

PCC minutes - Thursday 17th November 2022

Present: Bridget Shepherd, Trudi Bramson, Peter Watson, James Murdoch, John Murray, Paul Adlington, Clare Johnson, Sue Tearle, Conway Tearle, Adriaan Goosen, Angela Stebbings

2. Apologies: Laurie Roberts, Gladys Ekpo-Daniels, Nina Grossfurthner, Mia Hadfield-Spoor, Yi Baylis and Sophia Duffy

The meeting opened with prayers

3. Declarations of interest

There were no declarations of interest.

4. Acceptance of AOB

There were no AOBs not covered by the agenda.

5. Approval of the minutes

The minutes were proposed as an accurate record of the meeting by John Murray, seconded by Peter Watson. All those present at the meeting voted in favour.

6. Matters arising

None

7. Standing committee minutes

Bridget mentioned that she had published a vacancy on the governing body. There has been one person who has come forward expressing an interest.

8. Finance update

Looking at the finance report for the standing committee. The pits have been dug and this sum has been paid. This has been taken into account within the £16.5 k. Please refer to additional finance information provided with the papers for this meeting.

If we spend the bit in blue we could end up with a surplus at the end of the year of £700. Conway has assumed a similar level of income and expenditure to generate the proposed budget. This will leave us with a break-even budget but also other expenses may change depending on the need.

Conway has scaled up from the current budget. Clare asked if we were expecting that income, given the currently situation, may go down. Conway feels that this is not a likely issue. We have had some new members and this may increase our income. The discussion at standing committee felt that expecting similar levels of giving was probably conservative but likely.

Peter raised the question of whether St Peter's should be listed as a fixed asset. Bridget was unsure about the position.

9. Update on the wall

Bridget gave a brief summary of our discussions so far involving the curate's housing and the intertwined nature of this. Items on the minutes have been grouped for ease of referral.

James, Conway and Sue have undertaken considerable work gathering the information that we need to make our decisions. This information was sent out with the papers for the meeting for advanced consideration.

James talked to the process that we went through to generate the information available at Standing committee. The standing committee made a proposal based on this information. James has very kindly generated the paper for our consideration based on this information.

There are a list of items that need to be done at some stage as priorities were made at the time.

We are constrained by getting diocesan approval. Ideas such as putting in an iron fence in replacement for the wall would not be an option. We also will have to get approval from Lewisham council. James reported that the process is more onerous than he would have hoped. After we have the reports, we can submit a report and start creating a specific requirement ready to gather quotes.

10. Update on Weigall Road

The current tenants would like to stay for an extra period of time, at the end of their current tenancy and they are happy to pay the increased rent. There may be some negotiations over which aspects of the property are improved and at what point.

11. Update on Church maintenance

Quinquennial

The figures that are included in this paper may seem low but that is because the majority of work has already been done. John Murray clarified that as the boiler at St Peter's passed the safety check it has been dropped from the lists to be replaced.

The recommendation from the standing committee was:

- a) we amend the base 2023 Budget to***
 - a. Spend £7.5k on the Weigall Road Kitchen***
 - b. Spend £2.5k on incremental rent for Curate's housing (£5kpa)***
 - c. Spend £20k on the Wantage Road Wall Repair***
 - d. Spend £10k on other Quinquennial repairs on both the Good Shepherd and St Peter's***
- b) that we will 'cut our cloth' accordingly in response to any new information we receive about costs***
- c) that we will appoint a PCC working group to think about how we might fundraise for the wall***
- d) that at a later point we look at how to encourage / optimise regular giving, but we recognise that now is not the best time given the concerns about the cost of living***

e) that the PCC recognises that once again the Weigall Rd house has not been suitable for a curate & their family, and that at a future point we have a strategic review of our buildings - needs & opportunities.

Peter proposed that we adopt the above recommendation, Adriaan seconded – The rest of the meeting voted in favour.

Members of the PCC thanked and commended James, Sue and Conway for all the research and hard work that they have done.

Peter raised the point that we need to consider the future and how we might rebuild our reserves for the future. Sue spoke about the grants that may be available will need to be explored once we have a spec to work for. Clare expressed an interest in being involved in a fundraising working party to look at raising income for the wall.

14. Deanery synod

Adriaan reported that at the synod meeting. Laurie was the secretary and has now stepped down. Dr Claire Dowding. There was a presentation by the Rev Dylan Turner which was inspirational. There were some interesting questions raised but there wasn't much outcome as such. Bridget is about to take over as area Dean. Bridget has some ideas for areas that development already.

The PCC expressed their congratulations to Bridget for this role. James listed some of the informal networking opportunities available to us within the deanery and the hope that this may grow.

15. Safeguarding

Fiona reminds the PCC that we need to do the domestic violence safeguarding course. Bridget feels that we are in a healthy position with regards to safeguarding.

16. Health and safety

Angela had received an email surrounding a party booking. This has been followed up and our insurers have confirmed that we are not liable. Angela responded back sympathetically. The PCC would like to thank the hall hire team for all their hard work in making sure that all things

17. GDPR

No major problems at the review. There was a recommendation that at the APCM we make sure that all the forms that we need completing are done at that meeting so we know that we have completed all the tasks needed.

18. Correspondence

None received by secretary.

Paul has been in conversation with The Bear and with the diocese and will be ending his Curacy at the end of January and will be going on sabbatical to consider his next steps within the Church of England.

Paul closed the meeting with prayer.

20. Date of next meeting 17th January 2023 on zoom.

THE CHURCH OF THE GOOD SHEPHERD with St. PETERS, LEE						
Accounts for the Year Ended 31st December 2022						
After Ten Months of 2022						
INCOME	Note	Year to 31-Dec-21 £	Projection to Dec-22 £	Diff = %	2,022 Budget Agreed Nov. 2021	2,023 Budget
Voluntary Income						
Planned Giving (for Gift Aid)		57,159	63,755	104%	61,500 a	64,000
Plate Collections		1,369	1,839	33%	5,500	2,000
Donations	1	25,921	5,230	28%	19,000	5,200
Tax Rebate (Gift-Aid)		17,483	17,706	82%	21,500	17,000
Other Planned Giving	10	5,200	7,800	100%	7,800	7,800
Other Donations		0	7,200	n/a	0	7,200
Legacy		0	0		0	0
		107,132	103,530	90%	115,300	103,200
Other Income						
Fund Raising		403	11	11%	100	20
Hall Hire		26,826	44,716	149%	30,000 b	49,000
Fairtrade Stall		5,898	4,215	94%	4,500	4,700
Miscellaneous	2	2,349	3,090	62%	5,000	3,500
Total Income		£142,609	£155,562	100%	£154,900	£161,000
EXPENDITURE Indicative Ministry costs for 2021 = £80,000 Indicative Ministry costs for 2022 = £81,900						
Indicative Ministry costs for 2023 = £83,500 Agreed £83,500 at July 2022 PCC meeting						
Diocese						
Diocese for Clergy Stipends, etc.		75,500	82,000	100%	82,000 ↑	83,500
Curate's housing	10	0	0		0	1,100
Buildings and Grounds						
Heat, Light, Cleaning, Insurance	5	13,456	16,967 x	125%	13,600 c	23,000
Repairs & Maintenance	3	14,893	8,448	42%	20,250 d	9,300
New Boiler @ GS + related works		-	-		-	-
Boundary Wall at GS		-	3,600	23%	16,000 e	-
Services and Mission						
Costs of Services		4,430	2,991	71%	4,200	3,800
Salaries, wages and honoraria	4	9,401	11,829	119%	9,900	15,700
Fairtrade Stall		5,374	5,588	140%	4,000	5,600
Food bank		571	9,610	481%	2,000	8,800
ESOL (English lessons)		0	0	0%	200	200
Mission (inc. Alpha, FUSS Fair, etc)		403	0	0%	500	800
Lighting the Lamps - special displays		0	1,000	100%	1,000	1,000
General						
Clergy Expenses		803	1,274	40%	3,150	1,800
'Office' Expenses	6	1,277	1,394	37%	3,750	1,500
Donations to External Charities	7	2,500	0	0%	2,500	0
Youth work		581	467	16%	3,000	1,600
Flowers		194	517	86%	600	600
Misc.		2,062	9,216	105%	8,800 f	10,000
Total Expenditure		£131,445	£154,903	88%	£175,450	£168,300
Church Surplus		11,164	659		-20,550	-7,300
PROPERTY						
Rental Income	10	18,549	17,707	96%	18,350	5,900
Expenses	8	1,696	1,854	27%	6,800 g	2,000
		£16,853	£15,853	137%	£11,550	£3,900
SURPLUS		£28,016	£16,512	283%	-£9,000	-£3,400