

Minutes of the Meeting of St. James P.C.C.

Monday 9th May 2016

Present: Rev Rob Powell (Chair), Anthony Alale, Rev Johan Allen, Sue Allen, Nick Burt, John Farebrother, Liz Gibbons, Antony Herbert, Dave Ingram, Steve Linton, Pauline Pepperrell, Richard Reddie, Bernabe Sanchez-Naffziger, Adam Seymour-Davies, Paula Thomas, Glynis Wilkinson and Christina Contreras.

Apologies: Carol Burt, Nat Okoro, Stephanie Sulaiman, Julie White.

1. **Welcome:** Rob welcomed everyone to the meeting, especially new members and opened the meeting with prayer.

2. Minutes of the Previous Meetings:

The Minutes of the meetings on 14th March and 17th April were considered, accepted unanimously and signed.

3. Matters Arising from the Minutes

1. Gospel Concert (item 3.3)

Tickets will be on sale at the end of May. Pauline will have a strategy to give priority for tickets to non-believers as it is a Gospel Evangelistic Concert and an event for the community.

2. 171 Mitcham Lane (item 5)

Refurbishment of the ground floor is well underway.

Unfortunately there was a break-in on the 4th of May, police were contacted and a report was raised, there was not much they could do at that point. Rob asked for prayer for security until the works are done and new window locks will be a priority to install.

If the works continue on time, we might be able to let the house by summer.

Adam doesn't recommend using an estate agent full management service, however we should look into the pros & cons this could bring.

Another question raised was to either let it as shared accommodation or as a family let. Sharers mean more money, a difference of about £2500 per year, in comparison to a family let. However, security could be an issue with various tenants; a research on 'multiple occupancy' should be done and will be discussed in detail in the next meeting.

3. APCM 2016 (item 11)

Deputy Warden's vacancy has been filled by Yvonne Mason who will be covering 4th Sunday and more sidepeople have also been recruited.

4. Time for God Volunteer (item 13)

The first volunteer contacted named Stella has confirmed she is no longer doing a year abroad but a new person has been contacted named Leah also German but accommodation is still not available.

4. Finance Report

a) Management Accounts

It is still early in the year but the management accounts for the first quarter show a small loss of £240 against a budget loss of £5,750 - a variance of £5,511. Most of this due to donations for the year to date exceeding budget by £4,228, largely due to one-off donations. Property income is below budget largely due to the timing of payments. There is no concern at present. Expenditure is £1,477 below budget, again largely due to timing differences and seasonal variations.

b) Parish Support Fund 2017

The aim of the Parish Support Fund is for parishes to move towards covering their ministry costs.

There was an increase in our ministry costs of about 3% from last year's pledge, from £71800 to £73900. This money is usually paid by monthly standing order.

A discussion followed about our church financial position.

Paula Thomas proposed that we pledge £73900 for 2017, seconded by Johan Allen and agreed unanimously.

5. Building for the Kingdom

The working group has met twice, last time in April and their report from the different groups using our facilities has the same consistency in needs.

To mention a few:

- Heating
- Flexibility in space with more variety on Sundays and weekdays.
- Comfortable seating
- More capacity
- Smaller meeting spaces
- Dedicated spaces
- Better visual quality
- Integrated site in direct link with the hall
- Disability access, especially in the hall including F.Y.C.

The working group will be meeting again on 16th of May where they would also review a 'Statement of Needs' from another church.

Discussion following this report included:

What happened to a similar project from Graham's time? Nick answered it was out of financial reach at the time.

It was also stressed the need of keeping the congregation informed through the newsheet and to probably create an interactive space in the website where people not only from church but from the community could submit their ideas.

It is important to keep on praying and listening to God's will.

At this point the meeting paused for some reflective prayer.

6. Appointment of Health & Safety Officer

Judy Douglas was nominated by Richard Reddie, seconded by Dave Ingram and agreed unanimously.

7. Oikos Church Proposal

Pastor Jhonatan Scarabelli met with Rob and Christina a few weeks ago to propose for them using the church building on Sunday evenings on a fixed basis for their services and to cancel their booking of the hall on Tuesday evenings permanently till the end of their contract.

A discussion followed:

- What about space for our Sunday evening events/services
- Security
- Sound levels
- Diocese policies

It was agreed that further research with the Diocese should be made about letting the building to other churches and if suitable we could continue with a short term contract.

Rob and Christina to follow up and hopefully to re-let the hall on Tuesdays.

8. Building and Fabric Issues

a) Floor blocks

We received a formal complaint in regards to the floor blocks in church and it been a potential trip hazard.

Two options were discussed: to carpet the affected areas or to glue back the loose floor blocks.

PCC agreed to re-fixing the floor blocks extending an invitation for volunteers to help. Notice will go out on the notice sheet and Christina will buy materials.

b) Front Garden

We will need to apply for a faculty to install the new sign; we have 3 different quotes for the new sign, design still to be decided.

In regards to the garden itself, it was decided that artificial turf is the most convenient solution. Christina to go ahead and look for quotes.

c) Carpet Cleaning in Church Centre

Christina reported that the cleaning company used at the moment is not completing their job to a good standard and proposes to buy a carpet cleaning machine which can be used anytime needed. Catalina, our cleaner is on board with the idea.

It was agreed unanimously to go ahead with the purchase and to cancel the contract with the carpet cleaning company.

9. Future Dates

- PCC Meeting – Monday 4th July, 8.00pm in the Church Centre

The meeting closed in prayer and with the Grace at 10:10 pm.

Apologies were extended for going overtime.