.

Action: Pete Openshaw to meet separately with Tony Fitzgerald and Rob Jepson re possible NHS/Health/Well being uses

8.0 Funding

8.1 Pete Openshaw updated the group that he had fed back to the person looking to submit funding bids to ask that this be deferred until a vision and uses for the mansion had been agreed.

8.2 Annie Surtees fed back that she had met with the NLHF and, whilst they were interested in Buile Hill, they wouldn't necessarily put a significant sum of money into capital improvement works – their interest lies in the heritage and community involvement.

9.0 AOB

9.1 Pete Openshaw queried whether it would be worth meeting with Emmaus to discuss Buile Hill.

Action: Organise meeting with Emmaus (Mark Frith)

10.0 Date and time of next meeting

Wednesday 24 February 2021, 4.00 – 5.00pm, Microsoft Teams