

**PARISH OF ST MICHAEL'S, TILEHURST**  
**Parochial Church Council**  
**Minutes of the extraordinary meeting held on Sunday, 24<sup>th</sup> August 2014**

**Those present:**

John Rogers (Chairman)	Roger Toms	Sally Cairns
Joan Crossman	Jenny Beeney	Janet Fagg
Rosemary Cooper	Sozzie Kasumisoke	Alan Rutter
Caroline Heron	Jane Masson	

**Apologies:**

Harry Dykes	Patrick Woodlock	Pauline Willis
Sheila Parker-Boyes	Jenny Foakes	Pat MacDonald

The meeting was called to agree to extra expenditure that has come to light regarding the roof project. John Stevenson was also in attendance as an additional representative from the Core Group.

Before the meeting got underway, the Rector advised the PCC of Pauline Willis' resignation, as Treasurer.

Papers had been circulated by email prior to the meeting, with a hard copy for Rosemary. Andrew Plumridge was welcomed and proceeded to talk the meeting through the papers and explain the figures.

The first page shows the figures and commitment at the start of the project. The second page shows work that has to be done and the third page shows optional work and work that is not so urgent. The full amount required for all the work is £25460.97 and a grant of £35000 is available from the Churchlands Trust. AP explained in detail the problems that had been found. The roof had not been replaced since the mid-war period so once the tiles had been removed it was found that many roof boards were rotten and infested with woodworm. Some of the flint work around the chimney also needs to be repaired whilst scaffolding is in place. Once the tiles were removed it was found that it would be difficult to re-use as many as first thought as many were different sizes. It would be possible to re-use 50% of the old tiles with extra labour costs but achieving a proper bond would prove difficult. Supported by the Core Group, AP felt it better to increase the number of new tiles. We have been offered a reasonable rate for the second hand tiles. The new tiles should have 70 years of life, the second hand ones a further 20-25 years and will be used in such a way that they can be replaced when the time is right. The work shown on page 2 has to be completed within a time frame because of winter weather.

The majority of the work shown on page 3 could be done in 2015 when further scaffolding would be erected. The figures for the 2015 work also show a figure of some £5000 for cleaning stonework around the East Window to remove green copper staining. AP explained how this would be done to stop it happening in the future. He also went on to assure the meeting that only essential work would be done but it was desirable to do everything that has come to light.

Discussion followed including comments as to whether the figure shown for contingency funds was large enough and the Grant from Churchlands Trust would adequately cover the extra expenditure. AP assured the meeting that the work within the project was far enough advanced to be reasonably confident that the prices shown will be correct. He suggested that funds should be built into the annual budget to cover further flint work repair that can be reached in accessible areas. He suggested a figure of £3000-£5000, although, as the Rector pointed out, financial pressures on our operational finances would make this difficult to achieve.

The Rector called the meeting to order and asked for acceptance of all the documents. He interpreted the will of the meeting that the amount of £5135 for copper cleaning should be removed and kept as a contingency. If there were surplus funds at the end of the project they should be kept in the Restoration fund to complete the outstanding items. But the meeting was cautioned not to treat any of the work as optional as it would be best to complete all high level work when the scaffolding is put up again in 2015. It was noted that a Faculty may be needed for the copper work.

**After further discussion the Rector recapped and asked the meeting to approve the work and added expenditure with costs as set out in the 3 page document with the exception of the copper cleaning. Unanimously agreed**