

**Minutes of the FB LCC- PCC meeting held on Monday 8 September, 2021,
7.00pm via Zoom**

Present	Nigel Spratt (Chair/CW)	Janet Spratt
	Ian Newman (CW) (from 7.30pm)	Revd Tom Burden
	Canon Gary Philbrick	John Dowsett
	Judith Dowsett (Sec)	Michèle Gosling
	Martin Calver (LCC Treasurer)	Sue Ledger
Apologies	Jane Calver	Mark Ward

NB. As of 1st July 2021 AVC PCC is an official entity. The LCC of Fordingbridge will meet as and when required to discuss matters related to the Local Church Area of Fordingbridge.

		Action
2021-09-01	Welcome & Prayer: Nigel opened the meeting with prayers.	
2021-09-02	Apologies – see above	
2021-09-03	Declaration of Interest: None	
2021-09-04	<p>Minutes of 21st June 2021: The minutes were accepted as an accurate record of the meeting. Agreed unanimously.</p> <p>Matters arising:</p> <ul style="list-style-type: none"> • Simon Daykin has provided very useful information regarding green issues and different forms of heating. (see comments in item 5: Heating). Simon has a bio-mass system at home. Thanks to Mark Ward for suggesting the contact. • Fence alongside south lane: item not discussed. • Clock Bell: information circulated in CW report. Need new estimates. • Martin confirms that £1000 paid by LCC for Kinkiizi Covid appeal, plus £200 donated, & £1000+ sent for Lent appeal in June. 	Ian Newman
2021-09-05	<p>Church Buildings: Churchwarden Updates.</p> <p>St Mary's Church Heating: Nigel Spratt Report on visit to Stanton St Quinton, St Giles, and Report on heating systems investigated circulated which includes a comparison of the various possible systems (see below for Table of Comparisons)</p> <p>NS reported that Paul Trew of Martin Thomas Associates, commissioned to provide an energy survey by Antony Feltham-King, had not provided a report yet and on enquiring PT could not recall his visit to St Mary's. Noted that this is very disappointing and frustrating. It was agreed that a letter strongly explaining the situation be written to A F-K to prevent other parishes experiencing the same problems, as it appeared Paul Trew was no longer able to carry out the work requested. The invoice of £2000 for this work has not been received and will not be paid. No longer want the MT Assoc. report. NS talked through the Table of Comparison in the CW report and there were some additional comments/observations.</p> <p>The table is reproduced below for easy reference and was found to make the situation very clear. Nigel was thanked for his work on this.</p>	Churchwardens

<p>2021-09-05 Heating Continued</p>	<p>Comparison of heat production and distribution systems</p> <p><u>GROUND SOURCE</u></p> <p>Pros.</p> <ol style="list-style-type: none"> 1. Carbon neutral 2. Low running cost <p>Cons.</p> <ol style="list-style-type: none"> 1. Very expensive to install. 2. Outside space required for trenches to bury pipes, or a deep hole, to reach hot rock, depth indeterminate and charged hundreds of pounds per metre." 3. Max. water temperature 55 deg so boost required by other means making it likely to be less eco-friendly and increasing running costs. <p>Distribution methods:</p> <p>Water filled radiators supported by ground source and booster boilers.</p> <p>Cons.</p> <ol style="list-style-type: none"> 1. Disruptive and expensive installation 2. Maintenance required <p>Under floor heating supported by ground source and booster boilers.</p> <p>Pros.</p> <ol style="list-style-type: none"> 1. Efficient and unobtrusive 2. No maintenance needed. <p>Cons.</p> <ol style="list-style-type: none"> 1. Very expensive and disruptive installation. <p><u>BIOMASS BOILER OR SPACE HEATER</u></p> <p>Pros.</p> <ol style="list-style-type: none"> 1. Low Carbon emissions (not zero) 2. relatively cheap to run compared to electricity. 3. Automatic wood pellets supplied by hopper and controlled without attention. <p>Cons.</p> <ol style="list-style-type: none"> 1. Requires storage for pellets and a room for the boiler or space heater. 2. Delivery by lorry of pellets probably once a year, possibly twice. 3. Maintenance required to clean out ash probably once a month in Winter. 4. Maintenance required to boiler or space heater annually. <p>Distribution Methods:</p> <p>Water filled radiators supported by biomass boiler</p> <p>Cons.</p> <ol style="list-style-type: none"> 1. Disruptive and expensive installation 2. Maintenance required <p>Under floor heating supported by biomass boiler.</p> <p>Pros.</p> <ol style="list-style-type: none"> 1. Efficient and unobtrusive 2. No maintenance needed. <p>Cons.</p> <ol style="list-style-type: none"> 1. Very expensive and disruptive installation. <p>Air space heater</p> <p>Pros.</p> <ol style="list-style-type: none"> 1. No radiators or underfloor heating required. <p>Cons.</p> <ol style="list-style-type: none"> 1. Inefficient delivery and distribution of heat, similar to our old system. <p><u>CERAMIC CORED RADIATORS</u></p> <p>Pros.</p> <ol style="list-style-type: none"> 1. Carbon Neutral providing zero carbon electricity is used 2. No more expensive to run than our old system, possibly cheaper. 3. Cheap, non-disruptive fast installation. 4. Good flexible control system which takes the outside temperature in to account. 5. Full choice of temperature, heat levels and zones by an easy-to-use control panel. 6. No water filled boilers, pipes or radiators hence no maintenance. 7. The ceramic clay core holds the temperature for longer when turned off. 8. Easy to keep an ambient temperature at all times at minimal cost. <p>Cons.</p> <ol style="list-style-type: none"> 1. Heating not as efficient in the centre of the nave as under floor heating. 	
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<p>2021-09-05 Heating Continued</p>	<p>Points raised on the different systems:</p> <ul style="list-style-type: none"> • Underfloor heating: efficient at heating middle of church, but expensive and disruptive. Needs water-based pipework and boiler to heat water. We do not have this. Simon Daykin reported a church in Blandford had raised the floor to install underfloor heating. However, St Mary's is much larger. • Solar Panels: quotes circulated 21 June. Opinion is expensive if not using in summer months. Professional opinion is that it is better to wait and instal at a later date if needed for summer use. • Biomass and Ground source: Established that ground source not viable in churchyard if horizontal (human remains) and not if vertical (water table). Require water based radiators to distribute heat. Needs a boost to heat. Biomass requires a large storage area for pellets: Ok for domestic, but not for St Mary's. • Ceramic Cored radiators: from the table it can be concluded that for St Mary's at this time, this is the preferable system. The visit to St Giles confirmed this. Ambient temperature can be set at 5°C (no frost damage). The cost of setting at 8°C is threefold. Noted that SS pipework didn't look right but a cream option is available. <p>ChurchEcoMiser had provided a quote, circulated in June 2021. NS has checked and the quote is still valid. (NB. papers recirculated and quote)</p> <p>Quote: £37,865 + VAT (22 x 3KW radiators, installation, all controllers) NB. VAT is recoverable on heating.</p> <p>Noted we usually require 3 quotes and NS had found it impossible to find another supplier/installer. Another company provided radiators for the domestic market (Max. 2KW) and for a space size of St Mary's, 53 radiators at a cost of £600 each without installation. Ian Newman arrived at 7.30pm and was able to take part in the vote. He reported that DAC are aware there is only one quote and would be sympathetic to the lack of additional quotes under the specific circumstances.</p> <p>DAC want to visit to discuss all proposed projects and see the buildings firsthand.</p> <p>Proposal: that FB LCC accept the quote of £37,865 + VAT from ChurchEcoMiser for the supply and installation of 22 x 3KW electric ceramic core radiators, including controllers in St Mary's Church, Fordingbridge, subject to approval by AVC PCC and the DAC. The funding for this to come from FB LCC designated fund of the Lillington Legacy. It is formally noted that there is only one quote, but, despite extensive enquiries, it has not been possible to source any others.</p> <p>Proposed: Nigel Spratt Seconded: Judith Dowsett Agreed unanimously.</p>	<p>AVC PCC for approval 23.9.21</p>
<p>2021-09-05 continued</p>	<p>Other St Mary's Church works: roof, interior decoration, disability access (paths, car park and doors), windows, rainwater goods, floor & sacristy, plus clock works. CW Report circulated giving details.</p> <p>NS reminded the LCC that although considerable effort had been put into a submission to the Lottery Heritage Fund, their requirement for relationships with community & minority groups, and encouraging them to Church, had meant that grants from Lottery Heritage or Lottery Community Fund were unlikely to be supported, or at least would much delay urgent Church repairs.</p> <p>The CW sought permission from the LCC to use the Lillington Legacy to start work on the church repairs asap, the roof being more urgent, there being significant delays in applying for grants (into 2022).</p> <p>It was noted that building relationships with Community groups and encouraging them</p>	

	<p>to the Church Hall could support FB LCC when it came to apply for grants at a later stage, either for the Hall or the church if that was still relevant, but cannot apply for grants once work has actually commenced.</p> <p>The LCC still had the offer from T H Russell Trust for a grant towards access work at church.</p> <p>There was much discussion surrounding the Church works and the proposed Hall works (see below).</p> <p>It was agreed that the Church works must take priority but the works on the hall needed to be progressed side by side, and the CW are very willing to do this.</p> <p>Currently A F-K, Church Architect, has the plans for the Church works prepared, is ready to seek up to date costings for the various elements which will enable FB LCC to make a decision to proceed, subject to AVC PCC agreement and to apply for a Faculty.</p> <p>Noted again that DAC want to visit to discuss all proposed projects and see the buildings first-hand.</p> <p>Proposal: that the Churchwardens instruct the Architect, Antony Feltham-King to progress the repair works to the Church; to obtain current estimates for all aspects of the works, ie. roof, interior decoration, disability access (paths, car park and doors), windows, rainwater goods, floor & sacristy, and clock repair works; the LCC to await the final plans for the project(s) and the return of estimates to be presented to the LCC. To note and agree that additional special meetings will be required of the LCC (20.9.21) and AVC PCC (TBA) to enable the works to proceed as swiftly as possible. To use the Lillington legacy as the main source of funding.</p> <p>Proposed: Ian Newman Seconded: Martin Calver</p> <p>Agreed unanimously.</p>	Churchwardens
2021-09-05 continued	<p>Use of Church Hall by Community Groups</p> <p>Avon Valley Sheds (AVS), FB Toy Library, Superstars playgroup for children with special needs, FB Players, FB Greener Living: papers circulated regarding AVS and further details in CW report. Taken as read. Comments from Mark Ward and Jane Calver included in discussion.</p> <p>NS reported that building relationships with Community groups and encouraging them to the Church Hall could support FB LCC when it came to apply for grants. This was proving a difficulty when seeking support from Lottery Heritage Fund wrt Church repairs.</p> <p>Noted that AVS, FB Toy Library, Superstars special needs playgroup (unsure whether this name will continue to be used) would be joint projects between the AVCM and the individual trusts. CW report that going forward the Church expects to listen to the ideas of AVCM and support if it can.</p> <p>Noted that FB Players and FB Greener Living are projects between the Church and the individual trusts.</p> <p>None of these groups request funding from the Church. In any discussions it has been made clear by CW that the Church cannot support financially.</p> <p>CW had circulated plans which showed the provision of a storage container within the 'patio' area of the Church Hall. In addition, they have proposed two other buildings be provided (Church Office and Hall kitchen).</p> <p>Discussion on Church Office and Hall Kitchen is reported below.</p> <p>AVS request to use Church Hall</p> <p>There was much discussion including:</p> <ul style="list-style-type: none"> Clarification that suggestion for AVS to carry out works around the Parish and to demolish the old Parish Office in lieu of rent did not come from AVS. It had been 	

	<p>In summary, Nigel and Ian explained that:</p> <ul style="list-style-type: none"> • The cost of the plans for refurbishing the Church Hall had been greater than the whole Lillington Legacy. The priority was to see the Church repaired for future generations. • There remained a need for a better, bigger kitchen at the Church Hall to attract hirers. • Other halls in the area a. were not as large as ours, and/or b. could not provide cooking facilities. • The need in the community is changing (see above, use of stage etc) • To attract hirers a minimal amount of decorative work had been carried out, a cleaner has been hired. • The space for the Church Office was no longer sufficient, alternative space is needed and it would be desirable to relocate the Church Office to the Church Hall. • The old church office needs to be removed, an estimate for doing this has been obtained. £2000 to demolish plus £1000 to remove and tip. (is VAT included?) <p>CW have worked on two options for the church office and kitchen based on prefabricated buildings (portacabins) or block buildings. The two sets of plans showed a storage container in position to demonstrate that it would be possible to accommodate all three structures. These are only suggestions but CWs believe these would be good viable options to consider seriously. CW declare they are leaning towards the permanent build option, but the decision rests with the LCC.</p> <p>Nigel has investigated various portacabins, ex-hire which would need to be altered to our needs as well as purpose built new portacabins. Any portacabin would need work carried out to connect power, internet and any drainage required if toilets/ water supply provided. A quote received on 9.9.21 indicated that a new build could be cheaper than ex-hire.</p> <p>The Church Office location already has planning permission for the old building, therefore replacing like for like should not be a problem. Prudent to check. A permanent building would require planning.</p> <p>Ian is investigating the permanent block-built option which would require footings as well as the usual services being provided.</p> <p>It was noted that accurate plans would be required to obtain planning permission and accurate quotes for any building. Noted that the old office is in too poor a state to remove by crane.</p> <p>It was agreed unanimously that the CW on behalf of the LCC pursue investigations with regard to the Church Office and Kitchen buildings. 3 quotes for portacabins and block buildings to be obtained and presented on Monday 20 September 2021.</p> <p>NB. Accurate quotes for block building would require the Architect to draw up plans. Decision for this to wait until the meeting of 20 September.</p> <p>It was agreed unanimously that the CW on behalf of the LCC obtain 2 more quotes to demolish, remove and dispose of the old church office. All 3 quotes to be presented on Monday 20 September 2021.</p> <p>If a decision to provide a building is made, permission must be obtained from AVC PCC.</p>	<p>Churchwardens</p> <p>Churchwardens</p>
2021-09-05 continued	<p>St Giles. Godshill CW report, notes from SSGG circulated. Taken as read. Comments from Mark Ward and Jane Calver included in discussion.</p>	

	<p>At the FB LCC meeting of 21st June it was agreed to sell St Giles. A surveyor has visited, the valuation (when obtained) will be based on fact it is within the National Park Boundary, not just NFDC.</p> <p>Rev Canon Helen Griffiss and Ruth Crosland wish to pursue the use of the building as a Quiet/Retreat Centre. CWs explained the situation, no financial help and would have to be totally self-sufficient. They have formed a group of interested people. Save St Giles Group. (notes circulated). The FB LCC are being asked to delay the sale of St Giles until July 2022 to allow them time to draw up costs, plans etc to see if their project is viable. If not, then FB LCC go ahead with the sale. If it is, then a 25 year lease at peppercorn rent, similar to that given to SVH would be set up.</p> <p>Discussion included:</p> <ul style="list-style-type: none"> Confirmed no costs incurred so far in sale. Surveyor will prepare the valuation at no cost, put on hold - this not been received. Agreed that barge boards would need doing regardless as per QIR from A F-K. Need quotes for this work. Concern over long term responsibility for FB LCC. If SSGG go ahead they will need to set up a CIO (like SVH have done), they responsible for day-to-day repair and maintenance. FB LCC/AVC PCC remain the owners with the Diocese. If they succeed in getting a lease then they have to run it in its entirety. If they default on the lease or the project fails then the building returns to FB LCC/AVC PCC. Godshill community spaces are larger than St Giles (Village Hall and Sandy Balls) and therefore do not have same issue of seeking a wider consultation as was case in Sandleheath. If FB LCC chooses to support SSGG and give them time, then AVC PCC is likely to support too. If FB LCC recommended to go ahead and sell then the funds would go to AVC PCC but allocated for the use of FB LCC. However it is unclear whether such funds would be fully allocated or whether FB LCC would only access the interest, and Diocese hold the capital. <p>Proposal: that SSGG be given permission to spend until July 2022 to get the building plans drawn up as a retreat at no cost to FB LCC or AVC PCC; recognising that the ongoing repair and maintenance is ours until that point and theirs beyond it.</p> <p>Proposed: Nigel Spratt Seconded: Janet Spratt</p> <p>Agreed: 9 members, Against: 1 member</p> <p>Proposal agreed. Churchwardens to inform SSGG of the decision</p>	Churchwardens
2021-09-08 continued	<p>Sandleheath Tennis Club (see CW report for details)</p> <p>After prolonged negotiations, Sandleheath Tennis Club has agreed to a legal Deed of Easement. If they have any grievances, they will come to 'us' FB LCC as the original administrative Trustees, and AVC PCC who are now the legal owners; not to SVH who are not the owners of the property. The Deed of Easement will show 2 footpaths, they will be given access to cut the rear hedge twice a year, gates in the fencing enclosing the front of the property will be closed properly, they will maintain the footpath to the west. If FB LCC agrees then Martin Short of Batt Broadbent, the Diocesan Solicitors, will draw up the paperwork, which will be given the official Diocesan seal when all legal parties have signed.</p> <p>Proposal: To acknowledge the work of the Churchwardens and Martin Short, to await the Deed of Easement at the next LCC meeting and the AVC PCC.</p>	

	<p>Proposed: Ian Newman Seconded: John Dowsett</p> <p>Agreed unanimously. Churchwardens to inform Martin Short of the decision</p>	Churchwardens
2021-09-6	<p>Community</p> <ul style="list-style-type: none"> • See above for AVS, Toy Library, Superstars playgroup, FB players and Fb Greener Living projects • See above for St Giles update • Towards an Eco-Friendly Church: At the AVC PCC meeting in July, Bethan Davies (Parish Eco- Champion) had given a presentation. It was agreed that all LCCs carry out the online Eco Church survey to pursue a Bronze Award. Michèle Gosling kindly volunteered to conduct the survey and Canon Gary sent her the link immediately, offering any help needed. • Jo Heath: Canon Gary reported that Jo Heath's last service as Youth, Children and Families Development worker will be 12th September, service at St Mary's Fordingbridge. She will take up full time ordination training as from 13th September. Her 2-year training programme will be 20 hours education and 20 hours ministry in the parish. AVCM will meet to discuss a replacement for the next 6 months. Jo will be invited to become a trustee of AVCM. Gary was asked if Laura was changing her hours, but Gary was unaware of this possibility until this evening. It was suggested that AVCM could take over their own Payroll as Jo was leaving ie before they employed anyone else instead. Gary suggested AVCM would need to come back to us on that point. 	<p>Michèle Gosling</p> <p>Canon Gary</p>
2021-09-07	<p>Congregation</p> <ul style="list-style-type: none"> • Referrals to Pastoral Care Team – none known. Ian reported that he was gathering information on the way other parishes handle pastoral care and communication (FYI: This is an action from AVC PCC). Nigel reported that he was trying to get up to date information on Emily Albury, a chorister at St Mary's. Concerns were expressed that FB Care Ring Coordinators had not made contact with certain people during Covid, however this might be because the CRC had seen the individual(s) around and therefore knew they were active. It was agreed it is time for another Coordinator's meeting. Canon Gary requested that any findings or ideas be fed through Rev Kate Wilson and the Pastoral Care Team. • Safeguarding: there were no additions for Melvyn Beynon. However, Melvyn had reported that members of the AVC PCC would all need DBS kept up to date, members of the LCC would only need their DBS renewing IF they supervised activities such a children's groups that required it. Example given: Michele will need DBS kept up to date as she leads Sunday children's groups, and Janet Spratt would not. Canon Gary taken as note of this as he is collecting information for parishes who are merging (like our 4 parishes have done) to make the transition easier/clearer for them based on our experience. • Deanery News: Open meeting on Saturday 25th September, 9:15am -12:30pm at St Mary's Church Hall. Volunteers requested to help with refreshments/breakfast. • Diocesan News: Bishop Tim will retire in February. Martin Calver reported that Bishop Debbie's letters to the community have been well received and he felt them to be relevant. Canon Gary will pass this on to her. Retired Bishop of Hereford is assisting Bishop Debbie – very supportive and positive. • Matters to refer to AVC PCC: <ul style="list-style-type: none"> ○ Heating proposal: include papers from Nigel ○ LCC draft minutes 	

2021-09-08	<p>Finance Matters: not covered elsewhere.</p> <p>Treasurers Report: at end of August £47,175 in General A/C; £2,623 in Gift Aid A/C. Common Mission Fund on target, paid £54296 to date via SO. However, when the reduced CMF kicks in as we are a new parish, the SO can be adjusted accordingly. Not yet received any notification. LCC recall that a large sum was transferred from Lillington Fund to General Fund in December to pay for the heating, but that was not needed. Therefore, the General Fund looks very positive.</p> <p>There are no financial reports, awaiting MyFundAccounting to be set up and running. Paperwork for July and August is ready to enter on the system.</p> <p>Office Suggestion from Treasurer:</p> <p>Jackie Rowe now working an Administration only role at the Office. Martin is doing all bookkeeping work except Payroll, which is outsourced to Fawcetts.</p> <p>From the liability point of view, Martin is vulnerable as he is doing all the tasks. Not good practice. He does not want this to continue.</p> <p>Options suggested by Treasurer:</p> <ol style="list-style-type: none"> 1. AVC PCC employ a bookkeeper (BK). Originally the simplification process had hoped that a BK would carry out the work for all 4 LCCs. 2. AVC PCC outsource this task. Fawcetts had been approached for costings. 3. Cannot do nothing, and ideally action is taken sooner, not later. 4. Ideally someone is employed who knows or will get to know the workings of the churches. Otherwise the Treasurers will have to unravel errors. <p>Martin requests that Members of AVC PCC give a strong steer to the PCC to take action.</p> <p>It was agreed to revisit this issue on Monday 20th September.</p>	AVC PCC to note
2021-09-09	<p>Staff Team News: Jo Heath and Saturday Synod reported above.</p> <ul style="list-style-type: none"> • Baptisms: Canon Gary reported many families requesting Baptisms. Therefore, will re-introduce the Baptism Meetings. First will be on Sunday 26th September at 4pm in St Mary's, Rev Tom will be involved and hoping to build better relationships with families and engage them in the life of the church. This will be followed by Evensong. Canon Gary requested Baptism Vergers to support whoever is carrying out the Baptism. <i>Post-Meeting Note: request sent to Vergers</i> • Churchyard: consider creating a wildflower/meadow area in the churchyard. Noted such areas need to be managed well. 	FB LCC 20.9.21 or December
2021-09-10	AOB: None.	
2021-09-11	Closing Prayers from Martin, on behalf of Jane.	
2021-09-12	<p>Date of Next FB LCC Meeting: Monday 20th September, 7pm via Zoom</p> <p>Closing Prayers: John Dowsett please.</p>	
	The meeting ended at 9:20pm.	

Signed by..... 2. Signed by Date:

See Below for Papers circulated before the meeting:



2021-09-08 Agenda DRAFT 3 2021-06-21 2021 - 13Aug - SSGG 2021-07-21 Visit to 2021-08 pb letter.pdf 2021-08-20 AVS
 FB LCC 21 Sept 2021. FB LCC-PCC Minutes : notes.pdf Stanton St Quintin July proposal to FB LCC.pc



Warden Report New Heating System for St Eco-Church-Survey Questions.pdf Wardens Report on Hall page 1.pdf Wardens Report on Hall page 2.pdf Wardens Report on Hall page 3.pdf Warden Report to LCC Part 2.pdf