



# PCC of the Parish of Wiverton in the Vale

Minutes of the extraordinary meeting held at 7.00 pm on Wednesday 15 April 2020  
via the Zoom online platform

**Present:** Lay Chair: Nick Perry  
Churchwardens: Robin Coles, Edward Hine, Trevor Simpson, Hilary Tabron, Maureen Wright  
Elected members: Mary Mackie, Mike Raines, Pam Powell  
Ex Officio: Katharine Bacon, Reader (Deanery Synod Rep), Steve Gelsthorpe (Deanery Synod Rep)  
Treasurer: Max Jordan (non-voting)

**Apologies:** Brenda Preece, Rachel Mitchell (rector)

Item		Action
20/04/01	<p><b>Welcome and opening prayers</b></p> <p>NP welcomed everyone and opened the meeting with a prayer. He indicated that the online meeting would be recorded in order to facilitate writing up the minutes subsequently.</p>	
20/04/02	<p><b>Worship, Spiritual Growth and Pastoral Care</b>  <b>Candidate for LLM ministry. PCC approval sought for their application</b></p> <p>Sid Mitchell, husband of Rector Rachel, has indicated he would like to be considered for LLM ministry training. Rachel has put forward the following case:</p> <p><i>“My husband Sid led many activities including the men’s work at Riverside church in Southwell where we worshipped for 20 years. Together we were area pastors for Bingham and East Bridgford and grew up to seven home groups over several years. Sid has been thinking of LLM training and with Mark Tanner’s encouragement (and mine) would like to apply for this in September.”</i></p> <p><i>There is no cost to the parish, apart from a contribution of £150 each of the two years towards the September residential. I am told however, that if this is an issue it may be waived. However, Sid will require the support of the PCC.</i></p> <p><i>As a student Sid will be placed in this parish for one year and in another parish for one year.”</i></p> <p>SG spoke strongly in support of this application and MJ thought the cost would not present any problems.</p> <p>The following resolution was proposed:</p> <p><i>“This PCC supports Sid Mitchell candidacy for LLM training and agrees to cover the associated costs of £150 pa for two years”</i></p> <p>Proposed - KB; Seconded - RC; agreed unanimously.</p>	
20/04/03	<p><b>Finance and Administration - Sale of St Mary, Barnstone</b></p> <p>RC had circulated papers before the meeting (reproduced in Appendix 3). RC stated that a possible purchaser had already indicated an interest in the property. Current agents’ estimates of the sale price are in the range £200-250k. Agents considered that, due to the uniqueness of the property, the sale price was unlikely to be adversely affected by current conditions. EH thought it might be prudent to obtain a survey prior to marketing so that we are aware of any structural problems which require addressing. SG suggested that the wording of the resolution be changed to reflect that we had not yet received RICS valuations but would do so before placing on the market. EH</p>	

Signed ..... Name ..... Office ..... Date .....

Item		Action
	<p>suggested that we appoint agents capable of providing such RICS valuation. RC stated that we might go with the diocese agents who would be able to do so.</p> <p>The following amended resolution was proposed:</p> <p><i>“1. That the PCC wish to sell the property known as St Mary’s Church, Barnstone NG13 9JP following preparation of plans for change of use and conversion to a residential dwelling and obtaining planning permission from Rushcliffe Borough Council (ref 19/02335/FUL).</i></p> <p><i>2. To appoint Messrs Rotheras as Solicitors to act in connection with the sale/purchase/letting and to be responsible for payment of their charges in connection therewith together with all Surveyors’ fees and estate agents’ commission.</i></p> <p><i>3. To indemnify the Southwell and Nottingham Diocesan Board of Finance from and against all legal costs and other expenses or liability incurred in connection with the transaction.</i></p> <p><i>4. The PCC confirms by this Resolution that independent professional valuations will be acquired from Estate Agents and available for submission to the Custodian Trustees - the Southwell and Nottingham Diocesan Board of Finance.”</i></p> <p>Proposed - RC; Seconded - MR; agreed unanimously.</p> <p>It was agreed that the copy of the resolution would be signed and scanned by NP, EH and RC in turn, for RC to submit the final version to the diocese.</p> <p>It was further proposed that:</p> <p><i>“The PCC delegates to RC, EH and NP, the process of appointing surveyors and agents for the sale process”</i></p> <p>Proposed - NP; Seconded - HT; agreed unanimously.</p>	<p></p> <p>NP/EH/RC</p> <p>NP/EH/RC</p>
20/04/04	<p><b>Any other business</b></p> <p>MJ raised three points regarding finance:</p> <ul style="list-style-type: none"> <li>• Funds for WaterAid should be paid into the bank account and MJ sent details by email including whether the donations(s) should be GiftAided</li> <li>• Wardens/ reps please send monthly readings of utility meters to MJ</li> <li>• The Independent Examiner of the accounts is waiting for the Annual Report (which contains the accounts) to sign off. This will be in the same format as last year, so could members please check last year’s Annual Report to the APCM (sent out with the agenda to this meeting) and produce those sections for which they are responsible for this year’s report (covering the 2019 calendar year). Completed sections should be forwarded to NP who will liaise with RM to produce the completed report.</li> </ul>	<p>Wardens &amp; Reps</p> <p>All NP/RM</p>
	<p><b>The meeting closed with a prayer from KB at 7.43 pm</b></p>	

# Report for Wiverton in the Vale PCC Meeting of 15 April 2020

## Appendix 3 – Sale of St Mary, Barnstone (confidential information)

### Author: Robin Coles

In addition to the last PCC minuted discussion of the matter, Planning Permission has been granted (19/02335/FUL on the Rushcliffe BC website).

The next stage is to get the property registered at the Land Registry, obtain valuations from Estate Agents, and get the permission of the Diocese to put the property on the market. We need such permission because, while the PCC are the Trustees of the charity which is The Parish of Wiverton in the Vale, we are only Managing Trustees whereas the Diocese is our Custodian Trustee and has the final say. See the document attached from the Registrar.

Rachel and Steve Wrate met two local Estate Agents at the church last month before Lockdown was fully in force. Both Estate Agents had had the opportunity to see the plans that had been submitted and were included in the Planning Permission documentation. On this basis, both came up with a valuation of between £200,000 and £250,000. Of course the housing market is in a state of flux at the moment, but both felt that there might still be opportunities for selling either now or in the near future, because of the unique character of the property.

Early this month Rachel & I 'met' the Registrar of the Diocese on a conference call. Having re-established that the Diocese considered the property was ours to sell – an email from Nigel Spraggins and notes of a subsequent meeting between him, Bron and me early in 2018 – the Registrar outlined the requirements of the Diocese as in the document attached. This means we have to submit a request to the Diocese for permission to sell the property and to act on our behalf - though ultimately, we shall receive the funds - as Custodian Trustee in the sale process. We can appoint our own Estate Agent and Solicitor, though the Diocese will use its own Solicitor so it is better to use the same one to act for us, hence the resolution names Rotheras as our Solicitor. This request has to be accompanied by a copy of the resolution in the form set out, together with other documents the diocese may require.

Please note that while the valuations we have, have been prepared by professional Estate Agents, ultimately the Diocese will require a valuation from a Qualified Surveyor, a member of the RICS or the ISVA. We will have to appoint one, again probably on Diocesan recommendation.

I propose the resolution:

*1. That the PCC wish to sell the property known as St Mary's Church, Barnstone NG13 9JP following preparation of plans for change of use and conversion to a residential dwelling and obtaining planning permission from Rushcliffe Borough Council (ref 19/02335/FUL).*

*2. To appoint Messrs Rotheras as Solicitors to act in connection with the sale/purchase/letting and to be responsible for payment of their charges in connection therewith together with all Surveyors' fees and estate agents' commission.*

*3. To indemnify the Southwell and Nottingham Diocesan Board of Finance from and against all legal costs and other expenses or liability incurred in connection with the transaction.*

*4. The PCC confirms by this Resolution that independent professional valuations have been acquired and are available for submission to the Custodian Trustees – the Southwell and Nottingham Diocesan Board of Finance. These have been prepared by Estate Agents.*

Robin Coles