Minutes of a meeting of the St George in the East PCC held on 8 October 2023 at 12.00

Present: Rob Hayward, Phil Hogan, Rev Rich Springer (Chair), Tricia Bing, Nathaniel Darling (minutes), Rev Caitlin Harland, Rhiannon Winstanley-Sharples, Alan Ramanop, Francelise Mamillone, Annadale Ramanoop

Apologies for absence were received from Miriam Brittenden, Jane Earl and Paul Kellaway

# Caitlin opened the meeting in prayer.

# Minutes of the last meetings

Minutes of the PCC meeting of 23 July and minutes of the standing committee of 30 August were presented to the meeting. The minutes were accepted as a correct record.

The PCC had agreed by correspondence to commence works on the building site, and to make a full contribution to the common fund.

# Matters arising

* Meeting tomorrow about the future of the Open Table.
* Meeting at the end of October with Ed Badu about youth work in 2024.
* Rich thanked the PCC, Katie and Fiona for making it possible for the fire survivors to stay in church flats over summer. All have moved on into suitable accommodation.
* Katie and Jane have reviewed the nursery rental rate and for now are happy that the rate is appropriate.
* We are still awaiting a meeting of the board of the Henderson Charity.

# Beacon project and fundraising – Fr Richard

## 4a. Beacon project

Beacon project refers to the development plan for the whole site.

Rich provided an update on the Beacon Project.

The steering group consists of Rich, Frankie, Jamie and Rini, who have been working with Sian, our fundraiser.

i) A consultation has taken place over summer about what kinds of services the church site could provide to the community.

ii) A quinquennial inspection has taken place by our architect, Alex Sherratt.

iii) Sian has created a fundraising plan for the project.

iv) Alex Sherratt, working with a quantity surveyor, are working to produce an approximate costing for the works. This is due any day.

v) It is expected that the church may be required to raise a proportion of the funds required. Rich is optimistic.

vi) The hope is to have a congregational meeting in November with figures for how much the project would cost, and a timeline for how long this would take to fundraise, and how long the works would take.

The Beacon project does not include the Old Mortuary.

## 4b. The Old Mortuary

Rhiannon provided an update on the Old Mortuary. The team working on this involve people from the church, from the local estate, and parents from St Paul’s and Harry Gosling.

i) The council will demolish the pool and rebuild it.

ii) The church owns the Old Mortuary building, and some of the land around it.

iii) The Old Mortuary is not listed but has historical significance.

iv) The council may be interested in the Old Mortuary building as they are redeveloping

v) An approximate costing for demolishing and rebuilding the Old Mortuary is around £500,000.

vi) It would be good to have a PCC member working with the group who are thinking about this.

Questions

*PCC question: what is the timeline for this?*

* *The council have appointed architects.*
* *The council have promised to consult with the community on design plans in November and December.*
* *This is a key window of opportunity to influence the outcomes of this redevelopment.*

*PCC question: how much of the £500,000 would the council cover in that recompense?*

*PCC question: what do people in the park need? Refreshments and toilets.*

*PCC question: why not lease the space to the council so we don’t have the headache of building anything, but we derive money from it? Or with a condition that they use it for cafe/toilets?*

* *A question for us is whether we want this building to be tied to the mission of the church.*

*PCC question: what are the things that the council might not be prioritising? Eg who could we employ in this space?*

*PCC question: is it a good deal for the council? Do they have an incentive to take this deal on?*

*PCC question: the council are cutting expenditure. Aren’t they likely to say no to the cost of a lease?*

*PCC question: given we are in the most powerful position, because we own this, what would we want to see happen? It’s in a key strategic location.*

The PCC discussed possibilities for what we would be excited to use the Old Mortuary building for. There were a wide variety of views but all agreed that this site was of key importance for the church, that we are excited by it, and that the church should aim to play a key role in influencing the development of the site. The PCC agreed that the community group can take forward conversations with the council, with PCC input, to see what is possible with the council. We agreed that a challenge is identifying the council’s self-interest, but that it would be good to bring people to the area. Other challenges raised are the commercial aspects of any deal, and the issue of the ground being consecrated.

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Rhiannon left the meeting at this point.

# Rector’s report, including PCC membership, sabbatical plans, in year fundraising update

Rich provided an update based on his report. For full details see the Rector’s Report dated 8th October 2023. He added the following points verbally:

* Miriam has announced intention to step down as Safeguarding officer and Rich is seeking a replacement. Elizabeth Stout would become interim safeguarding officer following Miriam stepping down, but this is not ideal as Elizabeth is a paid member of staff.
* It was noted that our reserves are too large to receive funding from some bodies.

*PCC question: is Choir Church going on?*

* *We hope we will recruit a musician to replace Tom and relaunch.*

# Building project update – Katie Peel ( attached C)

The PCC noted the building update from Katie Peel.

*PCC question: Is there a guarantee for the building works?*

* *Rich is not sure but will check.*

Noted that the church office is being used by the contractors, so cannot be used by church staff.

Rob noted that the crypt is currently under-rented, and that he is exploring possibilities for increasing this capacity.

Rob noted that there is no flyer/spec to be able to advertise this space.

# Archdeacon triennial visit report and action plan –RS

The PCC noted the Archdeacon’s report dated 21st July 2023.

Tricia noted that around 12-15 regularly give money to the church. This does not include the collection plate. It would be good to increase the number of regular givers. This will be a focus.

# Safeguarding update – Fr Richard ( oral)

# Finance update: papers to follow – Rob Hayward

Rob provided an update to the PCC based on the September 2023 management accounts.

A key challenge is using reserves in order to be more attractive to funders, but continuing to maintain sufficient reserves for the church’s continued mission. Is it possible to ring-fence some reserves for particular purposes, eg the roof, in order to address this? Could we use Sian’s expertise to help with other fundraising?

# Direction & Mission – Fr Richard

Caitlin noted that the first Thursday St George’s Cafe started well - is easy to run, a good space and attracted two people who saw the sign on the street. The challenge now is to spread the word.

# Any other business

There was no other business.

# Actions

* Rich will report back on meetings re Open Table and youth work at the next appropriate PCC meeting.
* Rich will report back on the Henderson Charity when the board meets.
* Rhiannon will seek to meet with the council regarding the Old Mortuary site and the leisure centre redevelopment, with PCC members invited, and will report back to the PCC in the November meeting.
* Rich will check whether a guarantee is provided by the building contractors.
* Can Katie P source a spec of the crypt and confirm a targeted income from the crypt.
* Rich will seek advice from Sian on ideal levels of reserves, and the PCC will review the Reserves Policy in light of this at a future meeting.
* Tricia will spread the word to previous food hub people. All PCC members will think about whether they can spread the word. Caitlin will circulate JPEG flyer.

# Dates of next meetings

Sunday 12th November - PCC meeting, main item: Budget 2024, Beacon follow-up

Friday 1st December - PCC/Staff Christmas Party in the evening

2024

Sunday 28th January - PCC meeting, main item APCM / Sabbatical planning /Mission

Action Plan

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

Work with young people

Sunday 28th April - APCM

Sunday 9th June - First PCC / Induction

1. Richard closed the meeting in prayer at 1.40pm.