

Emergency Meeting of Nettleham PCC
Thursday 6 June 2019
in the Parish Centre, Nettleham

Present: M Coles, L Combes, Fr R Crossland, J Dent, C Hanson, J Gledhill, T Gledhill, A Lewis, K Pickering, N Salt, Revd J Shaw, S Subden and J Waters-Dewhurst.

1. The meeting opened with prayers.
2. Apologies for absence were received from T Subden, R Coulter, S Vincent, N West, J Hanson and M Smalley.
3. **Information on current condition of tower.** Andy Lewis had circulated notes previously outlining the problems found on the detailed inspection of the tower and the subsequent effect this will have on the usability of some areas of the church until the belfry arch is braced by scaffolding.
 - 3.1 Andy gave a brief commentary on the professional team involved; Carl Andrews (architect), Pinnacle Construction in York and the Morton Group (structural engineer employed by the bell ringers.)
 - 3.2 There is an insurance requirement that the bottom is secured by metal fencing to comply with safety measures and prevent theft of lead. The site is currently secured with ten metal panels of steel fencing purchased by Nettleham PCC for this purpose which can also be used for the next stage of the project.
4. **Proposals for works.** A quotation has been received for the repair work with two options. The cheaper option is to back-prop the scaffolding from within the kitchen area. This will still allow access to the church and any damage to the north aisle will be put right by the contractors. The hire length of the scaffolding does not add much to the overall cost. It also allows the bottom of the arch to be braced which decreases the chance of further deterioration.
 - 4.1 The quote provided by Pinnacle excludes VAT which will have to be paid in full and reclaimed. There is no guarantee that organisations will be able to recover VAT after Brexit. It is also a finite pot; the earlier a claim is submitted, the higher the chance of recovering the VAT.
 - 4.2 This quote does not include the cost of the cherry picker used for the initial inspection which is roughly £3.5K.
 - 4.3 A potential delay could be caused by the availability of Ancaster white limestone. However, as the team recognise the urgency of repairs they will expedite the delivery as much as they are able.
5. **Emergency Faculty.** After some discussion it was agreed that an application for an emergency faculty for the immediate tower repairs should be submitted as soon as possible. Proposer: Jackie Waters-Dewhurst Seconded by: Nikki Salt. A vote was taken which was unanimous in favour of the proposal.
6. **Quotation for works.** The PCC decided that they would opt for the cheaper quote which would result in a budget of £19.7K + 5% contingency i.e. a working budget of £20.6K. If VAT is able to be reclaimed this would mean a total outlay of approximately £16K. The PCC agreed there is no point in obtaining other quotes.

A motion was put forward to agree a budget of £20.6K.

Proposer: Jackie Waters-Dewhurst Seconded by: Ced Hanson. A vote was taken which was unanimous in favour of the proposal.

 - 6.1 It was also agreed that the PCC would vote on whether they were in formal agreement to seek a faculty for an enhanced faculty of work.

Proposer: Kath Pickering Seconded by: Jean Gledhill
 - 6.2 Andy Lewis did state however that a full faculty must be submitted for the totality if the DAC approve the emergency works. A faculty lasts three years but an extension can be obtained. The PCC agreed unanimously.
7. **Bells.** There are three phases of action pertaining to the major refurbishment of the bells:

- It would be possible to extend the number of bells but the tower is not capable of this in its current state. The bell ringers would like to be involved in the fundraising.
- Some essential repairs to the clappers and wheels can be carried out while the emergency repairs to the tower take place; preferably in August when Taylors of Loughborough have a repair window. However, until the tower is shored up, the clappers cannot be removed safely. PCC approval is needed for this work.
- The bell ringers paid for the original structural survey and would like the PCC to consider refunding the £870 + VAT.

7.1 A motion was put forward to agree the immediate repairs and refund the £870 + VAT. Proposer: Lynne Combes Seconded by: Madeleine Coles. The PCC agreed unanimously.

8. **Funding.** There are several sources of funding for the emergency repairs available including:

- £28K which came from the sale of the Institute. This currently resides in the general fund but could be put back into a savings account
- Approximately £20K is deposited with the Church Repair Society. This fund is managed by one of the churchwardens at Dunholme. It can also be overdrawn and could therefore be used to manage the cashflow. However, although it means that the PCC could pay the entire bill there would be nothing left for emergencies like a broken boiler.

It was noted that if some funds are exhausted, it does reduce the cost of the greater project but as much money as possible is needed for match funding. The PCC are more likely to receive an LHF (Lottery Heritage Fund) grant if they put up 20% of the total cost. It was hoped that there were smaller trust funds that could be approached for the smaller emergency fund which would not queer the pitch for the much more substantial funding. Would it possible to raise £10K by September from the general public? The previous tower appeal raised £6 or £7K. Fr Richard raised three issues which will affect All Saints over the next few years:

- The parish itself is working a slightly deficit budget. Parish share is set to increase and there is a demand on the ministry and mission. This should be the primary call for the worshipping community.
- This is an emergency project which ideally should be met by the public and small grants.
- The major project on the tower, the roof of the tower, under the tower and back of church interior. This will transform the church but at a cost of £180-200K.

Fr Richard hoped that the standing of the church was slightly better within the village now and that they would be more willing to assist. If each household donated £10 this would all it would take to cover the costs for example. He had already received a message from WLDC who have an emergency fund; grants up to £8K available.

The LHF want to see a demonstration of community involvement so it is very important to get the village interested in the problem.

8.1 Sources of funding. The PCC agreed:

- that they would use any emergency funds at their disposal but aim to use as few as possible.
- not approach large funders of big grants e.g. LHF, All Churches Fund
- contact trusts that are more relevant for small grants.

9. **Contingency plans for operation of church during repairs.** It was agreed that the PCC would open and close parts of the church appropriately on advice of the building repair team and backed up by advice from the insurers. Andy stressed the importance of telling the insurers the next steps. Back up all conversations with confirmatory emails. The church public liability insurance is £2.5M and the contractors have their own PL.

Currently all activities involving very young children have been moved out of church.

Ducklings will take place in the Parish Centre for the next two weeks (or longer) and a Portaloo with changing facilities will be hired/placed in the churchyard. (It will only be open

during services.) All school visits have been suspended until further notice. Worship@4 may continue in Parish Centre. As the emergency repairs have now jumped priorities, Fr Richard would be dropping some additional services. The PCC expressed their appreciation to Andy for the work that has been carried out so far.

10. **Public statements.**

Various points were raised:

- It would be helpful to send out a positive message that the funds raised previously would be used on the project. Need to work with local community.
- Best way to get the message out?
 1. Work out a detailed communication strategy
 2. fliers around the village,
 3. message in Nettleham Matters (deadline is 20 June for July edition)
 4. Tea on the Green
 5. Nettleham Carnival 14 July
 6. advertise dates when the public can see the work required
 7. Buy a brick scheme
 8. Crowd funding
 9. The treasurer set up an online giving scheme
 10. Draw up a list of local businesses/organisations. Ask in church for a volunteer to write to everybody.
- If all else fails; use the funds available.

The meeting closed at 8.50pm.