

CARLISLE DIOCESAN BOARD OF FINANCE LIMITED

Minutes of a meeting of the **FINANCE COMMITTEE** of the Carlisle Diocesan Board of Finance Ltd at Church House, Penrith, on Wednesday, 18th July 2018.

PRESENT:

The Archdeacon of West Cumberland	Mr D W Dickinson
The Archdeacon of Westmorland and Furness	Mr J Edwards
Canon M Jayne (Chairman)	Mr J E A Johnson
	Mrs G Troughton

IN ATTENDANCE:

Mr D Hurton – Diocesan Secretary
 Mr R Jaques – Head of Finance
 Mr N Andrews – Property Secretary
 Mr M Mill – Director of Education
 Mrs C Barton – OpShop Development Project Officer

FC 18/75 OPENING PRAYERS

Opening prayers were led by Mrs Gillian Troughton.

FC 18/76 APOLOGIES FOR ABSENCE

Apologies had been received from the Bishop of Carlisle, the Archdeacon of Carlisle and the Revd Andrew Towner.

FC 18/77 MINUTES – FC 18/81

The minutes of the meeting held on 16th May 2018 were approved and signed with one correction.

FC 18/78 MATTERS ARISING FROM THE MINUTES

i. Action Sheet – FC 18/83. Canon Jayne reported that the decision had been taken not to include the Rydal Business Plan on the meeting's agenda because work to date had focussed on the immediate steps needed to maximise revenue in 2018, rather than addressing medium-term business-planning issues. He reminded members that the Manager had only taken up her post on 4th April. At the previous day's Rydal Board meeting there had been a detailed discussion about maximising turnover and improving marketing. The issue would come back to the next Finance Committee meeting.

It was reported that an approach had been made to Ellergreen about the possibility of the DBF taking an equity stake in the Logan Gill hydro scheme and a response was awaited.

ii. Loan Statement. Mr Jaques reported that he would still make an approach to the Listed Places of Worship Grant Scheme about the VAT reclaim which had been submitted late for a parish who had not yet made any repayments on their loan but he thought it was very unlikely this would be paid.

PART A FINANCIAL POSITION AND MAJOR FINANCE MATTERS

FC 18/79 MANAGEMENT ACCOUNTS TO 30TH JUNE 2018 – FC 18/84

Mr Jaques reported that the picture was very similar to the last meeting, the only change being a dip in parish offer receipts. There was a continued underspend on the stipends account due to the high number of vacancies and this would continue until the vacancies were filled, with a significant impact on the final year's outturn. The sum of money involved could be as high as a few hundred thousand pounds.

The dip in parish offer receipts was potentially of significant concern. If it turned out simply to represent an issue about the timing of receipts then it could be discounted, but if it was the start of a pattern or trend then it needed to be handled carefully. The issue would be picked up later in the meeting under the Parish Offer item.

The Committee discussed the causes of the high number of parochial vacancies. It was agreed that it would be useful to compare our performance against the experience of other Dioceses in the Northern Province. The anecdotal evidence was mixed, with some Dioceses reporting that they were able to make appointments and others reporting that they struggled. A number of appointments had been made in our Diocese in recent months and these would start to have an impact on expenditure in the coming months, albeit without making inroads into the surplus to date.

FC 18/80 OPSHOPS DEVELOPMENT PROJECT REPORT – FC 18/85

Mr Hurton introduced Mrs Carolyn Barton. Mrs Barton had been appointed to work as the OpShops Development manager on a half-time basis for eighteen months following on from the review which had been undertaken by the Revd Andrew Towner in 2016. She had done an enormous amount of work in the six months she had been in post, developing proposals to focus opshops on their Christian mission and put in place a sustainable financial and operational base. The goal was to achieve independence from the Board by summer 2019. The paper circulated to members gave a thorough and detailed assessment of what was going on and would enable members to engage with the issues and consider the recommendations.

Mrs Barton said that she was aware that some members of the Finance Committee had been working with Opshops since their inception and she emphasised what a good job the shops were doing in their communities. They were involved in really inspirational work, engaging with the most isolated and vulnerable people in their communities, offering a listening ear to people in times of need and providing food and clothing to those in most need. Spending time with people was and should continue to be a real priority. However, the shops were also facing up to the fact that they were currently not quite financially sustainable.

Mrs Barton's first paper provided information about progress with the development project. The second focused on financial sustainability and the future corporate arrangements for OpShops. During her first two months she felt she had got to know Opshops from top to bottom and to understand the challenges facing them. The paper contained a draft development plan and a draft strategic business plan which aimed, over the next two and a half years, to refocus the shops on Christian outreach, achieve financial viability and extend what they were doing in their local communities. It set out specific objectives and plans.

There was a substantial and wide ranging discussion of the document and a number of points were addressed, including:

- the benefit that OpShops could see from the appointment of a Pioneer Minister – Revd Chris Harwood - based in Carlisle, who would work in and through the shops. The impact of his role would need to be monitored and work was planned to see how this could be done effectively.
- the balance between OpShops’ mission and outreach focus and their commercial viability. It was possible to make a case that OpShops’ mission and ministry represented very good value for money even if it required an ongoing subsidy, as most of the costs of the network had been covered to date by their sales. However, the network had been established on the basis of covering all its costs so any decision to move away from that expectation could be taken only after meaningful discussion and consideration of the options.
- irrespective of whether there was an ongoing subsidy, it would be very important that OpShops’ work was assessed in order to get a true sense of its value. Richard Passmore, the Diocesan Fresh Expressions enabler was developing a framework for measuring the impact of fresh expressions of church and this could be applied to OpShops.
- some of the shops were generating a significant financial surplus to go towards the overheads of the network while also serving their local communities, but others were only just covering their direct running costs. The underlying issue of viability related to the level of overheads involved in employing a manager for the network as a whole and the associated central costs of warehousing and a van. If these costs could be spread over a larger network then OpShops would be more viable, but there were limits to the scale of operation that could be managed by one individual. The market for second hand goods was changing with more and more opportunities to buy new clothes and household goods at very low prices, and more channels through which people could sell their unwanted goods direct to consumers or be paid for them by organisations such as Cash for Clothes.
- the impact of OpShops in reaching out to people who would never come to a parish church needed to be factored in. OpShops represented one of the very few activities that the church was involved in that really met people on the margins of our society.
- branding would continue to be important. People donated and volunteered at other charity shops such as British Heart Foundation and Oxfam because the brand meant something to them. However, there was a clear difference between those charities and OpShops in as much as the other shops existed for the purpose of raising money for their parent charities. The unique selling point of OpShops was that they were in the community and for the community and this needed to be marketed effectively.
- although the OpShops were open to volunteers of all denominations and faiths and none, on the whole they were not currently seen as part of the ecumenical county. Mrs Barton was keen to engage the Salvation Army as partners as they were experienced and committed to working with the OpShop customer base.

- factors that could have a positive impact on commercial viability included: attracting a strong Board of Trustees who would be happy to give practical advice and support; utilising spare space available in some of the shops; upskilling the shop managers, most of whom did not have any prior retail experience; and finding ways of giving time and space to engage with and support customers managers while also keeping a focus on the commercial side of operations
- engagement with local churches. This would be an important element of the next phase of work and was likely to be a key factor in determining whether the shops would be viable in the future. There had been presentations recently to the North Archdeaconry Mission and Pastoral Committee and to the Carlisle Deanery Synod to start encouraging local churches and church members to provide support of various kinds, whether donations, time or prayer.
- the shop buildings themselves needed maintenance and in some cases the requirements were significant, although this also meant that our rents were low. Work was in hand to follow this up with the landlords, particularly where there were health and safety implications. The respective roles and responsibilities of the OpShops themselves and the Diocesan property department were being clarified.

Mrs Barton's second report addressed two specific points: financial sustainability and corporate status. It asked the Committee to note and comment on a draft plan to achieve financial sustainability and then, if the Committee was confident about the sustainability plan, to agree to OpShops becoming a separate charitable company limited by guarantee with the DBF as the sole member; to agree to further work on the working capital requirement; and to consider whether accumulated losses could be written off. The Committee were also asked to note and comment upon the draft Memorandum and Articles of Association.

The issue of future corporate status was crucial. As a separate legal entity OpShops would find it easier to apply for grant funding. Independence would also insulate the DBF from the risks associated with the OpShops trading. However different degrees of independence were possible. We needed to decide how much control we wanted to have over OpShops' future purpose, direction and ethos. The proposed Memo and Arts provided this through the sole member of the new entity being the Diocesan Board of Finance and by setting clear charitable objects. The process for appointing Directors and Trustees was also key.

There was support for OpShops feeling part of the diocesan family and making a significant contribution to the outworking of God for All. In that respect OpShops were a very important means of reaching "Everyone in Cumbria" as many of their contacts were people who had no connection with church. Keeping OpShops under the Diocesan umbrella meant that they could be viewed as a strategic tool for mission. If they were completely independent their Board could shift their emphasis away from God for All.

The sustainability plan was detailed and robust and showed how OpShops would seek to eliminate its current trading losses. It put greater responsibility on new trustees/directors to work with the manager to deliver in areas such as marketing, training, introducing gift aid, liaising with local churches etc. The model of governance being suggested had seven to nine trustees, some of whom would be expected to take a more hands-on role. Further work on the financial annex was required so that all associated costs were transparently shown. Costs such as those of the Pioneer Minister attached to OpShops should be shown,

even if OpShops' revenue from sales was not expected to cover them. As far as accumulated losses were concerned, it was probably unrealistic to expect that they would be offset significantly by future profits and they should therefore be written off. Any future profit could in any case be used to support the shops' local mission.

With regard to working capital there were two choices, providing a specific amount of working capital up front, or providing a smaller up front amount and then making a grant of X pounds a year for a defined period. It would be important to present the plans and costs clearly and transparently to Bishop's Council and Synod.

The Committee agreed in principle to OpShops being set up as a separate independent company on the basis, broadly, of the draft memorandum and articles of association, subject to further work on: the extent of the separation from the DBF, the working capital requirements (both in terms of an amount and how it should be provided), a way of measuring the missional impact and a plan for engagement with local churches.

FC 18/81 MAT & DIOCESAN BOARD OF EDUCATION

i. Chief Executive Officer - FC 18/86. Mr Mill introduced a paper about the development and staffing of the MAT. He reported that Dean school would be joining the MAT in January and that Gilsland school was keen to join but was already a stand-alone academy and was therefore unlikely to be eligible for DfE funding to cover the costs of joining.

The MAT had undertaken work to identify funding for a part-time Chief Executive Officer whose role would include a focus on the recruitment of new schools. This post would release Mr Mill from his combined role as Chief Executive and Director of the MAT, which would make more sense in terms of governance. Mr Mill was proposing to reduce his hours to release funding for the post. The CEO would report to the Chair of the MAT. The Board were not being asked to provide additional funding. The members of the Board of Education had been consulted about the proposal and any issues or concerns they might have, and their response had been positive. The MAT Board had considered this matter the previous week and supported the proposal.

The Committee agreed to the reduction in hours for Mr Mill to enable a two day a week CEO to be appointed for one year.

ii. Criteria for building work governor contributions and draw down for schools' critical buildings fund – FC 18/87. Mr Mill introduced the paper requested by the Committee on the criteria for the use of the Barchester funding that had been made available to support the 10% governor contribution to capital works and the criteria for the use of the emergency fund for schools' critical building works. He stressed that both funding streams would be drawn down on a stringent case by case basis and decisions to use them would take into consideration the long term sustainability of any school in question.

The Committee agreed the criteria and confirmed their expectation of regular reporting on the use of either fund.

iii. Draft Minutes of the meeting held 8th May 2018 – FC 18/88. Archdeacon Pratt reported that the MAT Board was working well. Mr Jaques was now attending the Finance Committee. It was reported that the significant primary school that had been considering joining the MAT had now received a good Ofsted and would not be coming on board.

iv. Management Accounts to 30th June 2018 – FC 18/89. The accounts were noted. The Committee noted the MAT forecast which included a reduced contribution of £17,000 from the DBF.

PART B FINANCE – MINOR MATTERS

FC 18/82 PARISH OFFER

i. To receive report on parish offer receipts to 30th June 2018 – FC 18/90. Mr Jaques reported that the picture was similar to that in May and showed a downturn in terms of the percentage paid when compared to the same point in 2017. There were still some issues around standing orders which would resolve themselves, but there were also a number of situations where parishes which would normally be up to date with their payments were currently not.

The two Archdeacons present gave a report on the position with parishes in their Archdeaconries. The importance of pursuing the payment of parish offer and keeping the Committee informed was emphasised, as was the need for a record to be kept of how individual parishes' shortfalls were been handled and their responses.

It was noted that although the position would be different in different parishes, a good starting point would be to review the situation in each case where a parish had not paid 50% by the end of July. It was agreed that Mr Jaques would request information from the Archdeacons on all such cases and that this should be reported to the September meeting.

ii. Parish offer arrears – FC 18/91. The Committee noted the paper on parish offer arrears and that progress had been made in some cases in deciding how to deal with them. The Archdeacons reported on some of the situations identified. Those parishes where it had been agreed arrears should be written off had been removed from the list.

The Archdeacons were asked to report in writing on each and every situation to the next meeting, and the reported information would be shown on Mr Jaques' spreadsheet.

FC 18/83 Cumbria Christian Learning

i. Draft minutes of the meeting held on 13th June 2018 – FC 18/92. The Committee noted the minutes.

ii. CCL Management Accounts to 30th June 2018 – FC 18/93. Mr Jaques reported that the accounts were based on the original budget. With the proposed reorganisation of CCL expected to take place in the next few months there was little point in reworking the budget. Expenditure was below budget in a number of areas, particularly in relation to pension costs which had been overstated originally to the tune of approximately £30,000. The outturn was expected to be significantly better than budget but as the budget had not been balanced, the outturn might still show a deficit.

Mr Hurton reported that work was underway to join Cumbria Christian Learning and the Diocesan Reach team together to form a new department within the DBF structure. The new team's role would be to support the implementation of God for All. This work included establishing priorities and creating a new organisational structure. The current Director of CCL and the Principal of Initial Ministerial Training were both leaving the Diocese in the summer. The new structure would need to be affordable within the resources made

available in the Diocesan budget and the expected level of fee income from ordinands. The original planning assumptions for ordinand numbers had not been achieved since CCL was set up and the reorganisation would have to release savings to cover the funding gap that had been created as a result.

Mr Hurton said that the reorganisation and its associated financial demands were strongly connected with plans to develop a new Northern Pioneer Ministry hub in partnership with the Church Mission Society and a second bid to the Church Commissioners for Strategic Development Funding. At the same time we were introducing new structures for the governance of God for All including changes to the role of the ecumenical Strategy Steering Group and the establishment of a new Strategy Implementation Group. Capacity to undertake this work was limited and had been further constrained since the Bishop of Penrith had retired in March. The new Bishop would not be consecrated until the end of February 2019. In the meantime Colin Ashurst had been undertaking the CCL Interim Director role alongside setting up the programme management arrangements for God for All, effectively undertaking two full time roles on a part-time basis.

In response to questions Mr Hurton expressed serious concern about our ability, with the level of staff resource currently available, to manage the changes he had just described in addition to handling the workload associated with implementing God for All. He hoped that we would be able quickly to put in place a new interim arrangement for managing CCL and to recruit staff to the God for All Programme Management Office. The Church Commissioners had granted us funding for the Programme Management Office but it would only be when staff were in place that we could really get to grips with the work required. The committee expressed concerns about the current situation and the apparent unsustainability of the status quo.

The Chairman expressed great appreciation for the work that was being done by staff in the Diocese. He referred to the later item, the Financial Risk Register, which not only referred to CCL but also risks associated with key staff cover in light of recent absences. He commented that the Committee, as the DBF Trustees, had a duty of care for the DBF's employees but was not directly responsible for their workload and associated multiple priorities. With the encouragement of the Committee, he said that he would write to the Diocesan Bishop expressing concern over work-related stress in Church House.

FC 18/84 RYDAL HALL

i. Management Accounts to 31st May 2018 – FC 18/94. Archdeacon Pratt reported that the Rydal Board had met the previous day and were confident that serious steps were being taken to maximise income and control costs. The new Interim Manager, Amanda Fogg, was being well supported by Jim Walker and Josie Rushton in relation to marketing and day to day operations. The Board was initiating a number of strands of work that would come together in the business plan, but the priority for the time being had to be tackling the immediate deficit. Work on financial planning and management would be moved from Rydal to Church House, with functions relating to day to day book-keeping, cash-handling etc remaining at Rydal.

Further work on the business plan would be undertaken before the next Finance Committee meeting in September and would be reported then, alongside an update on this year's performance.

FC 18/85 RISK REGISTER – FC 18/95

Mr Jaques presented an updated risk register and drew attention to the changes that had been made. He reminded members that as Trustees of the charity they had a responsibility to review the financial risks on a regular basis.

Archdeacon Ross suggested that the proportion of the DBF's overall income that came from Parish Offer or quota, at 63%, was low compared to the figure for other Dioceses and ought to be higher. It was suggested that responsibility for the risk relating to key staff cover in the event of prolonged sick leave should be held by a wider group and that its impact should be upgraded. Mr Jaques would make this change.

The risk register prompted a discussion about the extent to which fresh expressions of church would generate Parish Offer and whether the issue of their costs was being raised in the Parish Offer Review conversations.

FC 18/86 OPSHOPS

i. Financial Statement to 30th June 2018 – FC 18/96. The financial statement was noted.

PART C PROPERTY MATTERS

FC 18/87 PARSONAGES COMMITTEE MINUTES

i. Archdeaconry of Westmorland and Furness – 7th June 2018 – FC 18/97. The minutes were received.

ii. Archdeaconry of West Cumberland – 12th June 2018 – FC 18/98. The minutes were received.

iii. Archdeaconry of Carlisle – 14th June 2018 – FC 18/99. The minutes were received.

FC 18/88 PROPERTY ISSUES REQUIRING FINANCE COMMITTEE ATTENTION – FC 18/100

i. Property Sub-Committee Minutes and Meetings. The Committee received the minutes of the Property Sub-Committee meeting of 6th April 2018.

ii. Matters requiring further Finance Committee consideration and approval.

(a) North Westmorland Curate Housing. A request had been received that consideration be given to funding an alternative house to the current house in Appleby. The Committee noted that the current house was regarded as suitable and had been included in the list of properties for curates in Mission Communities. The Committee concluded that the house should not be changed.

iii. Further Update Items to Note since the Property Sub-Committee meeting

(a) Ireby. The Committee noted that a new team vicar had been appointed. Arrangements to progress extensive improvement work were in hand and the house would be occupied during the week commencing 27th August.

(b) Grayrigg. The Committee noted that the sale of this house had been completed on 29th June.

(c) Grasmere Rectory and Tithe Barn. The Committee noted that an offer on the house had been accepted and solicitors had been instructed. A petition had been received from the school with regard to the future of the Tithe Barn, which was used by the school for physical education. Mr Andrews and the Chair were to decide how best to respond, but it would not be feasible to withdraw the Tithe Barn from the sale.

(d) Brough with Stainmore. The Committee noted that the present tenants had not made a satisfactory offer to purchase the house. We would proceed to obtain possession and put the house on the market.

(e) Borrowdale. The Committee noted that the property was to be marketed imminently. Mitre Housing were interested in the paddock for affordable housing. Offers were being invited for the house with the paddock or for the house and paddock separately, in order to establish the value of the paddock. This would help determine whether an affordable housing element was feasible.

(f) Eskdale (Boot). The Committee noted that the tenant had advised that they were considering another house in Seascale. If the house was vacated the sale might be progressed sooner than expected.

(g) Curate Locations 2019. The Committee noted that profiles had been issued for curate posts commencing in June 2019 as follows:

- Helm Mission Community – to be housed in 64 Valley Drive, Kendal
- Heart of Eden – to be housed in 92 Rivington Park, Appleby
- Keswick – to be housed in Bassenthwaite Vicarage

iii. Matters Requiring Further Finance Committee Consideration and Approval

(a) Capital Works 2018. The Committee approved an additional allocation of £25,000 to the 2018 capital works budget to reflect the higher than expected number of situations where substantial in-going work was needed, specifically to fund work at Egremont Rectory, Crosthwaite and Ireby.

(b) Church House and West Walls Old Vicarage, Carlisle. Mr Andrews reported that Carlisle Key had advised they were unable to proceed with the purchase of the Old Vicarage due to the increased cost of works caused by the City Council's insistence on expensive approaches to dealing with a number of planning and heritage issues. He had spoken to the Chief Executive of Carlisle Key who had agreed that if the City Council was to adopt a more flexible stance then the project might again prove viable.

The Committee agreed that Canon Jayne would speak to the Chief Executive of the City Council to encourage a more flexible approach.

It was noted that the Cathedral were keen to go ahead with their purchase of Church House, the Resources Centre and the car park. Progress on this had been delayed pending completion of the sale of the Vicarage to Carlisle Key as a limited amount of internal work was required before any sale could be completed and it had been hoped that this would be

undertaken by Carlisle Key. Given the potential loss of Carlisle Key's interest, continuing to delay the sale to the Cathedral on the same grounds could potentially mean a wait of months or even years. In the light of that, the Committee agreed that the sale of Church House and the Resources Centre to the Cathedral should be progressed.

Closed Churches

i. Croglin St John the Baptist. It was reported that the Parish Council had offered another public meeting about the disposal of the Church. However, it was felt unlikely that any new facts or suggestions would emerge at that meeting. It was therefore agreed that the offer be declined. The Church Commissioners had suggested they might agree to marketing the property to see what interest was generated. The Committee resolved to market the building if the Church Commissioners agreed to this approach.

ii. West Seaton Holy Trinity. It was noted that the bells had been removed without the agreement of the prospective purchaser and it had been suggested that they should be recast. The Committee declined the request to recast the bells and agreed that they should be returned to West Seaton and rehung.

iii. Cleator Moor St John. Mr Andrews reported that, despite further chasing, the Community Interest Company who had expressed an interest in using the Church had given no indication as to when or if they would be able to proceed.

The Committee agreed that Mr Andrews inform them that if no proposals were received by the end of July, agents would be instructed to market the property for sale.

iv. Warwick on Eden St Leonard. It was reported that the Church had been remarketed and a new offer had been received for residential conversion.

The Committee agreed to accept the offer, subject to it proving viable, and to the Church Commissioners progressing the scheme for residential conversion.

v. Grinsdale St Kentigern. The Committee noted that the claim had been submitted to the Church Commissioners for reimbursement of accumulated costs and consequently the one third share of the residual sale proceeds would be quite small.

vi. Barrow St Matthew. The Committee noted that the community halls association wished to proceed with use of the closed church at a peppercorn rent. Mr Andrews was to draw up heads of terms to allow solicitors to progress this and to liaise with the Church Commissioners over a pastoral scheme.

Glebe

i. Amendments to the Endowments and Glebe Measure. Mr Andrews reported that amendments to the Measure had come into effect on 1st July 2018. These meant that representations against a sale could be dealt with locally by the Finance Committee rather than having to be referred to the Church Commissioners.

ii. Kirkby Thore Glebe. It was reported that an offer of £100,000 had been received for the release of the minerals and restrictive covenants so the proposed overage provision was not necessary. The Committee agreed to gift 14% to Kirkby Thore Parochial Church Council of

the Board's net proceeds from the realisation of the minerals rights and covenants in recognition of the respective stakes that the PCC and the DBF had in the site.

iii. Gosforth Glebe. It was reported that the sale had been delayed by the release of a covenant and septic tank removal. The longstop contract date was 11th November and the purchasers would like solicitors to address an amendment to the date.

The Committee agreed that the contract run past the longstop date without amendment.

iv. 30 Market Place, Richmond. It was reported that payment by the former tenant had now risen to a total of £23,500 with a further £5,000 promised in July. The Property Sub-Committee were to review the situation in August with a view to taking further bankruptcy action before 2nd September. It was noted that we had already received more than the original settlement agreement following the original default. The Committee was inclined not to pursue bankruptcy action if the expected £5,000 was received in July.

v. Unit 2, 19-24 Friargate, Penrith. The Committee noted that a planning application for the proposed dance studio had been submitted and lease arrangements were progressing, with an anticipated commencement in August/September.

vi. Castle Carrock Glebe. The Committee noted that the City Council had resolved on 8 June to grant planning permission for a development of eight houses, two of which would be affordable housing, subject to a s106 agreement. Solicitors had been instructed on the agreement. Press/public responses had been muted. The agents had been asked for valuation advice and marketing for sale would commence at a guide price recommended by the agents, with provision for two completed affordable units to be sold on to Mitre Housing.

vii. Little Salkeld Glebe. The Committee noted that particulars had been approved and marketing would commence. A new tenancy for the remainder of the glebe had been arranged.

viii. St Bees Glebe. The Committee noted that the Parochial Church Council no longer wanted the glebe field for car parking. When the current tenancy ended, a new letting would be arranged.

Closed Schools

i. Heversham School. It was reported that agents were being instructed to market the property for residential development. Correspondence had been received from the Parochial Church Council suggesting that it should be sold for affordable housing.

The Committee agreed that given the educational nature of the Trusts on which the property was held, the site should be sold at market value. The sale proceeds would benefit the Barchester Fund.

ii. Little Langdale School. The Committee noted correspondence from the lessee seeking a further reduced rent period due to spending on building costs. There were issues over church parking on areas leased to the school tenants.

The Committee agreed that the Property Manager could agree a reduced rent as necessary to enable parking rights to be agreed by the lessees.

PART D PARISH PROPERTY FUND

FC 18/89 REQUESTS FROM PARISHES FOR FINANCIAL ASSISTANCE

i. Barrow St George Parochial Church Council. The Committee noted that a grant of £3,000 for major improvement of the heating provision to church and church hall had been approved.

PART E TRUST MATTERS

FC 18/90 Kirkby Stephen Parochial Church Council – Duckintree Farm. The Committee gave consent to the granting of a new farm business tenancy for this property.

FC 18/91 Silloth Parochial Church Council – Christ Church Rooms. The Committee gave its consent to the sale of the Christ Church Rooms, Silloth.

FC 18/92 Retired Clergy Trustees. The Committee noted the resignation of Mr Hugh Ellison as a Trustees. It was agreed that the appointment of a new Trustee be deferred until the next meeting.

PART F FINANCIAL STATEMENTS AND REPORTS

FC 18/93 TREASURY AND INVESTMENTS – FC 18/101

Mr Jaques reported that investment values had risen but there had not been a huge amount of activity. When the Grasmere property was sold the proceeds had to be held in a Benefice Building Fund until a replacement house was purchased. Mr Andrews was to approach the patrons to see if they would be willing to accept a written undertaking from the Board to guarantee the nominal capital value of the fund so that the money could be invested by the Board in a way designed to maintain the real capital value, rather than being held on deposit, where its value would be eroded over time.

FC 18/94 PASTORAL ACCOUNT STATEMENT TO 30TH JUNE 2018 – FC 18/102

The Committee noted the statement.

FC 18/95 GLEBE STATEMENT TO 30TH JUNE 2018 – FC 18/103

The Committee noted the statement and that the first dividend from the Scandale Hydro had been received.

FC 18/96 BARCHESTER STATEMENT TO 30TH JUNE 2018 – FC 18/104

The Committee noted the statement.

FC 18/97 PARISH PROPERTY FUND TO 30TH JUNE 2018 – FC 18/105

The Committee noted the statement. It was reported that at the services for the admission of churchwardens the possibility of a grant of up to £3,000 to fund feasibility studies to develop church buildings had been highlighted.

FC 18/98 GROWTH FUND STATEMENT TO 30TH JUNE 2018 – FC 18/106

The Committee noted the statement. It was suggested that £5,000 or so from the Growth Fund could be used to support some of the specific work being done by Opshops, but that the capital should not be used to support OpShops as the purpose of the fund was to generate income for local projects.

FC 18/99 LOAN STATEMENT TO 30TH JUNE 2018 – FC 18/107

The Committee noted the statement.

FC 18/100 DATE OF NEXT MEETING

Wednesday, 19th September 2018