Minutes of the meeting of the PCC on 14 May at 12 .00

Present : Fr Richard Springer, Trish Bing; Miriam Brittenden, Nathaniel Darling, Alan Dorji, Jane Earl, Rob Hayward, Phil Hogan, Francelise Mamilonne, Annadale Ramanoop, Alexander O’ Riordan

Apologies for absence were received from Ivonne Lojan-Maldonando, Angus Ritchie

**1.Use of church flats by homeless Bangladeshi men**

Richard introduced the situation arising from the fire in Maddox House in Cable Street , leading to a number of homeless Bangladeshi men. Two local residents , Anthony and Hussein have been acting as advocates for the men. The men are here on legal visas and have some earnings. However they need some further temporary accommodation after the fire .

The decision before the PCC was to decide whether we should offer a licence to occupy the three vacant flats for a fixed period of up to 3 months , renewable on a monthly basis. The Rector had obtained free of charge legal advice from Forsters Law firm about how we might do this safely in a way which protects the interests of the church and sets out the rights and responsibilities of those living in the property ,as well as our current permanent tenants . He noted that Forsters have also offered to draw up the licence to occupy if the PCC wish to proceed. No church resources, other than time, had been expended in getting to this stage.

The discussions covered the following points

* No rent will be charged
* Does this make us landlords of an HMO? The view is not but we will check. RS
* The men will cover their own costs for energy and council tax etc as part fo the licence to occupy
* Are Darul `Ummah mosque involved? RS to explore. It was noted that there is a lot of community support.
* What is the maximum occupancy for the flats? It is believed to be 3 in one bedroom and up to 5 in the two bedroom flats
* Have we made sure that we have done everything to protect the health and well being of the men
* Does this expose the church to additional risks other than those we already experience
* Need to explore the council tax liabilities both for the church if the properties are empty or for the people occupying under licence \_ RS
* Is there any impact on the people who are renting the one flat currently occupied?
* How do we communicate the decision to our current tenants and check the arrangements for the fire access \_RS?KP
* Do we need to take a deposit or to have some sort of guarantor, and

take up references? Does this also give us an opportunity to review how we do this for our usual tenants?

* Are there are any church safeguarding issue which need to be explored?
* Need to ensure we have seen visas and relevant documents
* Can we see this an opportunity to have the property fixed and then potentially available for longer term use buy the folk who move in temporarily?
* How do we cope with the fact the premises are unfurnished – noted that they have offers of donations of basic furniture
* Licence to occupy needs to be clear that there is no access to the roof and communal spaces
* Weekly check in with Fiona and right to access the flats – think about the best way to ensure this can be done
* Maximum number of occupants to be clear and with names on the licence to occupy
* Make sure the licence places requirements on the tenants about current and the existing arrangements for fire safety

Richard summarised the questions for Forsters and the next steps.

 The PCC AGREED to continue to explore the possibility and to ask Forsters to draw up the documentation for review and then to make a decision to proceed as quickly as possible

2. APCM matters

1. Richard referred to the fact that the date for the APCM, had had to slip by a week, but would be taking place on 21st May. He noted that both Xander and Yvonne were stepping down from the PCC. Paul Kellaway and Alan Ramanoop are considering joining. Nathaniel was considering becoming the PCC secretary, and a Deanery Synod rep needed.
2. Eucharistic Ministers - Poppy Anim is proposed to join the list. The welcome team also needs to be grown . The PCC endorsed her appointment as a Eucharistic Minister

The meeting closed at 1255