

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

Monday 19th September 2016

Present: Rev Rob Powell (Chair), Rev Johan Allen, Sue Allen, Nick Burt, Liz Gibbons, Antony Herbert, Steve Linton, Nat Okoro, Adam Seymour-Davies, Myles Taylor, Paula Thomas, Julie White, Glynis Wilkinson and Christina Contreras.

Apologies: Anthony Alale, Carol Burt, John Farebrother, Dave Ingram, Pauline Pepperrell, Richard Reddie, Stephanie Sulaiman, Alix Taylor.

1. Welcome: Rob welcomed everyone to the meeting and opened the meeting with prayer.

2. Minutes of the Previous Meetings:

The Minutes of the meeting on 4th July were considered, accepted unanimously and signed.

3. Matters Arising from the Minutes

1. Lightning Conductor (item 5c)

It was decided that at least 2 more quotes will be needed before going ahead with the repair.

2. Front Church Garden (item 5d)

A decision for the new noticeboard is still in the hands of the DAC and we will be waiting for their approval.

3. Action Sunday Review (item 6)

A strategic review meeting will be held on 27th September.

4. Homeless Shelter (item 7)

We will not participate in this year's project as they already have 7 churches enlisted, however we will still be on the list and we may be included next year.

4. Finance Report

The management accounts to August show a deficit of just over £3k compared to a budgeted deficit of circa £14k for the same period. Income is above budget despite the delay in letting 171, thanks to additional one-off donations. Expenditure is slightly lower than budget largely due to property costs not yet incurred. The forecast for the year is a deficit of nearly £10k

Rob asked to keep the following in prayers:

- For Sunday giving to continue to go well.
- For a good Advent Gift Day.
- For new tenants for 171 Mitcham Lane.
- For the hall vacancy left by Oikos Church to be filled.

Various questions regarding 171 ML were raised at this point and were all answered by Nick Burt who has been in direct communication with Aspire Estate Agent.

By the estate agent's advice rent has been reduced twice and most of the feedback from viewings was that the property is too far from an underground station.

5. Mission Tithe

After an open conversation about how much the church tithes, it was decided that an annual review is very important but it also needs to be flexible in case in needs change.

It was acknowledged that, in addition to our annual tithe, we give away a proportion of the money raised on the Advent Gift Day and that we also allow FYC and Brownies to use the halls rent-free. This should be counted as part of our tithe. It will be important to show greater transparency on what we are actually giving and the annual accounts should reflect this.

6. Buildings

a) 171 Mitcham Lane

All refurbishment work has been completed. £32,390 has been spent out of a budget of £34,000. The back garden needs some more work and re-fencing. We should finish on budget. It was acknowledged that Kevin Pepperrell did a fantastic job.

b) Bellcote Tower

Scaffold went up early August and the steeplejack work finished within a day.

Final report has not been issued by architect yet, but the report on the day was that the structure is sound, pigeon nesting material and droppings were completely cleared out and new netting has been placed around the tower. The metal loop that holds the bell itself has been strengthened. Roof tiles that were damaged have been replaced.

Insurance claim with Ecclesiastical is still open pending further investigation and awaiting architect's report.

Neighbours from 1 Welham Road got a bit agitated as their children couldn't get out to their own back garden whilst we awaited completion of the work. A Homebase voucher will be given as a token of our appreciation. Their own fence has also been replaced and they have received a word from the previous tenants that St James had agreed to make a contribution of up to £300 towards a new fence back in their time. PCC minutes dated 22nd November 2010 have confirmed this agreement. The PCC therefore agreed to make good on that promise.

c) Building for the Kingdom

A Summary stating the working group discussions was passed on to the Archdeacon when he visited on Monday 18th July 2016. (Please see summary attached).

It was a really positive meeting and the Archdeacon is on board with the direction we are taking. He will be key to our progress. Please see notes of meeting attached.

The Archdeacon also extended useful information on 'Managing successful Capital Projects' (attached) which gives a very detailed guide on how to manage a capital building project. It is important to keep the church informed on the progress either by a presentation or written insert in the news sheet.

At this point the meeting paused for some reflective prayer.

7. Autumn Programme

Life Explored – starts 28/9

MacMillan Coffee Morning – 30/9

Harvest International Evening at St Albans – 01/10

Harvest Service, Messy Church – 02/10

In Grateful Memory Service – 30/10

LICC Hub day – All of life for Christ – All church is invited to attend, 10am to 3pm – 05/11

Service led by Youth Ministry at MLBC – 06/11

Confirmation at Ascension Balham Hill – 20/11

Advent Sunday – 27/11

8. PCC Away Day

Saturday 19th November. St Thomas Telford Park to be confirmed. Training day for PCC members.

9. Safeguarding Training

A session was run by Judy Douglas on Saturday 17th September for children's group leaders. 14 people attended.

There should also be First Aid training as at the moment there is no-one qualified. FYC might be having a training soon and we might be able to join them. Rob to investigate what sort of training level is needed.

10. Future Dates

- Away Day – Saturday 19th November 2016
- PCC Meeting – Monday 12th December 2016
- PCC Meeting – Monday 16th January 2017
- PCC Meeting – Monday 20th March 2017
- APCM – Sunday 30th April 2017

The meeting closed in prayer and with the Grace at 9:30 pm.