

## PCC Minutes January 16<sup>th</sup> 2019

**Present:**

James Kennedy (Chair) **(JK)**  
Graham Povey **(GP)**  
Mark Knight **(MK)**  
Kathryn Walton **(KW)**  
Judith Marshall **(JEM)**  
Martha Simpson **(MS)**

Bill Rees **(BR)**  
David Bishop **(DB)**  
Jamie Bell **(JB)**  
Mary Smith **(MSm)**,  
Jo Graves **(JG)**  
Alastair Ewer **(AE)**

Peter Williams (Secretary) **(PW)**  
Nicola Riley **(NR)****(Lay Chair)**  
Tim Woolcock **(TW)**  
Toby Artis **(TA)**  
Ursula Simpson **(US)**

1. **Worship:** Nicola led our worship with a time of quiet focus on dwelling in the Lord's presence. We listened to 'Make me a channel of your peace' before Nicola opened the meeting with prayer. Prayerful support was also offered for James.
2. **Apologies:** Chris Mitchell **(CM)** Robert Freeman (Treasurer) **(RF)**

3. **Notification of any other business** - None

4. **The Minutes of the PCC Meeting on 21.11.18**

The minutes, previously circulated, were received and signed as a correct record.

5. **Notification of any RIDDOR reportable incidents since last PCC meeting** - None

6. **Conflict of interest for any PCC member involving any item on this agenda** - None

7. **Items**

**7.1 Reports**

a) **Churchwardens' – No Report**

b) **Fabric** The report, previously circulated, was received.  
It was confirmed that responsibility for implementing repair to the porch notice boards rests with the Fabric Committee. Gareth was working on new designs for these boards.

c) <b>Pastoral and Outreach</b>	The report, previously circulated, was received.
d) <b>Discipleship and Training</b>	The report, previously circulated, was received.
e) <b>Youth</b>	The report, previously circulated, was received.
f) <b>Financial/Budget Review</b>	The report and papers, previously circulated, were received.

## 7.2 Buildings Update

**AE** spoke to the **Project Status Report** that had been circulated prior to the meeting.

- Few outstanding issues re. various missing deeds relating to pedestrian rear access.
- Some issues raised from structural surveys re bowing at front (not major) and 2<sup>nd</sup> floor red brick extension.
- Also some water damage to top floor. Combination of these could lead to re-negotiation of price with vendors. David Mason from Diocese thinks there are grounds for re-negotiation.
- Tree in back garden not protected.
- Risk of radon gas not measured. Suggested that we do our own measurements to assess severity of risk.
- Electrical survey suggested but seems unnecessary as rewiring would be part of project anyway.
- Additional accurate measurement survey necessary for plans. Estimate of total cost of surveys approx £6,500.
- Visits to architects. They are producing full fees structure. Camilla not managing the day to day but would be overseeing. A more junior architect within the firm would be first point of contact.
- JM Historical Significance Statement.
- Fundraising and Feasibility Study as well as survey of grant giving bodies well underway – hopefully reporting by the end of the month. (Subsequent info: 10<sup>th</sup> Feb)

James spoke to the **Loans Update paper** of 8.1.19 which had been circulated prior to the meeting.

- Both loans secured against the building. Joint security during the first year until smaller loan paid off. Any loss in worst case scenario would be shared between them proportionately to their investment.
- Assurance that any loss underwritten by the PCC.
- PCC liability is protected by guarantee.
- In hand - £100,000 gift being used to start process.
- Will know in six to nine months how things are progressing financially. What any loss might potentially be.

- Need to find a guarantor. (NB subsequent to meeting, one of our major donors has agreed to underwrite any loss up to £240k.
- Legal advice required re. PCC liability. Alison Longman agreed to help. She will also draft Heads of Terms for the loan agreement.
- Build team to make decisions unless referred to PCC.

We considered the six resolutions on the

**PAROCHIAL CHURCH COUNCILS (POWERS) MEASURE 1956 INCUMBENTS AND CHURCHWARDENS (TRUSTS) MEASURE 1964 Application to Diocesan Authority for consent to the disposition, acquisition or mortgage of property**

paper, previously circulated. **JK** had added a seventh resolution which he read out and which would be circulated after the meeting.

It was proposed by **JB** and seconded by **MS** that all seven resolutions be passed. Everyone was in agreement.

**JK** reported on a positive meeting with our new neighbour next to the bank.

**AE** now had full access to the bank and he suggested a site viewing on the coming Saturday morning at 11.00 a.m. for all those who would like to be shown round.

#### **7.4 APCM (Date) Churchwardens/PCC Membership/Election Planning**

The date for this year's APCM will be Sunday, March 17th.

**The date for the next PCC meeting was brought forward to Wednesday, March 13<sup>th</sup>.**

A special resolution would be put to this year's meeting to allow for **GP** to continue as churchwarden for a further year. **JK** would prepare the congregation for this.

With the expected licensing of **JEM**, there would be one vacancy on Deanery Synod and therefore on the PCC.

The electoral roll must have a complete revision this year before the APCM.

#### **7.5 The Bishops' Ad Clerum**

An open discussion on the implications of this letter was invited.

#### **7.6 Any Other Business     None**

**The meeting closed with prayer at 9.45 p.m.**

**Date of next bi-monthly meeting: Wednesday, March 13<sup>th</sup>.**

Signed .....

Date .....