

**Minutes of the Church of the Holy Redeemer Streatham Annual General Meeting held 7th April
2019**

Present: Sumbo Adeyemo, Arnold Alecho, Ian Andrews, Lynn Andrews, Margaret Andrews, Kate Bardsley, Hart-lyn Byfield-Bedward, Nicholas Carpenter, Jordan Corps, Cecil Devonish, Coral Devonish, Jimmy Egena, Rosie Egena, Doris Francis, Ian Gilmour, Hayley Gittens, Paul Greenhalgh, Nick Grindle, Ying Hwei Grindle, Lois Hagger, Lee Harrow, Clara Harrow, Janet Hastings, Jonathan Lee, Elizabeth Lee, Marion Matcham, Stephen Oakley, Lisa Oakley, Stephen Pressey, Velma Robinson, John Sanni, Joyce Welcome, Shirley Wallace.

Apologies: Heri Cameron, Hiba Cameron, Julia Wallace, Celeste Mupanduki.

Minutes of Holy Redeemer Annual General Meeting held 25th March 2018

- Question raised about progress in the development of Kick London football ministry with local children and school. Ian Gilmour explained this has stalled somewhat, but still remains a long-term ambition.
- Noted that a HR Bournemouth Conference planned for autumn 2018 did not go ahead. However, we'll be returning to BBTB in May 2019.

***Proposed** - Lynn Andrews*

***Seconded** - Rosie Egena*

Matters Arising

- 1. Electoral Roll:** A fresh roll has been created and is displayed at the back of the hall. The number on the roll has increased to 91 (from 85). Anyone over the age of 16 regularly attending Holy Redeemer can apply to join the roll at any point throughout the year. Thanks to Celeste Mupanduki for her work on this.
- 2. Elections and Appointments**

Churchwardens

Hiba Cameron has agreed to go on as church warden, continuing the good work she is already doing in the role.

Jonathan Lee has agreed to stand as warden alongside Hiba.

***Proposed** - Sumbo Adeyemo*

***Seconded** - Shirley Wallace*

Given Jon Lee's role as warden, and Stephen and Sarah Pressey's move from Holy Redeemer to Devon, we're searching for two new deputy wardens.

Election of Parochial Church Council (PCC) Members

Stephen and Sarah Pressey will be leaving Streatham Vale and HR soon, to move closer to family in Devon. Ian thanked them both for all of their hard work as outstanding servants of the Lord Jesus. Stephen, Sarah, Esther, and Phoebe will be greatly missed and we will pray for them as they move.

Besides Stephen Pressey, all of the current PCC will continue to serve: Ian Gilmour (Vicar); John Sanni (Treasurer); Heri Cameron (Secretary); Hiba Cameron (Church Warden); Jonathan Lee (Church Warden); Lynn Andrews (Safeguarding Officer); Elizabeth Lee; Coral Devonish; Cecil Devonish; Velma Robinson; Stephen Oakley; Lois Hagger; Nick Grindle; Julia Wallace; Shirley Wallace.

Paul Greenhalgh will sit on the PCC as an observer.

Proposed - Margaret Andrews

Seconded - Paul Greenhalgh

Sumbo Adeyemo has agreed to stand for the PCC.

Proposed - Kate Bardsley

Seconded - John Sanni

3. Presentation of Accounts - John Sanni

Highlights

Income - Total income is £100.8k, up from £92.7k reported in 2017 mainly due to:

- Reduced rental income £16.7k down from £26.2k last year. The income is mainly from fitness classes, the scout group and dance sessions.
- Stewardship and loose offerings is £54.2k down from 57.5k in 2017 which is mainly due to lower envelope and loose offering giving.
- Donations are considerably higher this year reporting £16.4k due to one of donations and legacies.
- Assistant staff support funding reported is £8k compared to £4k last year.
- Other income of £5k reported is mainly made up of receipts for the away day and Safe site refund.

Expenditure - Total expenditure is £187.8k up from £97k reported in 2017 mainly due to:

- The diocesan fair shares made during the year of £54k above the pledge of £37.5k to catch up for timing differences as remittances are done through monthly direct debits.
- Church running expenditure of £21.3k compared to £8.5k last year is mainly due to roof repairs.
- Building project expenses £60.6k relate to maintenance and one-off costs relating to the 160 Eardley road project to obtain planning permission and changes to the building classification.

Transfer of funds movement – Decrease of £91.3k

We report a net increase of funds made up of:

- Net surplus in general fund (i.e. Church, Hall and Vestry) transferred to designated funds £10.9k
- Transfer £35.5k, additional fairer shares expenditure to vicars discretionary fund
- Adjustment for released prior year accruals and prepayments £4.4k

Debtors and Creditors

Opening debtors, prepayments and accrued income figures have been reviewed. This is made up of £40k for Gift Aid Tax reclaims. This estimate is based on income realised and considers current HMRC rules limiting its recovery.

John mentioned that next year's budget remains unchanged. There are no foreseeable changes to regular spending. The only thing that may influence spending in the coming year considerably is the Eardley Road development, which is dependent on whether permission for development is granted and further work begins.

Question by Ian Andrews

Is the increased spend through the last year a concern?

Answer by John Sanni

At the moment there are no concerns. Income has been consistent (with increased donations compensating for reduced Hall Hire income). Spending has mainly been bringing our Diocesan Pledge up to date, and making large, one-off capital purchases, unlikely to be repeated (e.g. new PA system, piano, office equipment, & printer). We are in good stead with a healthy cash balance. However, this will be reviewed regularly.

Jon Lee noted that if anyone would like to see the accounts at any time of the year, they can be made available.

Proposed - Cecil Devonish

Seconded - Ian Andrews

4. PCC Report

In Heri Cameron's absence it falls to Ian Gilmour to make a presentation of the activities of the PCC in the last year.

- Considerable work has been done on putting together a Parish Profile. Thanks to all those who have been involved with this.
- The PCC have undertaken a review of Safeguarding, led by Lynn Andrews and Julia Wallace.
- The PCC continue to keep a watchful eye on Diocesan and Denominational Concerns.
- PCC activity continues to be taken up with building concerns.

5. Buildings Report - Jon Lee

Main Church Building

During 2018 the PCC approved the building team's suggestion that preliminary works be carried out on the main building as funds allowed, rather than waiting for the completion of the Eardley Road development. This has meant that our surveyors Wilson & Associates have been putting together a new plan for the church re-ordering that is focussed on achievable results and enabling us to use the building for regular Sunday worship asap. As part of this we have had repairs carried out to the stained-glass windows, except for the very large east/west windows as they require a larger scaffolding than we currently have access to. Work was also started work on insulating and waterproofing the flat roofs and high-level box gutters with a liquid membrane product called Acrypol Ultra. Unfortunately, due to various set-backs this work is still on-going but is scheduled for completion by the end of April 2019 under the very close scrutiny of our surveying team.

Eardley Road

This continues to be both a challenging and onerous project given the complexities of the planning permission process and the constant threat of squatters due to the building being empty for so long. The long-awaited change in planning legislation finally came into effect in October 2018 which enabled us to be granted a change of use permission from light industrial (B1) to residential (A1). Subsequently we have submitted a full planning application to redevelop 160 Eardley Road into 7 flats and a 3-bedroom end-terrace house. This plan, despite meeting all the council planning department's pre-planning concerns, was rejected earlier this year but we have asked our local councillors to appeal this decision at a public meeting on 23rd April 2019.

19 Churchmore Road

Prior to the arrival of baby Isla Oakley some much needed renovations were carried out to both the kitchen and bathroom of no. 19 including: the reconfiguration, re-tiling, and installation of new appliances in the kitchen and re-decoration and installation of new lighting in the bathroom. Further improvements to no.19 are scheduled to take place during 2019.

Church Hall / Office

During 2018 several improvements have been made to the hall and church office, but the most significant of these has been the upgrade to LED lighting. This has vastly improved the light quality in the hall and office and will reduce our electricity usage and maintenance obligations over the next 10-15 years. Also, the hall has been fitted with a Wi-Fi access point which allows hall users better connection to the internet, particularly the Music Group who since September 2018 have been using an internet based system to plan, rehearse, and play songs during Sunday services – which has significantly improved the effectiveness of their rehearsals and organisation. Stage lighting bars have also been fitted in strategic places to allow greater flexibility when lighting events taking place in the hall (e.g. Christmas carol service).

Question by Rosie Egena

Will the Eardley Road site be sold or rented once developed?

Answer by Jon Lee

Achieving Planning Permission to develop the site at the forthcoming Planning Committee Meeting is the next hurdle. Following that there are two outcomes we are seeking to achieve (1) a cash injection for the restoration of the main church building (2) retaining units within the Eardley Road development for gospel workers in the future. How these two outcomes are to be achieved is yet to be clarified.

Question by Kate Bardsley

What have been the reasons given for the refusal of Planning Consent?

Answer by Jon Lee

The main problem at the moment is the lack of marketing of the site for light industrial use for 2 consecutive years. The meeting on 23rd April will help us to clarify any further objections and resolve them.

Question by Janet Hastings

How has the site already been marketed?

Answer by Jon Lee

As a light industrial site, rather than as a site for residential use.

Question by Rosie Egena

Would it be possible to hold a prayer meeting whilst the Planning Committee Meeting is ongoing?

Answer by Ian Gilmour

It is hoped that if people are free on Tuesday 23rd April in the evening they will come with us to the Planning Committee Meeting to show our support.

A prayer meeting for all building matters will now take place on Wednesday 17th April at 8pm in the Vicarage. All were encouraged to attend.

Question by Stephen Pressey

What are the potential outcomes if at the Planning Committee Meeting the plans are rejected?

Answer by Ian Gilmour

Currently investigating options, including looking at the possibility of appeal.

6. Vicar's Report - Ian Gilmour

Staff team

We've been glad to welcome Paul Greenhalgh to the team to do his Cornhill training with us and he has settled in quickly after getting to know us through the London week, and is proving a blessing to the Church family on many fronts – the Friday clubs, Home group, music, assemblies, preaching, one to ones and lots more. Lois's work has developed over the last year and is greatly appreciated by the women of the family and the staff team for her wisdom and ability to organise things. Celeste has been keeping the office running smoothly and is administering our financial records, hall hires, diocesan returns and lots of other aspects of our family life for us.

Churchwardens & Standing Committee

Hiba Cameron has served us with distinction over the last year and I'm glad to say that Hiba will be joined by Jon Lee who is taking up the responsibility of being our second Warden at this meeting. This brings our standing committee to five with John Sanni our treasurer, Heri Cameron our PCC secretary, Cecil Devonish our warden emeritus and myself. We are grateful for the support of Coral, Sue-Ann, Lizzy and Denise in these leadership roles.

HR's Vision – Christ's family HRS, a family for all

Our vision for our Church has clarified in the course of the year as the PCC has been working on this as part of our parish profile. A first draft of this vision was presented at the vision day at the start of this year. We are thankful that the Lord has made us an intergenerational family of many cultures that encourages people who are single and single parents and families to be actively involved in being disciples and making disciples of the children of the Church, and those who come to faith in Christ.

Church family

There have been a number of bereavements that have shaken the Church family this year, with sons & daughters losing their mothers, and mothers losing their daughters. Our thoughts and prayers are particularly with those who've lost loved ones during this year. It's in the face of death that we see afresh how precious is our faith in Christ, for whom we live, and with whom we long to be, when this brief life is lived. Wonderfully, God's people have an eternal home, and a glorious reunion to look forward to. What a comfort this is. We are sad to see the Pressey family go, and are grateful to both Stephen & Sarah for serving in Sunday School, the PCC, Home Groups and for their hospitality. Thank you to Jon, Rosie and Katie for taking over the Music and continuing the excellence that Jack has laid the foundation for.

2020 Prayer vision

The Church of God advances on its knees. One of our key values is: 'We believe that prayer expresses our relationship with God as Father and is essential for any effective work of the Church.' Our prayer gatherings are the heartbeat of the Church - the most important meeting of the month. If you're like me, it is an opportunity to pray that I'd otherwise use for something more visible but less significant. Let's make it a priority in 2020 that the Church of God may be built by the work of God. We've heard through Zechariah (4:6) this term: it's 'not by might nor by power, but by my Spirit, says the Lord Almighty.' And in Jesus's words: 'apart from me you can do nothing' – nothing of eternal significance that is. If you want to leave a legacy, to achieve something lasting, don't miss that last Wednesday of the month.

Ian Gilmour reiterated his thanks to all those serving across all the ministry teams at HR. He explained that the focus of the coming year is to be *Prayer*.

Comment from Lois Hagger

We would welcome any suggestions on how to adapt and change the prayer meetings to encourage better attendance.

Comment from Lisa Oakley

Sunday afternoon prayer meetings should instead take place immediately after the end of the church service. *Several people expressed support for this idea - it will be trialled soon.*

7. Prayer