

Minutes of the Christ Church Council Meeting 24 February 2015

Present: Judith Anderson, Mark Elliott, Matthew Jones, Sarah Kerr, David Rawlings (chair), Sharon Rawlings, Andrew Sillett, Alex Soboslay, Angela Soboslay, Malcolm Wall (acting secretary).

In attendance: Robin Kerr.

1. The meeting opened with a prayer. **Apologies** were received from Judith Bishop, Margaret Burrows, Morny Davison, Bob Siderfin and Brenda Wall.

2. Minutes

There were some amendments to the minutes of the previous meeting (13 January 2015), and the list of those present was corrected.

3. Matters arising

(1) Organ repairs. Mark reiterated that we had been quoted a cost of £30,000 to move the organ blower inside, and it was uncertain whether this would actually solve the cold air problem, so Trustees felt the cost was not justified. Robin said the diocesan energy saving advisor had suggested it would be likely to help reduce heat loss, which would save some money. The organ builders had been asked to look at other possible solutions such as sucking air from inside the building, but there was a potential noise issue. Trustees were keen to fix the leaking bellows, which should help but would cost £15,000. Other possible remedial work will be looked at. The question is, what is our order of priority for works needing to be done?

(2) The PA system is working better, thanks to advice we've received and subsequent work done by Alex.

(3) Minutes of Trustees meetings for Council: Trustees are to discuss this at their next meeting.

4. Trustees' report

(1) Progress on a roof safety rail was delayed, in part because of Martin Palmer's illness.

(2) Payment of our agreed diocesan contribution for 2014 (a second payment of £5,000) has been made.

(3) The Bishop of Bath and Wells has written to decline taking up his position as a Trustee of Christ Church in person.

(4) Discussion is continuing about safeguarding policy, updating the lighting in the choir vestry, and a Premises Licence.

(5) Charles Rice has been appointed a Trustee to fill the place to be vacated by Mark, who is stepping down.

(6) Trustees have been discussing the recruitment of a new Priest-in-Charge and need to give further consideration to how much we offer for the post. The Archdeacon of Bath is attending the next Trustees meeting to advise on the recruitment process.

(7) Demolition of car park wall: discussions are continuing about the best course of action to progress this.

(8) There is a review of the letting agent for the cottages. The present agent does not seem to be attending to repairs and maintenance.

(9) Trustees have approved repair work on the organ swell box.

(10) Trustees have discussed and accepted the disability inclusion review.

5. Buildings

Robin Kerr presented a range of options from the architects for renovations to the toilets and the main west doors.

(1) Toilets.

- Option 1: two cubicles, one wheelchair-accessible. Est. cost £18,000. Recommended by architect.
- Option 2: three cubicles, one wheelchair-accessible. Est. cost £20,000. Not ideal because third cubicle is rather cramped and door opens outwards.
- Option 3: three cubicles, one wheelchair-accessible. Est. cost £20,000-£22,000. Council chose this at its first preference, though some modifications need to be looked at to make the accessible cubicle fully compliant with Part M of the building regulations, and a trial run with a wheelchair would be desirable. Option 1 was the second preference.

(2) Outside doors and entrance lobby.

Four options were presented, with various configurations of wooden outer doors and glass inner doors. Council's preference was for Option 2 (existing wooden outer doors moved to outer arch – where the iron gates are at present – and opening inwards, new glass inner doors where the wooden doors are at present and opening inwards; est. cost £20,000), but Planning consent would have to be sought from BANES, plus the approval of the fire authorities. The floor level would also have to be changed, so if we go with this option the disabled access ramp work might have to be done at the same time. Our second preference was Option 1 (existing wooden doors moved to open outwards, new glass inner doors opening inwards; est. cost £20,000).

The decision was made to begin the process of applying for Planning permission for Option 2 and consult the DAC.

(3) Disabled access ramp and new steps. Est. cost: £100,000. Given the high cost, there was some discussion about how the works could be phased, but this would depend on exactly which option for the front doors proved to be feasible.

The architect's drawings will be displayed at the back of the church so that the congregation can see them and make any comments.

A question was raised about providing toilet facilities while work is going on. It was suggested that we should renovate the choir toilet first, so that it was brought to an acceptable standard, and also consider portable facilities. The Lower Mews toilets could also be used.

There was a vote of thanks to Robin for his work.

6. Standing Committee

The Trustees have nominated Sarah Jones and David Bishop. Council nominated Malcolm Wall, Alex Soboslay and Andrew Sillett.

7. Interregnum/recruitment

Mark explained the legal position: the Trustees appoint the Priest-in-Charge of Christ Church, the Bishop licenses him or her, and the Rector of Walcot has a veto. The selection panel last time was Mark, Sarah Jones, Archdeacon Andy Piggott and David Bishop.

Council suggested that this time one of the churchwardens be included on the panel.

The interregnum last time was 16 months, but the target this time is to cut this by half.

8. Division of responsibilities between Trustees and Council

Malcolm (Council Treasurer) and David Bishop (Trustees Treasurer) are having meetings. To be discussed further at next Council meeting.

9. Cedar Tree management

No-one has come forward to take this on and Keri has now stepped down, though she still helps out from time to time. Melvyn has offered to help in the short term, but he will soon be moving to Wells. It was agreed that we should have a push to publicise the need for someone to manage the rota and explain this to the congregation. Suggestions included:

- Produce a leaflet to explain exactly what is required. Keri to be asked to

jot down some thoughts.

- Is the problem that the café takes place at Friday lunchtime? Could we move it, for example, to Saturday? There was some hesitation about this, but Matthew will check what else is on in the area.

10. Charities for 2015

Deferred to the next Council meeting. So far this year we have had national and international charities, so it was suggested that a local charity might be appropriate for April. Malcolm noted that Open Christmas seemed very well resourced, so might not necessarily need our support this year.

11. Communion for Children

There was some disagreement about whether we had agreed to give both bread and wine or just bread to children admitted to Communion before Confirmation. Judith A, who was the one who originally raised the question at the previous meeting, said she had noted that it was to be just bread, and some other members of Council said this was their recollection too. There was some difference of opinion about what was desirable, but the legal position was noted: the Church of England requires Communion to be administered in both kinds except in cases of "necessity" (e.g. alcoholics who cannot take even the smallest quantity of wine, or people unable to consume solids at all). Ribena or other alternatives to wine were not a legal option, and also undesirable if everyone was not offered the same cup. Children could choose not to receive wine if that was their preference or that of their parents.

12. Any other business

It was suggested that Lay Administrants (chalice assistants) could have some training sessions. Angela S and Simon Tatton-Brown to organise?

The meeting closed with the Grace at 22:00. The next meeting will be held on Tuesday 24 March 2015.