

Parochial Church Council Meeting - Minutes

Sunday 7th January, 11.30am – Wisley Room, Church House

Chair: Rev. Nick Parish

Secretary: Rob Jeffery

Churchwardens Present: David Eggett, Sarah Lutton **Clergy Present:** Rev. Judith Mitchell

Elected Members present: John Flower, Chris Lutton, Helen Williams, Lynne Scholefield, Alex Rennie

Ex-Officio Members present: Howard Bluett (Deanery Synod Rep)

1	Apologies for absence - Sarah Jeffery, Martyn Holloway-Neville, Richard Deavin, John Padwick, Phil Keith, Andrew Roberts (Treasurer)
2	Declarations of interest - Rev. Nick Parish (member of the scout executive)
3	John Chandler Hall & Scout Hut at the rear of the site

NP summarises that some questions have been raised and answers already circulated. David updates the meeting that Bright Horizons have now agreed a surrender to the list and money has been transferred to our Solicitor.

To resolve that the disposal of the freehold land and buildings comprising St John Chandler Hall, Church Road, Epsom be approved, and in particular to resolve:

1. That the PCC approves the indicative heads of terms agreed by the PCC's agent in relation to the Scout premises at the rear part of the site, whereby

- a. The Scout Association Trust Corporation (as trustee) would surrender its leasehold interest in the side access road and the land closest to the rear of the main St John Chandler Hall building,

and

- b. The Diocesan Board of Finance would transfer to The Scout Association Trust Corporation (as trustee) the freehold title to the Scout premises on the basis of the reduced footprint shown edged red on the plan attached to the heads of terms;

2. That the PCC wishes to proceed with the above transaction on the basis that it is in the interests of better asset management in relation to the main St John Chandler Hall building to do so, regardless of if and when a disposal of that might take place;

3. That the PCC approves the offer of £755,000 received from Nuro Homes Ltd of Cheam Road, Ewell on 29 November 2023 for the purchase of the main St John Chandler Hall site (namely the whole of the remainder of the site, excluding the Scout premises shown edged in red);
4. That the PCC wishes to proceed with the above sale conditional on satisfactory planning permission as contemplated by the offer received from Nuro Homes on the 29 November;
5. That the PCC approves taking a surrender from Bright Horizons Family Solutions Limited of the residue of the lease dated 30 April 2003 in consideration of a reverse premium of £40,000 payable to the PCC in lieu of the remaining rent and any dilapidations liability, and that it is in the interests of better asset management in relation to the main St John Chandler Hall building to do so, regardless of if and when a disposal of that might take place;
6. That the PCC shall appoint Temple Bright LLP of 81 Rivington Street, London EC2A 3AY as solicitors to act in connection with the above matters and be responsible for payment of their charges in connection therewith together with all Surveyors' fees and estate agents' commissions;
7. That the PCC shall indemnify The Guildford Diocesan Board of Finance, as custodian trustee, from and against all legal costs and other expenses or liability incurred in connection with or related to the transactions described above;
8. The PCC confirms by this Resolution that independent professional valuations have been acquired and are available for submission to The Guildford Diocesan Board of Finance.

Proposed: David Eggett

For: All

Against: None

Seconded: Alex Rennie

Abstain: None

<p>4</p>	<p>PCC Priorities 2024</p> <p>The wardens have identified that there are currently a lot of different issues that are taking up a lot of time for the wardens and the Parish Office. Wardens are asking that anything that is not pertaining to the Church Development Plan should be kept off the to-do list and meeting agendas for the time being unless necessary.</p> <p>HB notes that the main priorities of giving financially and increased communication should be focussed on in the coming year.</p> <p>JF notes that the amount of time given by the churchwardens currently is unsustainable and doesn't make the role very appealing to new recruits. NP notes that later in the year if there isn't a second churchwarden forthcoming then a team of people could be brought together to help with the daily tasks.</p> <p>The Parish Office doesn't feel that there is a backlog of things to deal with apart from the internal Church House works that are on hold until the external works are completed. suggestions made that the Parish Office 'closes' to visitors on some days to help with disruption to the working week. Facilities Officer due to return to work on Monday 8th January 2024.</p>
<p>5</p>	<p>Any Other Business - None</p>

Meeting Closed 1214

Signed as a true record of the meeting:

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21st February 2024

Ratified 21st February 2024