

## **Buile Hill Mansion Group**

24 February 2021

Meeting commenced: 3.30am  
ended: 4.30pm

### **Attendance**

Pete 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
Paul Gill	Senior Development Manager, SCC
Mark Frith	Chair of Buile Hill Mansion Association (BHMA) & Growing Togetherness
Ondrej Obediar	Buile Hill Mansion Association (BHMA)
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
Les Woolhouse	Building Surveying Manager, SCC
Justin Bentham	Strategic Economic Growth Manager, SCC
Marketa Lazova	Buile Hill Mansion Association (BHMA)
Petra Vartovnikova	Buile Hill Mansion Association (BHMA)

### **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 – 18-01-21**

3.1 Agreed as an accurate record.

### **4.0 Memorandum of Understanding (MOU) and membership of group**

4.1 Pete Openshaw queried whether BHMA had reviewed / agreed the MOU yet. Mark Frith responded that BHMA are in the process of arranging a meeting to discuss the MOU and will feedback to the next meeting.

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

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

5.1 James Kington agreed to feedback at March's meeting on the piece of work looking at how other Council's have used historic buildings. Andrew Cartwright updated that he had made contact with Haigh Hall in Wigan and will have a discussion with them to explore what has worked, what hasn't, how it has evolved and any pitfalls and feedback at the next meeting. Pete Openshaw clarified that it would be good to understand the funding, condition of the building prior to the current tenant occupying and ongoing running costs. James Kington added that he will make contact with a wedding venue operator that he is in contact with to gain an understanding of broad-brush running cost figures also.

**Action: Provide update on how other councils have re-used historic buildings at next meeting (James Kington / Andrew Cartwright).**

5.2 Dominic Clarke commented that his understanding was that Haigh Hall was tied in to the wider development of the park and funding may have been secured on that basis. Mark Frith, Jenni Smith and Tony Fitzgerald also suggested the Butterfly House in Lancaster, Whitaker Park in Rawtenstall and some other projects Jenni had worked on which may be worth speaking to as good practice examples.

## **6.0 Vision and uses**

6.1 Pete Openshaw provided the following update on the various activities that have been ongoing in relation to vision and uses:

- BHMA and a private developer who shares some of the group's vision have been taken round the mansion to inspect its condition.
- The council is reviewing if any of its services could be delivered from the building.
- The council is to undertake a new wet and dry rot survey w/c 1 March 2021 to determine extent of rot and estimate costs of treatment to determine whether it is prudent to begin treatment of this imminently to prevent further decay.
- Les Woolhouse in the council's Property team is to provide an estimate of future running costs of the mansion to aid discussions on future uses.
- Les Woolhouse is also reviewing the potential to install a lift for the mansion – reviewing internal and external options.
- May be prudent to begin clearing rubble in the basement/other areas of the mansion in the short-term.

- The Council's Property team is assessing the former garage and whether this could be opened up in the short-term for use by BHMA.
- An inspection of the old Consortium training building in the depot is required to ascertain condition and if this building can be re-used as part of any proposals for the depot area.
- A local historian and the council's Conservation Officer are due to meet shortly to produce a written statement as to whether any of the buildings / structures within the depot area have heritage significance / heritage retention value. This coupled with building/structural surveys will help determine what if any clearance can be progressed to assist with short and long term depot re-uses.

**Action: Produce plan of buildings and schedule of actions / programme (Paul Gill).**

6.2 Pete Openshaw commented that the depot could be a quick win, subject to health and safety, and the results from previous public consultations along with views expressed by this group seem to indicate a preference for a "garden centre" and appropriate linked uses within the depot area and queried how and who would take that forward.

**Action: Meeting to take place to discuss business plan for a "garden centre" (Mark Frith / Andrew Cartwright / James Kington / Jeremy Engineer)**

6.3 Mark Frith updated the group that Emmaus have withdrawn their interest in Buile Hill. Wendy Francis commented that one area of concern with potential weddings in the mansion and a garden centre in the depot is cars and potential conflict with pedestrians and dog walkers. Annie Surtees responded that cars are an issue and this needs to be looked at from a wider context of how the whole park area functions.

**Action: Review accessibility / parking options now (tbc).**

6.4 Annie Surtees updated the group that she had had a conversation with someone from the National Trust regarding an 'accelerator' consultation / engagement tool and this may be worth exploring. Pete Openshaw responded that lots of engagement re future uses has already taken place with the community, but would be interesting to know at what point they come in.

**Action: Review National Trust 'accelerator' model (Annie Surtees)**

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

7.1 Mark Frith updated the group that he has met with Galliford Try and they are going to issue a formal proposal for artwork on the windows of the mansion.

**Action: Mark Frith to continue to update the group on progress with this.**

## **8.0 Funding**

8.1 Jeremy Engineer commented that the Council , potentially being the anchor tenant may make it difficult to obtain funding. James Kington responded that it is a balance as ongoing revenue rather than the capital funding is likely to be the key issue. Jenni Smith commented that it depends on the model and cited Stretford Town Hall as a similar example of a project akin to Buile Hill. Pete Openshaw commented that there was an understanding and expectation that the Council is likely to need to contribute a significant amount towards the refurbishment cost and Andrew Cartwright added that the proposition needs to be right first and then we can wrap the funding strategy around this.

8.2 Jenni Smith updated that BHMA have secured £2,000 from the National Lottery Heritage Fund (NLHF) for some wooden sculptures in the park. This news was welcomed by the group and Jenni Smith and Annie Surtees to liaise on the location of the sculptures.

**Action: Jenni Smith and Annie Surtees to agree location of wooden sculptures.**

## **9.0 AOB**

9.1 Jenni Smith queried if anybody had access to the tree trail documents for the park.

**Action: Mark Frith / Annie Surtees to provide copies to Jenni.**

## **10.0 Date and time of next meeting**

Monday 22 March 2021, 2.30 – 3.30pm, Microsoft Teams