



# Information Bulletin

12 February 2021

Save the Hulme Hippodrome Campaign Group  
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The Facebook group page:  
<https://www.facebook.com/SAVE-HULME-Hippodrome-1532360277003306/>

## News this week

The Hulme Hippodrome was due to be sold at auction in London on Wednesday (10 Feb) but it **failed to sell**. We understand that a private sale is still being considered.

We found out this week that the property was involved in **two attempted sales on 11 January**

**2021**, first by two trustees of the Gilbert Deya Ministries charity to Gassell Charles Gordon, and later that same day from Gassell Charles Gordon to HHM 20 Limited. This is all information now in the public domain, based on provisions in the Land Registration Act 2002.

We have lodged a **formal objection** to the first sale with the Land Registry (under Rule 19 of the 2003 Regulations). Our objection is based on our understanding of charity law and of the covenants on the property of the title deed that have been there since the charity bought the property nearly twenty years ago. We understand that the Charity Commission is making enquiries as part of **an investigation** into these matters. We fully support them and urge others likewise.

**Our crowdfunding has a great start** with over £7,000 raised so far and 25 days still to go. This seed money will pay for essential early works such as a professional current conditions survey of the property. Please give if you can afford to, and share this good news with your friends.

<https://www.crowdfunder.co.uk/save-hulme-hippo>

We are also pleased that our crowdfunding success has drawn in many kind and useful offers of support from a **wide range of individuals**, many with heritage and campaigning backgrounds. We are looking carefully next week on how best to harness all this new enthusiasm and energy.

We have also made a formal request to Manchester City Council to have the Hippodrome declared as an **Asset of Community Value**. We are aware that a similar request was declined a number of years ago, but we are sure that all the energy and community engagement, along with the recent practical facts of the case mean that the formal request is **now compelling**.



We are developing a **Business Case** for use with potential funders and investors, based on four phases of capital works and a **mixed-use base and sustainable** income stream that isn't reliant on general retail (economically unlikely) or residential (rightly forbidden) uses. We plan to re-create the active street frontages, vibrancy and footfall that was lost when the Hippodrome closed.

This campaign has been described to us as a "mammoth task" and we are aware of the deep disappointment in the community that the former Church Inn on Cambridge Street could not be saved from demolition. We remain energised, we have the benefits of a wide and strong skills set from community campaigning to those needed in making change happen in the built environment.

As President Kennedy said, "We choose to [do these] things, not because they are easy, but because they are hard, because that goal will serve to organize and measure the best of our energies and skills".

## Media coverage is growing

We also are getting some very good media coverage, and a sample is given here.

Crowdfunder launched after Hulme Hippodrome pulled out of auction at the last minute  
A local group are battling to restore and save the historic theatre, Manchester Evening News, <https://www.manchestereveningnews.co.uk/whats-on/theatre-news/crowdfunder-launched-after-hulme-hippodrome-19821550>

The 'last chance' battle to save Hulme Hippodrome as it goes up for auction for nearly £1million, Manchester Evening News, <https://www.manchestereveningnews.co.uk/whats-on/theatre-news/last-chance-battle-save-hulme-19771548>

Crowdfunder launched to save Hulme Hippodrome, About Manchester, <https://www.aboutmanchester.co.uk/crowdfunder-launched-to-save-hulme-hippodrome/>

We've also have the support of the Theatres Trust and the Victorian Society who are sending out information to their membership.

## Background

The Hulme Hippodrome is a **Grade II listed theatre and music hall** one mile outside Manchester City Centre. In 1901 it was built together with its smaller twin - the Hulme Playhouse, now occupied by Niamos - by the Broadhead theatre business empire and the Hippodrome operated as their headquarters. Their circuit comprising 17 other venues across the North West, all in working class communities, cultural buildings which are now mostly lost.

Covered in gilded Rococo (also known as Late Baroque) plasterwork the Hulme Hippodrome is an iconic building of social, historical, and architectural significance and has been on the Theatres Trust's list of '**Theatres at Risk**' since the list began in 2006.

The theatre was bought by a church and registered charity, Gilbert Deya Ministries, in 2003. However, on 22 January 2021 we found out that the Hippodrome had been listed on an online auction house for sale on 10 February 2021 at £950,000. The building was described in the auction details as being suitable for residential redevelopment - we knew this not to be true so we quickly had 'residential potential' removed from the listing. In the last few weeks our campaign has sprung into action, and this week alone shows how much has been achieved so far.