



PCC MINUTES

Minutes of the meeting held (online) at 7.30pm on Monday 20th July 2020

STATUS

Approved
28.09.2020
(Public)

Present (via zoom)	Rachel Ambler, Chris Brown, John Butler, Mark Ellis, Mei Yen Furey, Hannah Gibney, Alasdair Groves, Jonathan Hendry, Paul Langham (Chair), Janet Lee, Val Moore, David Newton, Cluff Noon, Di Noon, Mark Orriss, Mark Parsons, Tavi Price, Neil Shepherd, Catherine Simmonds, Graham Stuart, David Troughton
Apologies	Errol King, Peter Smithson
In attendance	Chris Whitwell
Minutes	Tavi Price

Ref	Item	Notes	Action (what)	Who and by when
	Bible reflection	<p>PL introduced the meeting and advised that the bible input would come in two parts during the meeting.</p> <p>PL welcomed Chris Brown who was attending PCC for the first time since becoming Curate. Chris had already sent round invitations to PCC members to meet him virtually in small groups.</p> <p>PL also welcomed Chris Whitwell who came as an observer. PL mentioned that he is seeking to blend Standing Committee and the Core Team and so it's good for Chris to be able to see what we do as a PCC.</p> <p>PL then thanked Mark Parsons for the vast amount of preparatory work he had done for this meeting.</p>		
A	MAIN ITEMS			
A1	RENEW Update Paper 01	<p>There was just one paper for the main two items – this was deliberate so that each item could be prefaced with <i>Leading by Listening</i> with the hope that each member whilst preparing for this meeting will have had the opportunity to seek God's wisdom in making the major decisions on the direction we need to take.</p> <p><u>Renew Team Update - MP</u></p> <p>Mike Innes had sent had through an update, the summary being that we are still waiting for the two items of permission needed:</p> <ol style="list-style-type: none"> 1) Planning Permission for the pre-school portacabins 2) The Faculty application <p>PCC members were urged to keep praying as there is not a lot we can do to move these forward. However, once these are received the builder is ready to go with a two-week lead-in time.</p>		

		<p>Finances – more pledges have come in – not a huge number but going in the right direction. However, there is a potential additional cost of £10k for the temporary removal of the keep left bollards on Clifton Park Road that the Highways agency has insisted upon. Through the course of the development of the project there will be minor increases and decreases in costs, but the team will endeavour to keep the PCC informed.</p> <p>MP also wanted to make the PCC aware that if we were to move ahead with the planning for Phase 2B (the extension to the existing building) that we should allow £20k to pursue the application. This would cover the design drawings and the services of a planning consultant. Total estimated build cost for Phase 2B (in addition to the costs of Phase 2A) is £450k.</p> <p>The Value Engineering survey had the expected results of having some items that members agreed were essential, some items that were agreed could safely be removed and some items where there was a 50/50 split on whether items remain in or out at this stage.</p> <p>HG who is chairing the RENEW Fundraising group spoke on the two key pieces that the group need to solidify before they can provide a strategy:</p> <ol style="list-style-type: none"> 1. How much money do we need to raise at the moment? - do we just fundraise for the remainder of what we need for Phase 2A (c.£300k) or do we aim to fundraise for the whole project to include 2B? (c.£750k). The reason that this is significant is that when applying for grants/match funding it sometimes makes more sense to raise more money in one hit rather than have two rounds of fundraising. 2. What is the appetite of the PCC on borrowing? Would the PCC consider a bridging loan whilst we fundraise – as an example a loan from Stewardship for £300k with an interest rate of 3.75% would mean an annual cost of c.£26k. <p>The fundraising group have had many other ideas that they would love to share but at this point the above is what they would like the PCC's steer on so they can move forward with producing a strategy.</p> <p>Questions of Clarification:</p> <ul style="list-style-type: none"> • How much money from the pledges is in the bank? - £327k pledged / £172k in the bank, however most pledges are one offs with only a small percentage being spread. • What are terms of the loan? - the loan example given was for 15 years with no early repayment penalties. 		
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		<ul style="list-style-type: none"> • When do these decisions such as the value engineering need to be made? - no decision has to be made tonight just a general indication of the PCC's feelings on these issues. • If combining the 2 phases what are the timescales on this? - the ideal solution would be that planning permission and finances would be in place at the start of 2021. The builder would still be on site and could continue seamlessly into Phase 2B. Set up costs would then be absorbed into one project. Phase 2B would only add c.3 months to the project. If, however, planning permission was delayed and the builder had to come back this would present a different scenario. • DT cautioned that Trusts often have meetings only once or twice a year where the trustees determine whether/ how much grant funding will be provided to the individual grant applications receive <p>Before the meeting went into breakout rooms PL read Psalm 95 vs 6 & 7, then left space for the meeting to pause and listen. PL then read 1 Samuel 3 vs 9&10 and encouraged everyone to repeat the final words – <i>Speak for your servant is listening.</i></p> <p>The meeting went into the breakout groups to discuss the following from Paper 01:</p> <p><u>Renew</u></p> <ol style="list-style-type: none"> 1. An indication of which items the PCC would be willing to sacrifice from the refurbishment in order to reduce the funding shortfall. <p>Items where there was a split decision from the survey included the following:</p> <ul style="list-style-type: none"> • Refurbishment of the foyer after lift installation £45k • Levelling of the ramp in pre-school corridor £10k • Various costs specific to Pre-school including the new staircase to replace the iron fire escape at the back of the building and fit out costs £85k • Alarm security system £5k • Underfloor heating £31k <ol style="list-style-type: none"> 2. An indication of the PCC's attitude to and appetite for borrowing 3. An indication of the PCC's view about expanding the scope of the Project to include Phase 2B to maximise our chances of external funding. <p>The leaders of each group then fed back – this was recorded to enable the feedback to be shared with the RENEW team.</p>		
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A2	<p>Re-Opening the Church Building Paper 01 Paper 07</p>	<p>The notes of the discussion on this item have been removed from the public minutes at this point as it included items of a confidential nature.</p> <p>Paper 07 - Dispensation from Public Worship We have heard tonight there is a clear desire to re-open the building, but in terms of our regular Sunday gatherings this is not possible at the moment, however we are breaking cannon law (as are most large churches) by not opening on a Sunday morning for public worship and therefore we need a resolution in place that seeks the Bishop’s approval for a dispensation from the requirements of Canon law.</p> <p>Following the meeting MP sent round the following wording that will be sent to Bishop Viv:</p> <p><i>The vicar and the parochial church council of Christ Church Clifton acting jointly request that the bishop authorise dispensing with the reading of Morning and Evening Prayer as required by Canon B 11 and the celebration of the Holy Communion as required by Canon B 14 on a regular basis until further notice. The reason for requesting the dispensation is that in the light of the Government’s guidance on preventing the spread of Coronavirus, there is no church in the benefice which can safely be used for public worship and there is no reasonable prospect of any church in the benefice being made safe for that purpose because social</i></p>		

		<p><i>distancing guidelines prevent the majority of the Church's large Sunday congregation from being able to gather together safely within the building without the need to severely restrict numbers.</i></p> <p>Proposer: CS, Seconder: GS, Carried unanimously</p>		
B	STANDING ITEMS			
B1	Approval of minutes Paper 03	Minutes of the meeting on 22 nd June 2020 were approved		
B2	Review of PCC action tracker Paper 04	No actions		
B3	Other Minutes Paper 05	Report from the Standing Committee covering zoom meetings from 16 th June to the 13 th July		
B4	Finance Report Paper 06	<p>Half Year Accounts and Giving Tracker</p> <p>DN gave a brief summary indicating that we are on track</p> <p>Mid-year results – received giving income of £196k vs budget forecast of £199k.</p> <p>Need to keep watch on the remainder of the year as the impact of COVID on jobs etc. start to hit.</p> <p>As time was limited DN invited questions to be directed to him after the meeting.</p>		
B5	Subgroup Reports	None		
B6	Paul's Points	None		
B7	Warden's Points	<p>GS shared a vision that he has had of Christ Church as he has been praying. His vision was that on every single day we have people in Christ Church, there is a big welcoming sign in the middle of CC saying we are open for worship. Inside we have our 40 seats where we have a time of prayer or reading. 10 of these seats are left open for people as they walk past. We will be able to bring our elderly into the church, it will be organised so we can have this at different times of the day, morning, afternoon and evening. GS finished by saying in the vision he can see the Coffee Shop running alongside.</p> <p>GS asked the PCC to pray into this.</p>		
B8	Operations Manger's Points	None		
B9	Safeguarding Update	Nothing new to report		
	Review of the meeting	<p>MP thanked everyone for their hard work and contributions in the meeting and in the preparation of the meeting.</p> <p>PL thanked NS for running the meeting so smoothly.</p>		

	Date of next meeting	<i>Monday 28th September, 7.30pm, venue TBC</i>		
	Prayer	The meeting closed in prayer particularly holding the Ellis family up in the coming days as the funeral for Jenn's brother Alistair, who sadly passed away, is on Wednesday.		

Future Meetings: Mon 28th Sep, Sat 17th Oct, Mon 23rd Nov