

St Mary's and St James' Standing Committee

Date: 10 March 2024 – By zoom

Present at the Meeting:

Fr Robert	Chair
Fr Ross	
Tom Rainbow	Warden
Di Ashby	PCC Secretary
Apologies	Florence Bruce-Annan
	Laurel Hunte

The minutes of the previous meeting on were approved and signed off.

Financials:

Fr Robert has spoken to the Archdeacon and the Finance Officer for the Diocese and advised that we will need to extend the period of non-payment of our Common Fund due to expenditure for repairs to the flats at St James' House.

Approval of new tenants for Flat 3, 42 Birchington Road

The Diocese are the landlord of this property and have asked for the PCC to approve future new tenants. This is a new process, and it was agreed that the PCC would be asked to defer the power to approve new tenants to the Standing Committee. We will write to the Diocese after the next PCC meeting to confirm this will be the arrangement going forward. Previously Black Katz have dealt with all new lettings, and we have been happy with the service they have provided.

The documentation in relation to the four people who would like to move into the flat this month was reviewed and approved.

The question was raised as to whether we could make a claim on the letting agents if anything did go wrong? *Action: Wilson to clarify this with Black Katz.*

Merging of St Mary's and St James' Charities:

The solicitors advised we have two options relating to the merger:

1. The PCC to apply to amend the name of one of the existing registered charities to reflect the new PCC name and apply for the other registered charity to be removed from the register.
2. Both the existing registered charities could be 'dissolved' and removed from the register and the 'new' PCC would then need to apply for registration as a new charity.

Option one was agreed, and our preference would be to keep St Mary's charity open and remove St James' charity.

It was confirmed that the merging of the charities does not directly impact our bank accounts and for the foreseeable future we would keep both accounts open.

Actions from this meeting:

1.	Clarify if we can claim on Black Katz if anything goes wrong re lettings	Wilson
2.	Add lettings approval to be deferred to Standing Committee to next PCC agenda	Di

Signed

Fr Robert Thompson, Chair