

Buile Hill Mansion Group

22 March 2021

Meeting commenced: 2.30am
ended: 3.30pm

Attendance

Peter Openshaw (Chair)	Assistant Director- SCC
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
Paul Gill	Senior Development Manager, SCC
Mark Frith	Chair of Buile Hill Mansion Association (BHMA) & Growing Togetherness
Wendy Francis	Buile Hill Mansion Association (BHMA)
Jenni Smith	Buile Hill Mansion Association (BHMA)
Tony Fitzgerald	NHS Salford CCG
Jeremy Engineer	Salford CVS

Apologies

Ben Dolan	Strategic Director Place SCC
Ondrej Obediár	Buile Hill Mansion Association (BHMA)
Justin Bentham	Strategic Economic Growth Manager, SCC
Marketa Lazova	Buile Hill Mansion Association (BHMA)
Petra Vartovnikova	Buile Hill Mansion Association (BHMA)
Chris Payne	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 – 24-02-21

- 3.1 Agreed as an accurate record.
- 3.2 Jenni Smith updated that the locations of the wooden sculptures in the park has been agreed with Annie Surtees and also confirmed receipt of the tree trail document.

4.0 Memorandum of Understanding (MOU) and membership of group

- 4.1 Mark Frith circulated some suggested amendments to the MOU prior to the meeting. Peter Openshaw to review and respond with a view to bringing a consolidated version to the next meeting.

Action: Peter Openshaw to discuss and agree consolidated MOU to bring back to April meeting.

5.0 Mansion update

- 5.1 Les Woolhouse updated that the rot survey specialists have visited the mansion and the report is due imminently. Les updated that we needed to agree what action to take to prevent the situation deteriorating. Peter Openshaw commented that the upstairs ventilation has prevented a more serious issue in those areas and it is primarily the ground floor and basement areas that are in a poor condition (rot wise).

Action: Les Woolhouse / Peter Openshaw to provide update to April meeting on survey results and next steps.

- 5.2 Peter Openshaw updated that Beryl Patten, Amelia Lucas and Les Woolhouse are pulling together a schedule of buildings in the depot area along with their heritage significance / condition. When complete this will be shared with the group for further consideration re possible actions.

- 5.3 Les Woolhouse updated that an internal and external option for a lift has been considered and both are feasible. However, an external lift would be preferable, subject to planning, as this would impact less on the internal fabric / aesthetic/space utilisation of the mansion. Dominic Clarke commented that an internal lift may be easier from a planning perspective. Peter Openshaw asked if the group could get some clarity on this.

Action: Les Woolhouse to discuss lift options with Development Control officers and report back to a future meeting.

- 5.4 Mark Frith updated that he was setting up a meeting with Gorton Monastery to review their operation.
Peter Openshaw commented that the long list of options now needs to be refined down to a shorter list to allow greater clarity on future uses to assist renovation cost estimates. Les Woolhouse updated that he was continuing to review the option as to whether some council services could, potentially, be delivered from the mansion.
Mark Frith queried whether this would enable the community to use space within the mansion. Les Woolhouse responded that the rooms would be as multi-functional as possible to enable flexible usage and that we were not talking about exclusive Council use as that was both unlikely and not in accordance with the Community use/access brief. Tony Fitzgerald commented that there may be potential for some health

services to be delivered from the mansion. Mark Frith also updated that Salford Reds community Trust still retain an interest in the mansion.

In summary, it was concluded that an active Council community focussed use of the ground floor of the mansion , plus the potential for the accessible and flexible use of the upper floors(by a range of users) would be a good basis on which to start to develop some costed proposals for the refurbishment and re-occupation.

5.5 There was a general discussion around the banqueting suite and its future. There were different views expressed – summarised below

- Whilst well used and serving a very useful community function it is not aesthetically pleasing
- It could be retained as is/retained and improved
- It could be removed and would provide a great opportunity to create more parking / other facilities within the park
- It could be removed and replaced by an addition to the mansion to retain the facility

All agreed that this should be considered as part of the group discussions but the focus was the mansion and due to funding considerations/practical issues this may need to be a “Phase 2” project

Action: Les Woolhouse to discuss with Dominic Clarke the feasibility and requirements for current banqueting suite services to determine what could be delivered, potentially, from the mansion/an extended mansion offering.

5.6 Peter Openshaw updated the group that the interest expressed by a private individual in the mansion and depot that had been discussed previously still remains. This is for similar uses that the group has discussed. Mark Frith queried whether under this scenario the community would still have input into the design and whether there would be community access. Pete Openshaw responded affirmatively to both matters, but that clearly more details would be needed from the party before the matter could be further considered.

Action: Peter Openshaw to obtain more details of the interest to share with the group for further discussion.

6.0 Depot update

6.1 Following discussion on the future use of the depot as a potential garden centre, Peter Openshaw queried whether the group now needs an independent view on this suggestion and how this could be moved forward (CIC/Private operation etc). There was further discussion on the sensitivity of some of the structures in the depot and the group agreed to discuss in more detail at the April 2021 meeting (see earlier comments)

Action All to consider

7.0 Small scale works / 'quick wins'

- 7.1 Les Woolhouse updated that the clearing out of rubble in the basement, preventing water ingress, and the undertaking of some cleaning /minor maintenance works are short-term actions which could proceed in the next few months subject to budget. Mark Frith queries if volunteers could assist with clearance of rubble. Les Woolhouse responded they would be happy to look at potential involvement subject to appropriate risk assessments and safety protocols.

Action: Group to discuss timetable for short-term activities at April 2021 meeting and potential volunteer involvement.

- 7.2 Mark Frith updated that Jenni Smith was pulling together a proposal for Galliford Try for artwork on the boarded-up windows.

Action: BHMA to report back to April 2021 meeting on progress with this.

- 7.3 Mark Frith queried whether BHMA could have a physical presence within the garage.

Action: Les Woolhouse to review whether BHMA can have presence within the garage, although due to the links between the basement and the wider mansion this was considered unlikely.

8.0 Funding

- 8.1 Jenni Smith informed the group that the Government are launching a new funding initiative in response to Covid to support community usage of buildings post-Covid and she would report back once further guidance is published. Jenni also offered to undertake a summary of funding received exercise in relation to other projects she was aware of /had been involved with.

Action: Jenni Smith to update on community use funding at future meeting.

9.0 AOB

- 9.1 Mark Frith updated the group that BHMA have recruited a number of parties to build expertise and support the work of the BHMA

10.0 Date and time of next meeting

Thursday 22 April 2021, 11.30 – 1.00pm, Microsoft Teams