Minutes of a meeting of the St George in the East PCC held on 28 January 2024 at 12.00

Present: Rev Rich Springer (Chair); Tricia Bing; Nathaniel Darling; Alan Dorji; Jane Earl; Rev Caitlin Harland; Rob Hayward; Paul Kellaway; Francelise Mamilonne; Michelle Meso; Alan Ramanoop; Annadale Ramanoop ; Davina Bacon

Apologies for absence were received from Miriam Brittenden, Sophie Campkin; Phil Hogan;

# Richard opened the meeting in prayer.

# Minutes of the last meeting

The Minutes of the PCC meeting of 12 November 2023 were presented to the meeting. The minutes were accepted as a correct record.

1. **Matters arising and actions**

The following issues were reported:-

* PCC membership: The meeting welcomed Michelle, who had agreed to service part of the finance group. It was also noted that Sophie Campkin was considering joining in April at the APCM
* Churchwarden recruitment – RS asked for suggestions for any possible candidates, and agreed that JE would circulate details of the requirements for the role
* Staffing update – contained in the Rectors report. Noted that Annadale and Odd are now providing lay leadership to Open Table. The meeting noted with thanks the contribution of Lorena who is not a member at SGIE, and the fact that there are some new members of the team recruited via the Carol service. Ed Badu, of CTC is now working 4 hours per week on young people’s work and is working well with Elizabeth Stout. This is part of the continuing clarification of the links between CTC and SGIE.
* Work on the Director of Operations role is still underway
1. **Rector’s report**

Richard introduced the Rector’s report which had been circulated in advance of the meeting.

* Margaret is the safeguarding officer,  and Rich has met with her. The meeting noted the role description and the safeguarding dashboard. The meeting APPROVED the policy and process for responding to any safeguarding issues.
* He also reminded all PCC members that they need to have completed safeguarding training
* He reminded colleagues of the PCC awayday on 17 March at St Mary’s Cable Street
* Study Leave plans are now progressing
* Henderson Charity – work is in process

The PCC NOTED the report

**5.Property updates**

The PCC noted progress on the **current roofing works** which appeared to be going well. In response to question about quality control, the meeting noted that there are regular meetings with the contractor and with the architect to ensure that the works are being done to a correct standard. The meeting expressed thanks to Joel Harland and Alex Sherratt for the oversight of the project.

On the major fund raising works Richard referred to the paper circulated prior to the meeting and the PCC AGREED to receive a further update at the away day in March.

**Old Mortuary**

The PCC considered the proposal to seek to have the old mortuary transferred back to SGIE. Following questions about liability for Hand S and any other costs the PCC RESOLVED

“That the ownership of the Old Mortuary site, and associated land (as illustrated on the Pastoral Scheme), be transferred back to the Incumbent of St George in the East Church.*”*

Davina presented an update on the process for finding options for use of the old mortuary. The meeting thought about options for use of small spaces , including :

Café/ litter picking equipment / pavilion/ tiny houses/ tree climbing/ mini library/ clever design like a houseboat/ badminton kit store/ gardening tools/ warm space/ community/ does it need to make money?/ something for indoor space for kids/ public toilets/community kitchen/ small shop local history are specific/ multi group use

In relation to the land, it was noted that the council are including a café within the leisure centre redevelopment, and that the site itself was very small. It was reported that the options on the land might involve getting Tower Hamlets Council to buy the land from the church, or finding some sort of land swap to give the church more control over the land to the south-west of the church.

 In order to do any of these things, and to meet the responsibilities of the PCC, as trustees, advice from a professional valuer was being sought to identify values, and to help identify achievable options. In the meantime, a listening exercise would be conducted to take views about what the land might be used for, and how we might better link the church and the Old mortuary building.

The PCC NOTED that it would be good to build on work, which had previously been done about how to make the gardens safer and better for people who use the area. There was also concern about the level of financial resources needed for the main church building,

**Nursery/ Crypt**

Jane Earl reported on the steps taken to identify the true value of the nursery and the crypt space, and reported that following some pro bono advice earlier last year, we were now in the process of commissioning a local valuation agent to provide some advice on overall values, and to help with the negotiation with the nursery for a new lease. A summary paper have been prepared showing the current usage and income from the spaces in the crypt, and in the flats, and it was AGREED that JE circulate this to the PCC.

**6.Finance repor**t

Rob Hayward presented the management accounts to the end of December and mentioned that the flat income was still under budget because of floods and under occupation. As the building works are underway spend is now starting. Congregational Giving is getting stronger., following the new approaches taken.

The year to date budget shows that the drawdown for building works is significant but that the overall deficit on the year is looking manageable, in the region of £10k

It was noted that the TWS grant was still awaited, and that staff members are continuing to manage budgets very tightly.

The PCC agreed to NOTE the management accounts

The PCC also NOTED the decision to approve the 2024 budget by correspondence in December 2023.

The PCC also NOTED the plans for the preparation of the annual report and accounts in advance in advance of the APCM, and the timetable for PCC sign off

**7. Actions**

* A meeting of the trustees of the Henderson charity was still being planned – action RS/ CH / KP
* Churchwarden role and requirements to be circulated JE
* Safeguarding training to be completed ALL
* Listening exercise to be completed – DB
* Update on all property matters to be presented to the next PCC – RS/ KP
* Details of current rented spaces to be circulated – JE
* **Rob to provide Guinness cake for PCC awayday**

# 8. Dates of next meetings

Sunday 17th March - PCC meeting, main item: approval of accounts and annual report and MAP

Sunday 28th April - APCM

Sunday 9th June - First PCC / Induction

Caitlin closed the meeting with prayer at 150 pm