

**MINUTES OF CHRIST CHURCH DOWNEND EXTRAORDINARY PCC MEETING
HELD ON THURSDAY 07 SEPT 2017 IN THE CRECHE ROOM**

Present: Revd Jo Vickery, Revd Paul Peterson (Chair), Helen Barnett, Pete Tiltman, Martin Brown, Julian Cox, Ian Giles, Bryan Ashton, Debra Turpin, Andy Smith, Jonathan Dobson, Jamie Paddon as Treasurer; Andy Morton as Project Manager and Miranda Mingay as Clerk

Apologies for absence: Miriam Parfitt & Roger Cholmondeley.

JV opened the meeting by informing the members that Emily Ross had been approached to take over being a Foundation Governor from Charlie Walker at Christ Church Infants School, serving alongside Belinda Stowe. (Emma King's nomination from the previous PCC was not now being taken forward, due to Emma's change in circumstances). Emily was very willing to take on this role and was hereby nominated.
JV Proposed; HB Seconded and ALL were in favour.

PP introduced Andy Morton to the members.

JV thanked AM for taking the B4L team through the reordering process and for helping them with some complicated issues. He highlighted the fact that this meeting was called for the PCC members to grant a recommendation for AM to go into negotiation with Hart Construction. JV acknowledged that there has been a lot of prayer since we opened the invitation to give to the B4L project. PCC members had been given details of the financial response up till 1st Sept. which was very generous. However, with the tenders coming back considerably higher than expected we were still a long way short of the total funding needed for the whole project. JV was then able to bring the news that since last Sunday an additional pledge had been made for an amount of £200K – a huge encouragement to us all, meaning we could fund a lot more than was expected.

JV had spoken to Claire Fussell from the Diocese of Bristol regarding grants. She mentioned that with the amount the church family has already given to date, we could look forward with hope and our application for further grants was likely to be viewed favourably, with possible fund-matching. The Diocese has brought in a new scheme for parishes whereby they can apply for a loan of up to 100K interest free. The Diocese of Gloucester also offer bridging loans that will cover the VAT. We currently have, given, pledged or loaned, £1.188m. Of this sum +/- £220K will be used to cover VAT & professional fees; leaving a figure of £968K as a sum for the initial building contract.

AM confirmed that 3 out of the 4 Tenders had come back, the lowest being from Hart Construction at £1.271m. AM has a meeting with Hart Construction on Tuesday 12 September 2017. He stressed the need for swift action if we are to start the 'enabling work' in November. He said the new specs for the building works are of a good standard. As we can only sign a contract for the amount we have, the original spec will need to be pruned to around £1m. Further work can be added in at a later date as funding becomes available.

AM will negotiate with Hart and MEB so that an enabling contract can be agreed for the clearance and preparation of the church (November and December), so that the main building works contract can begin in the New Year. He advised that the grant of £20K for the new flat roof is only valid until the end of 2017, so there is an urgency to carry this out as soon as possible. There is a fear of costs rising by at least 7% in the New Year and it is crucial to have everything in place before year end. We are waiting for Listed Building Consent and further faculties to be approved before any work can commence.

HB asked if it was certain the flat roof work was part of the enabling contract to which AM replied in the affirmative.

There followed time for questions and clarification.

Proposal of acceptance of the recommendations from B4L team: (after updating of figures following the additional £200k donation)


Proposed by JP; Seconded by BA. All were in favour, including Miriam Parfitt and Roger Cholmondeley who voted in favour by proxy.

HB offered to put an update on our website, distribute to church by mail chimp & for hard copies to be available in the Parish church and Church Centre on Sunday.

PP advised there will be more updates by the next PCC meeting which is to be held on Wednesday 18 October 2017. The venue is to be confirmed at a later date.

HB concluded the meeting with a prayer of grateful thanks.

The PCC co-operates with the incumbent in promoting the whole mission of Christ Church with a particular responsibility for ensuring wise and faithful stewardship of the Church's resources, to enable vision to become reality.

Signed: 

Date: *18th October 2017*