**Parish of Wimbledon Annual Meeting of the Parishioners, held St Mary’s Garden Hall, 25th May 2022**

**Annual Parishioners’ meeting**

Present: James Sherratt, Jane Long, Mike Vernell, Chris Jolly, Lawrence Davies, Sally Carter-Esdale, Margaret Swain, Ivan Heaton, Revd Stephen Edmonds, Allen Snowball, Nick Wolff, Revd Clive Gardener, Clare Hodgson, Wendy Ziegler, Elizabeth Ziegler, Matthew Smith, Mike Leeson, Michael Canby, Sarah Canby, Laura Campbell, Anthea Richardson, Revd Alastair Newman, Revd Nils Bersweden, John Bush, Adrian Hodgson, Sheila Lenon, Jane Austin, Revd Mandy Hodgson, Charles Esdale.

Apologies: Alex Broad, Donald Broad, Elizabeth Broad, Mary Ann Turnbull, Sheila Dunman, David Jennings, Paula Thorvaldsen, Neal Harvey, Revd Helen Orchard, Alex Youel.

The Rector opened with prayer.

Elections to office of Parish Warden

Sheila Lenon – proposed Jane Austin; seconded John Bush. Approved unanimously. Sheila Lenon ELECTED.

Jane Austin (re-election) – proposed John Bush; seconded Charles Esdale. Approved unanimously. Jane Austin RE-ELECTED.

**Annual Parochial Church meeting**

**Present**: as above.

**1. Apologies**: as above.

**2. Minutes from Vestry and Annual Parochial Church meeting of 26th May 2021**

Proposed to accept these minutes: Wendy Ziegler; seconded: Adrian Hodgson. Both minutes APPROVED and duly signed.

**3. Reports to the Annual Meeting**

3.1 Electoral roll report

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Church | Reported to APCM 2022 | Reported to APCM 2021 | Date provided to Secretary | Provider of data |
| Emmanuel Church | 295 | N/A | 6th April 2022 | Emily Blows |
| St John’s Church | 109 | 110 | 1st May 2022 | Jane Long |
| St Mark’s Church | 121 | 117 | 1st May 2022 | Revd Clive Gardner |
| St Mary’s Church | 516 | 506 | 1st May 2022  | Revd Nils Bersweden and Anthony Gubbins  |
| St Matthew’s Church | 155 | 149 | 27th April 2022 | Mary Jane Taylor, confirmed by Rachel Rowell |
| Total | **1197** |  |  |  |

Electoral roll officers were thanked by those present.

**3.2 Secretary’s report on the business of the PCC in 2021**

The PCC met 4 times in the year to fulfil its obligations to set a budget for the following year, to scrutinise and approve accounts, to pledge money to the diocese for 2022 and to oversee the stewardship of and development to the land and property it controls on behalf of the diocese.

In addition, it approved governors to the church schools in its parish, it sent delegates to the Deanery Synod and it considered changes to render more efficient the administration of the Parish Office and the fulfilling of its duties as trustees of the parish as a charity registered with the Charity Commission.

Readers should also know that 2 members of the PCC also serve on the Diocesan Synod. A report from them is submitted to the Annual Parishioners’ Meeting, as is a report on Deanery Synod.

Exceptionally in 2021 the audit that began in the spring of 2021 was not concluded until the autumn, owing to new auditors seeking information that had never been collated for inspection before and requiring a demonstration of viability in a number of possible future scenarios. To drive this through Neal Harvey of the PCC shouldered the work normally undertaken by the Parish Treasurer (after the role-holder resigned in July) to steer the Parish through to sign-off to the accounts in October 2021 and the timely filing of accounts with the Charity Commission.

In its oversight role the PCC approved spending to maintain and improve existing clergy housing and plans to build new parsonages next to St Mary’s church. It also oversaw repair work in the properties near St Mark’s church known as the Galustian Flats and exercised responsibilities as landlord over a parish-controlled house in Thornton Road near St John’s church.

The PCC also oversaw work on the Parsonages Project, a piece of work that is planned to lead to the building of two buildings designed to house clergy of the Parish within the Parish. (At present two members of the Parish clergy are housed in buildings made available through the diocese on a temporary basis, and one member is housed in the by now sub-standard building known as 3 Arthur Road, the former Verger’s house.) Two meetings open to all were held in 2021 to share plans for the buildings, the most recent being an in-person meeting. Notes of this form an annexe to this report.

In addition to the above, the PCC received summaries of Safeguarding matters from the Safeguarding Leads in the 4 Team churches brought together by Neal Harvey as Safeguarding Coordinator. Details remain confidential other than in summary form.

Finally, the PCC examined the proposed governance proposals which its sub-group worked on through the year and which the 4 Team churches have examined in their committees led by representatives from each of the churches. The outcome of this will be submitted to the Annual Parishioners’ Meeting with the recommendation that the proposed model be adopted. The work is set out in 3 documents known as A, B and C which will be published before the Annual Meeting.

**3.3 Diocesan Synod report**

Two members of Wimbledon PCC are also members of Southwark Diocesan Synod: Neal Harvey and Revd Clive Gardner. Diocesan Synod met three times during the year: 7 July 2021, 20 November 2021 and 12 March 2022. This report has been compiled from the minutes and outline summaries available on the diocesan website at <https://southwark.anglican.org/about-us/who-we-are/governance-synods/>.

3.3.1 Meeting of 7 July 2021

Excerpts from the minutes follow. The full minutes including presentation slides are here: <https://southwark.anglican.org/wp-content/uploads/2021/11/DS21M2-Minutes-of-the-Diocesan-Synod-7-July-Combined.pdf>

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

The Chair of the Diocesan Board of Finance (DBF), Alan Saunders, along with the Diocesan Secretary and Director of Finance, gave a presentation of the Annual Report and Financial Statements for the Year Ended 2020. The Annual Report had been unanimously approved by the Diocesan Council of Trustees at its May meeting. The presentation slides can be found at Appendix B. Mr Alan Saunders (Chair of the DBF) moved that: “this Synod receives the Annual Report and Financial Statements for the Year Ended 31 December 2020, for the South London Church Fund and Southwark Diocesan Board of Finance.”

The Diocesan Synod formally received the Annual Report and Financial Statements for the Year Ended 2020 by a unanimous electronic vote.

FINANCIAL UPDATE IN THE LIGHT OF COVID-19

The Diocesan Secretary and Mark Rhodes, the Director of Finance, gave a brief update and overview of diocesan finances (through the pandemic) and the road to recovery as we emerge from restrictions. The presentation slides can be found at Appendix B.

LAY LEADERSHIP AND LAY MINISTRY REPORT: END OF TRIENNIUM UPDATE

The Revd Canon Wendy Robins gave a presentation on the work that followed from the Lay Leadership and Lay Ministry Advisory Group report which had been endorsed by Synod in 2018. This included among other things, the creation of the now established Lay Council, new forms of ministry (licensed, commissioned and affirmed) and with emphasis on training and empowering the laity. The presentation slides can be found at Appendix B.

DEANERIES ADVISORY GROUP REPORT: END OF TRIENNIUM UPDATE

The Revd Canon Jay Colwill gave a presentation, alongside a supporting paper, on the work that followed from the Deaneries Advisory Group Report which had been endorsed by Synod in 2018. This included a greater emphasis on breathing new life into deaneries and was closely linked to the Lay Leadership Report, Deanery Mission Action Plans and Deanery Leadership Teams.

ECO DIOCESE WORKING GROUP: END OF TRIENNIUM UPDATE AND APPROVAL OF DIOCESAN ENVIRONMENT POLICY

The Bishop of Kingston, Nicola Thomas and Sue Mallinson gave a presentation on environment matters especially in relation to gaining Bronze Eco Diocese status. The presentation slides can be found at Appendix B. The presentation included a video presentation from the Youth Forum on their views of environmental justice.

A requirement of Bronze status was to have an updated Environment Policy, which is linked to the requirements of the status. An updated, high level, policy had been circulated in advance and endorsed by the Eco Diocese Working Group and the Diocesan Council of Trustees.

The Bishop of Kingston moved that: “this Synod welcomes and approves the Diocesan Environment Policy as the next step on our journey in line with the Fifth Anglican Mark of Mission (to strive to safeguard the integrity of creation and sustain and renew the life of the earth).”

The motion was passed by a unanimous electronic vote.

3.3.2 Meeting of 20 November 2021

Excerpts from the summary follow. The full summary including presentation slides can be found here: <https://southwark.anglican.org/wp-content/uploads/2021/11/Web-Update-Brief-outline-summary-of-the-Synod20-November-2021-Combined.pdf>.

SEE OF CROYDON

Following the announcement that Bishop Jonathan (Bishop of Croydon) will be leaving the Diocese. Bishop Christopher noted the process for appointment of a successor. This included consultation with the Diocesan Council of Trustees and the Diocesan Synod. Members were given an opportunity to speak and participate in discussion of the role prior to affirming, unanimously, their wish to support the intention to appoint a successor. A meeting of the Dioceses Commission had been scheduled to discuss the matter further at a National Level on December 8th.

NEW TRIENNIUM WELCOME

The Chair of the House of Laity and Clergy each gave a formal welcome to newly appointed members of the Synod and those returning. There had been an approximate 50% turnover of membership, which was very encouraging with new members and some healthy continuity.

SOUTHWARK VISION & ANNUAL OBJECTIVES

The Diocesan Secretary and Jackie Pontin, the Deputy Diocesan Secretary, gave a presentation highlighting areas and updates from the 2021 Annual Objectives, as well as a detailed presentation on the 2022 Objectives as approved by the Policy & Finance Committee and the Diocesan Council of Trustees. A copy of the slides used can be found at Appendix B. The Bishop of Southwark moved that: “this Synod endorses the Annual Objectives for 2022” The motion was passed by a unanimous electronic vote.

OUR COMMON LIFE TOGETHER – ‘GOING BEYOND SOUTHWARK VISION’

Members were given an opportunity to engage with the work that was happening in response to Southwark Vision and how they could share the information with others, particularly deaneries and parishes. The session, which included group work, was led the Revd Canon Wendy Robins and the Revd Lotwina Farodoye. Feedback was given, briefly, in the meeting and via Zoom chat, which would be compiled and used to help deliver Southwark Vision in the context and character of Our Common Life together. The session concluded with a video which had been initially presented to the Diocesan Council of Trustees highlighting the work and areas which had been undertaken together with deaneries and parishes in the last Triennium.

2022 BUDGET APPROVAL

The Chair of the Diocesan Board of Finance presented the 2022 Budget and 3-year forward view, with the Diocesan Secretary and Director of Finance also supporting answers to questions from Synod members. Although a deficit budget had been approved in 2020 for 2021, there was optimism as the parishes had been generous in the Parish Support Fund pledges, which was attributed to the close relationship between parishes, staff at Trinity House and the Archdeacons. Parishes were thanked for their generosity in the mission and ministry of the Diocese. There had also been additional grants bestowed to the Diocese.

The Budget Summary was circulated in advance of the Meeting and the slides used can be found at Appendix B. The Chair of the Board of Finance moved that the consolidated budget for 2022 be considered and that: “this Synod approves the total budget expenditure of £26.246M which is based on a total budgeted income of £25.108M”

The motion was passed overwhelmingly by 96% of members - Yes (102), No (2) and Abstain (2).

ELECTIONS UPDATE

The Chair of the House of Laity gave a brief update on various elections that were, or were due to be, completed.

3.3.3 Meeting of 12 March 2022

Excerpts from the summary follow. The full summary including presentation slides can be found here: <https://southwark.anglican.org/wp-content/uploads/2022/03/Web-Update-Brief-outline-summary-of-the-Synod-12-March-2022_combined.pdf> .

INTEGRITY OF CREATION: 5TH MARK OF MISSION: ECO DIOCESE & CARBON NET ZERO PRESENTATION

The Bishop of Kingston introduced the Eco Diocese and Carbon Net Zero item, which was then presented by Jack Edwards (Diocesan Environment Officer) and Nicola Thomas (Head of JPIC). A copy of the slides used in the presentation can be found at Appendix B.

The presentation gave an overview of the three environment stands in which the Environment Working Group and the Eco Diocese Working Group were focussing efforts around the Routemap of Carbon net Zero and Eco Diocese registration. Members of the Diocesan Youth Forum, at the previous Synod, had prepared a short video on climate justice – the video can be found here: <https://www.youtube.com/watch?v=HGrHOX9mdUg>.

Many resources were available to parishes and deaneries via the website and Blogs including training and information events. Members were encouraged to contact the Environment Team with any queries or suggestions at environment@southwark.anglican.org.

MAJOR SYNODICAL TRIENNIAL PRIORITIES: GROUPWORK

The Diocesan Secretary gave a brief update and presentation of the Southwark Vision, continuing themes from the previous triennium (Deaneries, Lay ministries and Environment) and the 2022 Themes covering Connection and communication and Rebuilding Finances. A copy of the slides can be found at Appendix B.

Members then joined in Group Work to discuss and feedback on this Synod’s triennial priorities:

* Implementation of Anti-Racism Charter
* Connectedness and Communication
* Parish finances for growth in post Pandemic recovery
* Environment (including Carbon net Zero)
* Clergy wellbeing in times of change
* Other areas (such as further) Deaneries Development/Lay Ministries

Feedback from the Groupwork was to be discussed among the Senior Management Team and members were encouraged to continue to share ideas throughout the triennium.

FINANCIAL & PANDEMIC UPDATE PRESENTATION

Mark Rhodes, the Director of Finance, gave a brief PowerPoint presentation, slides can be found at Appendix B, updating members on the end of year (2021) and projected 2022 Diocesan Finances.

The Diocesan Secretary gave a brief update on the new normal as restrictions had been lifted and parishes and the Diocese returned to a more recognisable pattern of worship, work and fellowship. The Corona Virus Task Group continued to meet and issue guidance to parishes and Deaneries.

LIVING IN LOVE AND FAITH

The Revd Canon Wendy Robins, the Director of Discipleship, Lay Ministry and Continuing Ministerial Education updated members and gave a presentation (which can be found at Appendix B) on the Living in Love and Faith process, which included an introductory video, sharing the six principles for Living Well Together:

* Acknowledge PREJUDICE
* Speak into SILENCE
* Address IGNORANCE
* Cast out FEAR
* Admit HYPOCRISY
* Pay attention to POWER

Members who were not a part of the process yet were encouraged to sign up and join in with the discussions and resources from the National Church. The Synod joined in small groups to share:

* whether or not they had involvement the LLF process
* explain what they did and how they found participating in the process
* what, if anything did they learn
* if they had not been involved explain why this was

Feedback following the Groupwork was gathered and would be passed onto the LLF Working Group at its next meeting.

**3.4 Deanery Synod report**

Deanery Synod is the layer of governance immediately above parish level. The Wimbledon Parish lies within the Deanery of Merton.

3.4.1 Meeting January 21st 2021

Main focus: i) New Deanery governance rules ii) Group discussions on the different church approaches and activities during 2020 across the deanery.

New governance procedures were explained affecting deaneries. The Area Dean, Revd Rachel Taylor explained that the hope behind the Model Rules was that deaneries will become model centres of mission for their areas. The main change was in the structure of the Standing Committee, usually voted in by the Deanery Synod; there would now be a new Deanery Leadership Team. Since the New Deanery Model rules had already been accepted by Diocesan Synod, and it remained only for the Deanery Synod to adopt them. An anonymous vote was held in the meeting which approved the adoption of these new rules.

Neal Harvey’s report on the previous Diocesan Synod meeting was presented.

ii) The Synod then split into break out groups for discussion of the various Christmas activities of the deanery churches. The meeting finished with Compline.

3.4.2 Meeting 19th May 2021 (held remotely by Zoom.)

Main items: i) Deanery Leadership Team for Merton. ii) the Diocesan Anti Racism Charter. iii) Lay chair vacancy

i) Following adoption of the Rules in the previous meeting, the Area Dean sought permission to form a Deanery Leadership Team. This was voted on and agreed. Rev Rachel

ii) There was a presentation on The Southwark Diocese Anti-Racism Charter, by The Ven. Dr Rosemarie Mallett, Archdeacon of Croydon  [Anti-Racism Charter](https://southwark.anglican.org/wp-content/uploads/2021/03/Southwark-Anti-Racism-Charter-1.pdf).

Two issues on terminology were stressed:

 - The use of UKME (UK Minority ethnic) was urged rather than BAME.

 - Equity and Equality are different - diversity is important to recognise.

The Panorama programme investigating racism in the Church of England, was highlighted and the Archdeacon emphasised that UKME people need supporting in lay roles in order to move into clergy and clergy leadership roles. The discussion that followed raised various issues, including how to guard against tokensim, how to promote the charter in diocesan schools, and highlighted the fact that being non-racist and being anti-racist are not the same. The Archdeacon stressed the need to be activity working against racism.

iii) Martin Osborn, the Synod Lay Chair, stated that he would not be re-standing for another term. Nominations would be sought for a new Lay Chairperson and synod lay members were asked to prayerfully consider this for the next meeting.

He reminded the members present that Elections for Diocesan Synod were to take place before the 15th of July

The meeting closed with Compline.

3.4.3 Meeting 8th July 2021

Main items: i) Diocesan Synod election results ii) presentation on Westminster Drug Project (WPD) iii) Lay Chair nominations.

i) Results of the elections to Diocesan Synod were given: 3 clergy and 2 lay members of the deanery had been elected. Since Deanery is entitled to elect 6 members of laity and 6 clergy, it was noted that there were still vacancies for Diocesan Synod from the deanery.

ii) Helen O’Connor from WPD Merton addressed the meeting. The charity runs services for those affected by alcohol and substance use across the borough of Merton. It also provides services for those needing assistance in areas such as employability, mental health, sexual health, stopping smoking, and issues affecting young people. Helen set out the services that were available, and how to access them. She highlighted the work done during the Covid-19 endemic. She stated that leaflets about the services can be obtained from the Synod secretary Julie Ashbee, should any church wish to make them available. The charity can also be contacted by email: info.merton@wdp.org.uk.

iii)Lay Chair nominations: Martin Osborn stood down as Lay chair at this meeting. IT was stated that no nominations had been received for a new Lay Chairperson.

The meeting closed with Compline.

3.4.4 Meeting 13th October 2021 at Mitcham Parish Church of St Peter &St Paul

Main items: i) Lay Chair vacancy. ii) Talk on Environmental Care and Sustainability.

i) The Area Dean noted that again she had received no nominations for the vacancy of Lay Chair. She expressed serious concern and explained that Deanery Synod needed to have a Lay Chair and that if no nominations were received then a Chair would have to be sought from another deanery.

ii) Talk was given by Ian Christie, Southwark Diocese Area Environmental Advisor for the Kingston Episcopal Area, and senior lecturer in sustainable development at Surrey University.

He opened by saying current trajectory of the world was, “We inherited a garden and could leave a desert”.

Ian gave two reasons why we should care about the environment, namely Love for God and Love for our neighbour.

He highlighted three things to hold in mind, and six practical actions that could be taken by individuals. He referred members of synod to the website: [www.takethejump.org](http://www.takethejump.org)

He urged the members to encourage their deanery churches to grow awareness, to act together on becoming eco-church teams, to engage politically and set examples of good practice locally.

Lively group discussions were held on sustainability, what actions churches were already taking (if any) and individual responses to the crisis of the environment and climate change.

3.4.5 membership of the Synod

* All licensed clergy in the Parish are automatically members of the synod.
* The lay representatives currently serving are:

St Mark’s: P Thorvaldsen, D Jennings (resigned at this meeting).

St John’s: S Carter-Esdale, C Jolly.

St Matthew’s: A Merriman.

St Mary’s: E Lambert. N Harvey (Neal also serves on Diocesan Synod.

**3.5 Parish Wardens’ report on buildings, property and fabric**

3.5.1 Housing

The Parish owns and is responsible for four houses and four flats. The Rectory is the property and responsibility of the diocese.

Alwyne Road (St Mark’s Vicarage)

The Parish Wardens undertook an inspection of Alwyne Road in April 2022. In general, the property is in good repair though an inspection of the roof is required as some loose tiles are visible and there is evidence of water staining on bedroom ceilings.

* Radiators need repainting; the ground floor, staircase and landing carpet is badly worn and there are various other minor repairs required.
* A new boiler has recently been installed.
* There is an out-house used as a garden shed that is in a poor state and needs repair.
* The property will require both external and internal repainting within the next two years.

A full detailed report was delivered to the PCC in April and a programme of work is planned.

Coombe Gardens (St Matthew’s Vicarage)

There was a Parish Warden’s inspection of Coombe Gardens in June 2021.

On the whole this is a sound property although certain issues needed urgent attention.

* The patio and garden shed were in a poor and potentially hazardous state. Renovation was carried out soon afterwards.
* A new boiler was installed and the kitchen is in the process of being renewed with certain bult-in white goods being replaced.
* A roof inspection was undertaken with necessary repairs being carried. Other minor repairs were also undertaken.
* One long standing problem has yet to be addressed but will need doing so in the next year. There is a 1970’s sliding glass patio door in the back room, whose lintel has slipped, causing the door to jam when being opened. An inspection by an architect is required to recommend a suitable solution.

A full detailed report was delivered to the PCC in September and the PCC has been regularly updated with progress reports and approval sought for the expenditure involved.

Arthur Road (Parsonage for St Mary’s Associate Vicar)

As the proposed new parish housing scheme involves the eventual demolition of this property, only the most essential repairs have been undertaken.

* A new boiler was installed as the old one broke down beyond repair.
* The recurring damp problem has been treated as well as possible.

Thornton Road (currently not in use as clergy housing)

Thornton Road does not meet the requirements of a parsonage so cannot be used to house any of the team vicars. It has been let to tenants since December 2020.

A lot of maintenance, renovation and repairs were carried out prior to the tenants moving in and the property remains in good condition throughout.

General

The Parish Operation Manager ensures that all legally required electrical and gas checks of parish properties are carried out annually and certificates are issued. The POM is also instrumental in arranging a variety of day-to-day repairs at the various properties.

The Wardens would like to record their grateful thanks to Jane Johnston, Sam Pedder and most recently, Rachel Rowell for all their hard work and help in the maintenance of the parish properties.

The Galustian Houses

The Galustian Houses are two houses in Alexandra Road, divided into four flats, all rented out to tenants.

Margaret Swain chairs a committee which oversees the management of the flats and in practice deal with the tenants and arrange for any necessary repairs. Haart & Co. have been employed as managing agents, however they have not been very efficient and the arrangement with them is under review.

There was a major problem with the floors and leaking pipes, but this has all now been successfully dealt with.

The Wardens would like to record their grateful thanks to Margaret Swain and her committee for all their hard work.

The New Housing project - the development of two parsonages on the site of 4, Arthur Road

The new housing scheme has now been submitted for planning approval and we are awaiting a response from the local authority.

The Wardens would like to record their thanks to the Housing Sub-Committee for all its hard work on this project.

3.5.2 Churches, halls and other property

3.5.2.1 St Mary’s

Falling masonry: unfortunately, in the storms we had some falling masonry from the bell tower level of the church on the south -west face. Loose elements above the west door have been noticed. Following a review by the church architect and a stonemason, temporary repairs to make safe have been completed. A permanent repair solution is now being drawn up by the church architect.

Re-plastering work in the church: following the Quinquennial survey issued in April 2017, structural work and repairs needed to the outside of the church were completed in 2019. Having carried out the external repairs, the internal walls have had to be allowed to dry out before attempting to re-plaster them. This has finally been achieved. The works have been put out to tender and responses from the invited contractors are due in at the end of April after which it is hoped to award the contract and proceed with the works. This has received faculty approval.

Vestry roof: there has been an ongoing issue for years with damp in the vestry at high level. The architect has recommended a solution which involves lifting the coping stones, adding another layer of stonework, extending the flashing up to the coping stones, and relaying the coping stones. Once the problem has been fixed, the vestry can then be re-plastered and re-decorated. Currently, a more detailed specification to accompany the drawings is awaited so that a faculty application can be submitted and a planning application made to the local council.

Drainage and damp in the vestry toilet: the level of the clergy part of the vestry and toilet is lower than the ground outside and the walls on the east side have been damp for many years. Following the investigation of the drainage system, it is clear that the damp is probably caused by the lack of adequate drainage for the rainwater coming down from the roof of the church.

Specialist drainage engineers have proved that the Victorian system is broken beyond repair. A drainage consultant and the church architect are now working with the wardens to design a drainage system that will last for the next 50 – 100 years and cater for the expected changes due to climate change. (Any proposed solution will require faculty approval.)

West Entrance: there is a plan to redo the paving and to ensure it provides for entirely step free access. As this is viewed as being minor change, we do not require a faculty for this work. It is intended to wrap this in with Vestry roof work and possibly the permanent repairs for the falling masonry. The archdeacon has approved these works without the requirement for a faculty.

Church Clock: maintenance has been moved to a new company, the Cumbria Clock Company who have repaired Big Ben amongst many other church clocks. They have taken away a moving part for off-site repairs and hope to restore the clock to full working order shortly. It is also intended to fit a time regulator so that it will re calibrate the clock as required and will automatically adjust for GMT and BST.

Other minor works: one worn carpet in the chancel has been removed and it will be seen how the congregation feels about this over the coming months. If a new carpet is not laid, then minor refurbishment will be required to the flooring and steps. The Archdeacon agreed to this temporary removal.

Churchyard: a huge vote of thanks to the gardening team, both the regulars and those that stop by occasionally. The churchyard is looking the best it ever has.

Parish Office: in January we said good-bye to Jane Johnston, our Parish Operations Manager, and expressed our thanks to her for managing the office and the many property issues which arise. We are extremely grateful to Sam Pedder who has stepped into the role so seamlessly.

Fellowship House: Fellowship House is used from Monday morning until Friday lunchtime by Oak Tree Pre-School Nursery and this provides a very useful contribution to St Mary’s income. The wardens are in the process of renewing the lease on similar terms with Oak Tree Nursery.

Garden Hall: the oven and the dishwasher have both been replaced. A major project to refurbish Garden Hall is underway. Key elements include: replacing the sliding glazed door, inserting acoustic panels, refurbishing the wooden floor, repairs to kitchen work surfaces and cupboards plus redo flooring, upgrade lighting, kitchen fire door and hatch, repainting foyer and hall. Marcus Beale Architects (MBA) have specified the works and are managing the tender process and the project as well as acting as the CDM. Tender responses from the companies we invited to tender are being assessed. Also, it is intended to replace the chairs in GH which will be done by the church outside of the main project.

Quinquennial Inspection: due in July 2022.

3.5.2.2 St Mark’s

The most major recent development at St Mark’s has been the arrival of the Bishop of Kingston and his team (two archdeacons and two support staff) as occupants of four office spaces within the church building. Preparations involved giving notice to existing users, clearing the rooms, relocating the church office to another location completely, followed by several weeks of repainting, plumbing, electrical upgrading and linking of IT connections. This was all carried out ‘at pace’ to coin a phrase so that everything was ready for an early March arrival. Inevitably the main delay involved the work to be carried out by BT on internet and Wi-Fi connection, originally scheduled for January completion.

The work has been completed to a high standard and we are delighted to have been able to welcome Bishop Richard and his colleagues. As things stand, we believe we have solutions for the few issues that have cropped up along the way.

The rising bollard, which controls access to the ever-popular town centre car park, is rising proudly once more but requires regular attention such as new lights from time to time. A second camera has been installed to better capture license plate details for any future bumpers of the solid-looking but actually rather sensitive bollard.

Sadly, there continue to be serious problems with the refuse collection service as provided when they feel like it by Veolia. Recent service has been rubbish. Efforts to find a better supplier have so far come to nought, partly because of the challenging access for large vehicles to St Mark’s Place. The search continues.

 More positively, St Mark’s has been working over recent months with specialist AV suppliers to comprehensively upgrade the sound and vision system, which among many substantial improvements will include a fixed, remotely controlled screen to replace the rather wobbly screen currently in use. The new facilities will be much appreciated not only by the church’s own congregation but also by the many musical and other local groups – including four full-scale choirs (besides St.Mark’s own fine choir, of course) – which St Mark’s already hosts. A faculty is being sought to facilitate this work.

Quinquennial inspection due May 2023.

3.5.2.3 St Matthew’s

In addition to the servicing of lift, lightning conductor, fire extinguishers, boiler and electrical appliances, attention has been given to the following matters:

* The bottom of the door of the Lady Chapel was planed down so that it does not scrape on the floor tiles.
* The soil pipe from the nursery to the main drain on the street had to be flushed out by Thames Water in early October.
* On-going issues with the lift caused problems in October through to December.
* The humidifier for the organ was repaired in December.
* A new electrical circuit was installed in the choir to facilitate the streaming of services.
* A new water heater was installed in the kitchen.
* Spotlights on the altar were changed but both tracks will need to be replaced soon.
* The troublesome lock on the west door was serviced.
* The church met representatives of UK Power Network in December to renegotiate a higher rent from them for the sub-station which is on St Matthew’s land.
* A little problem with the repositioning of a boundary fence between the church and a neighbour has been resolved.

The church has changed companies which service the boiler and fire extinguishers.

3.5.2.4 St John’s

General

The general state of the fabric of St John’s is in good repair on the whole. The usual gas, fire extinguisher and PAT testing have been undertaken and certified, and the insurance certificate renewed.

Recent problems with the boiler have been investigated and resolved. Likewise some necessary repairs to the organ have been undertaken along with routine tuning.

The majority of the issues raised in the last Quinquennial Inspection have been dealt with and the remainder will be considered alongside the next Quinquennial Inspection due later this year.

The three-year fixed contract that was obtained at the end of 2020 for the provision of gas and electricity to the church (and hall) has provided welcome protection from the ongoing volatility and price rises in the wholesale energy market.

Following evidence of an intruder in the grounds of the nursery garden, the orientation of the CCT camera near the hall entrance has been adjusted to give a better field of view to the front of the hall.

Church Lighting and Electrical

The main fabric project for the year was to install new lighting in the church and at its entrances, including pendant-based lighting for the body of the church, feature lighting for focal points, and emergency lighting at key points. The lighting system is provided with a wireless control system, which includes a push-button control panel and also remote control via a software app running on a tablet or smartphone.

Following the grant of a Faculty by the Chancellor of the Diocese, the installation work was commissioned and was completed on time and to budget by the target date in June 2021, following which a commissioning evening was held for a demonstration of the lighting system and also to choose the type of LED light bulb for the pendants. The selected light bulbs were subsequently sourced and installed in July 2021, at which time the pre-programmable settings for the push-button control panel were programmed. A training session for the lighting was then held in September 2021, at which time the operations manuals were handed over.

During the final stages of the lighting project, the contractors (CES Lighting) were able to perform some recommended ancillary electrical works, which included rationalising the electrical distribution cupboard located at the back of the church, which houses the electrical switchgear, and also installing a separate meter in the hall to monitor electricity usage in the hall.

St John’s has since received very good feedback about the new lighting from the congregation and from other users of the church, including the Beautiful Korean Church, the Academy Choir, and the Wimbledon International Music Festival, with the latter no longer needing to procure temporary and disruptive lighting towers for use during the Festival. This long-awaited project has equipped the church with stylish, effective, efficient, and low maintenance lighting for the future.

Thanks go to the lighting team, particularly Ursula Edwards, Catherine Davies and Ken Boyt, for their hard work in seeing the project through to completion.

Church Furnishings and Ornaments: following the identification of a moth infestation in the Vestry, a pest control company was engaged in August 2021, at which time all items of fabric (altar frontals, vestments, kneelers etc) were treated professionally, and the infestation successfully eradicated. Having emerged from the pandemic, all movable items (bibles, pew cushions, kneelers etc) that were previously moved for storage have gradually been returned to their usual location. The pew candlesticks that are attached to the side of the pews from Advent until Candlemas have been refurbished. The wooden posts have been given several coats of red paint, and the candle holding parts have been replaced with a new and safer mechanism. The refurbished candlesticks have been bundled up in protective coverings and returned to storage in the undercroft beneath the church until next Advent. A replacement Sum-Up 3G card reader has been obtained for taking contactless card payments, and a Samsung tablet has been purchased, which can run the Give-A-Little app to communicate with the card reader for taking monetary donations, and it can also run an app for full wireless control of the new lighting system.

Church Interior (including the Peter Dixon Room): the delayed annual Spring-clean of the church took place in September 2021, following completion of the works for the lighting project, which had dislodged quite a bit of dust. A thorough cleaning of the church, including some of the paintwork, left it much fresher and brighter, ready for illumination by the new lighting. Thanks go to Julia and the team for their hard work. The wooden valence panels for the staging at the front of the nave were stained and varnished to provide a darker contrast with the lighter colour of the stage surface. This was both for aesthetic effect matching the darker wood elsewhere in the church and also to make the step up to and down from the dais more visible for health and safety reasons.

Church Garden: the gardening team has undertaken general maintenance work during the year to keep the garden areas around the church and hall in good order. Thanks go to the gardening team and helpers for their hard work.

In June 2021 the trees around the church and hall were surveyed to ensure there were no visible problems following storms in the previous month.

Community Hall: other than general cleaning and maintenance, no works have been undertaken in the hall beyond the installation of the new electricity meter.

3.5.3 Thanks

The Parish Wardens recorded thanks to all the Churchwardens and the many volunteers for all their hard work in the maintenance and upkeep of the four churches and their halls.

The Parish Wardens were both thanked by the Rector and John Bush was thanked and praised for his service in the role now that he stands down. He in turn thanked his fellow wardens in the churches and the Hon Treasurer.

**3.6 Hon Treasurer’s report**

The Treasurer was glad to report that the accounts had been signed off by the Auditors, JCS of Sutton on 7th May 2022 and the Rector commented that this was a historic achievement in that the Annual meeting could thus be confident in the results.

The Hon Treasurer explained that the Parish as a charity was in the top 5% by income of charities in England. In summary normal revenues were coming back after the lifting of Covid restrictions; and while expenditure had increased in line with increased activity, nevertheless the Parish could declare a modest surplus at the end of 2021.

The headline numbers were these:

|  |  |  |  |
| --- | --- | --- | --- |
|  | 2021 £ | 2020 £ | Change £ |
| Income | 1,080,822 | 1,079,336 | 1,486 up |
| Expenditure | 1,178,495 | 924,597 | 253,898 up |
| Gains on investments | 98,275 | 107,486 | 9,211 down |
| Surplus | 602 | 262,225 | £261,623 reduction (£86,043 excluding legacies) |

Thanks were given to the treasurers of the 4 churches and to Colin Dadswell of Caladine who had assisted with preparing the books for the Auditors so diligently. In addition, thanks were recorded to former Hon Treasurer Catherine Porter who had made significant system improvements during her tenure; also to the Auditors themselves. The Hon Treasurer added did add that the Auditors recommended further process improvements to improve audit trails relating to expenditure in 3 of the 4 churches.

Looking to the future, the Hon Treasurer said that the budget approved in December 2021 assumes a reduction in unrestricted income.

Revd Clive Gardner wished to record his praise for The Hon Treasurer’s work since taking up the role in February 2022.

**3.7 Reappointment of auditors for 2022**

It was proposed that Jacob Skeet Cavanagh of Sutton be reappointed. Proposed: Adrian Hodgson; seconded Clive Gardner. APPROVED unanimously.

**4. Elections**

Those present approved the following persons for offices as below

* Deanery Synod representative on behalf of St Mary’s Church: Lawrence Davies.
* District Church Warden St John’s: Mike Vernell.
* District Church Warden St Mark’s Church: Nicholas Wolff.
* District Church Warden St Matthew’s Church: Jane Jefford.

The Rector welcome Lawrence Davies, Mike Vernell and Jane Jefford to the PCC. (Nicholas Wolff is already a member.)

Thanks were recorded for those members of the PCC who had stood down or whose term of office had expired. David Jennings had stood down as Deanery Synod representative. Graham Crofts’ long service as Warden of St John’s was noted as was the service of Alex Youel as sole warden of St Mark’s and Mary-Jane Taylor as warden of St Matthew’s.

**5. Revised governance for the Wimbledon Team**

The Rector explained how in 2020 the CofE had brought in revised governance and that this offered the chance for the Team to review its procedures that had evolved as custom and practice over more than 40 years.

**5.1 Sub-group work**

The PCC had set up a sub-group to recommend procedures that build on the CofE’s revised measures. This had been led by Zillah Stone of St John’s with input from Michael Canby, Wendy Ziegler, Sandra Blewitt and Matt Smith – thus drawing membership from all 4 churches.

Since then, 3 documents had been drawn up:

* Document A: Statement of delegated authority. (A misspelling of policies was noted in Doc A)
* Document B: Church representation rules.
* Document C: template of items to be covered in the governance of each church in the Team.

**5.2 Approval and changes**

The Archdeacon had advised that it would be sufficient for the Annual Meeting of the churches (i.e. this meeting) should be asked to approve these 3 documents. Should further changes be needed then the PCC would recommend the changes to a future Annual Meeting.

The committees of the 4 churches and the PCC had all recommended that the new governance set out in documents A, B and C be adopted. The proposal to do so was put to this meeting, formally proposed by Sally Carter-Esdale and seconded by Jane Long. Those present gave their unanimous agreement and so Governance Documents A, B and C are APPROVED.

Much thanks were recorded to all members of the Governance sub-group.

**6. Rector’s reflections**

The Rector expressed delight that the governance work had led to adoption of the documents and for the timely production of audited accounts – both historic achievements, achieved through great teamworking across the churches and functions. Together these would provide a solid base for mission and for decision making.

**6.1 Accounts and office support**

Turning to these, she said the fact that we have transparent and published audited accounts is important for accountability to the members of the 4 churches and to the wider community.

She was pleased to announce that the services of Sam Pedder as Parish Operations Manager had been secured on a permanent contract and that the new ways of working that are being established will help the 4 churches with their finances and bookkeeping by streamlining and removing duplication, thus allowing the church treasurers to have a clearer overview of finances and offering the new Church Councils more reliable and timely information to help their decision-making and stewardship.

She drew parallels with the Parable of the Talents inasmuch as the Parish has been blessed with comparatively great resources and much would be expected of its wise use of them.

**6.3 Parsonages Project**

Regarding the Parsonages Project she recounted how Merton Planning had responded to the proposed plans submitted and had asked for some adjustments. The Architect has made a number of changes and now a response from the Authorities is awaited. It would be reasonable to expect there to be the start of the actual construction occurring this calendar year.

**6.4 Outlook**

She believed that there are now clear signs of recovery in activities and worship across the Parish after the pandemic. She detected more energy and hope and said we all have much to be thankful for. Now is the time to look outwards and to listen to how God wants us to respond.

John Bush in turn thanked her for her enthusiasm and leadership and those present broke into applause.

The meeting closed with the Grace.

Signed:

Rector of the Parish

Date: 30th May 2023