

St Peter's Church  
Finance Committee

Minutes of the meeting held at 7.30pm on 27 October 2022 by Zoom

Present: William Zarrett (Chairman), Chris Shields (Treasurer), John Brewster, Gill Heard, Janet Rendle, Helen Wakely.

Apologies: David Ricks.

1. WZ opened the meeting with a prayer and welcomed everyone to the meeting.

2. Matters arising from the meeting held on 22 October 2022

These were all covered in items for this meeting.

3. Treasurer's Report – Year End Results and Reordering Expenditures

CS reported back to the Committee:

Income was £1198 less than budgeted and expenditure was £10,706 less than expected, so the overall result was a loss of £27,012 rather than the budgeted £36,523.

Income had held up well and expenditure particularly on fabric was less than expected as a result of the presence of the builders on site undertaking reordering.

CS has now submitted the books to the accountants including the introductory report completed by David Catchpole (Secretary of the PCC).

4. Update on Financial Aspects of Re-Ordering and Fabric Repairs

4.1 Reordering

WZ reported that the previously agreed limit by the PCC on expenditure was £715k (with an additional gift of £10k).

The latest expenditure totals are: Contractors £450k, Architects £135k, approximately £50k on mechanical engineers/archaeologists etc, totalling £635k.

Of the £80k left, there remains some work to finish in Phase I including the cabinets in the children's area, snagging list etc all of which is estimated to cost around £30k.

This will mean that approximately £50k will be available to contribute towards the Mezzanine floor above the meeting room/ladies' vestry, which will house the Newte library (maintaining its existing environmental conditions). The DAC have expressed enthusiasm for this additional project. We await the faculty to be signed by the Chancellor. The PCC will be asked to consider a proposal to call it the Seaton Gallery, as it was first suggested by Mary Seaton.

The existing contractors are under considerable pressure currently, so if they are booked to complete the Mezzanine project, it will be with an agreed timetable with penalties for breaching that timetable. A schedule of works has been prepared but is currently expected to cost around £41k, although a detailed breakdown of that cost has yet to be prepared. If a different contractor is engaged, it is likely that the construction would be more expensive.

#### 4.2 Fabric repairs

There is some dampness in the SE wall which the builders report is due to a leak in the drainage hopper. It is likely to be repaired by the builders or an outside contractor.

The wire netting in the louvers of the Bell Tower is rusting and need to be replaced to keep the birds out. A gale-breaker fabric will be used to stop wind and rain damage and the cost for this work is estimated to be £8,500.

#### 5. Bell Restoration and Rededication

LB had submitted a report which WZ presented to the Committee.

##### **Centenary of the bells 2023-4**

The 8 bells of St Peter's were installed by John Taylor & Co. in 1923/4. They are regarded nationally as one of the finest rings of 8 bells in the country. They were recast in autumn 1923 and were rededicated on 23rd March 1924.

The Bell ringers propose to hold a series of centenary celebration events over the weekend of 23/24 March 2024. They hope to hold a tower open day and a celebration service with the bishop over that weekend with exhibitions and special ringing in the run-up to then.

##### **Overhaul of the bells and replacement of wire mesh**

The bells last received attention from a bellhanger over thirty years ago. It is therefore felt desirable that they should now be checked and overhauled by a bellhanging contractor. Following inspection by the Devon Guild Bell Advisers and a representative of one firm of bellhangers, it is felt that the following work by a contractor is necessary:

- Lift bells and check, clean and regrease main bearings
- Remove clappers and some roller pulley boxes. Refurbish in the workshop and refit
- Remove wheels, dip-strip, replace rusted nails and treat with preservative. Refit

The cost of this work based on two quotes so far received is around £15,000

Repainting of the frame is to be carried out by local volunteers – materials £1,000  
(compared with £8,100 quoted by bellhanger)

Replacement of the rusted wire mesh used to exclude birds from the bell openings:

Fitting of new mesh and Galebreaker fabric – Morrish Engineering	£5,000
Hire of scaffolding –estimate from Rapid Scaffolding	£3,500

**Total cost of project (approx.) excl VAT\* £24,500**

**\* VAT is reclaimable under the Listed Places of Worship Grants Scheme**

### **Fundraising**

The ringers' fund can contribute £3,000 at the outset. It is proposed to organise a series of fundraising events following the project appeal launch on Bell Sunday on 14<sup>th</sup> May. The list of scheduled concerts and events already arranged is noted. The Bellringers will also approach appropriate charities and grant-making trusts for assistance.

It is hoped that the Amory Trust may be able to contribute to the fund.

WZ reported that work is proposed to start in the final quarter of 2023.

### 6. Tiverton Concert Band and a fund for Organ Restoration

John Fitton who occasionally plays the St Peter's Church organ would like to present a concert in honour of Andrew Curtis. Our organ builder, Michael Farley has advised approximately 10 years ago that the organ needs a thorough overhaul which will be a long term project of possibly 5-10 years in fundraising and which may cost between £50-60k. It is important to keep fundraising for the organ as separate event to the restoration of the bells.

### 7. Stewardship and Fundraising Report

HW presented the following report.

Cumulative totals		2022	2021	Difference
		12	12	
		months	months	
Parish Giving Scheme	£ NGA	1448	2199	-752
	£ GA	24573	26530	-1957
	£ GA tax	5894	6629	-735

Average No		44	48	-4
OOGA	£	6824	1391	5433
Standing Orders	£	1095	954	141
Give a little donations	£ excl GA	69	1064	-995
	£ Total	39902	38767	1135

2022 has seen a continuing commitment by those contributing towards the Church through the Parish Giving Scheme. There has also been a steady number of donors through standing orders and by means of one off gifts.

During 2022, through those donations and the Gift Aid Small Donation Scheme (GASDS), we were also able to claim an additional £3380.58.

WZ reported that the wifi service in the main Church would now be sufficient to put in a new card-reader for donations.

It is hoped that a further stewardship campaign can be conducted after the arrival of the new incumbent, whilst being mindful of the current cost of living crisis. It was suggested that Neil Williams, Director of Finance for the Diocese be invited to give a presentation.

#### 8. Events occurring in the Church

WZ reported that the reordered church is receiving good interest for concerts. The following list does not include the two primary schools and Hospiceare, which come later on in the year.

1. 22 April – Tiverton Concert Band, honouring Andrew Curits and establishing an Organ Renovation Fund  
Concert will be in the evening but access to the building will be most of the day.
2. 29 April – East Devon Choral Society (approx. £350-£450 for the Church)  
Evening concert with access from 2:00
3. 7 July – Byrd Ensemble (Renaissance music group from Seattle, Wa.) (£500 donation promised to the Church)  
Evening concert, access late afternoon
4. 23 September – Devon Baroque (£350 expected for the Church)  
Evening concert – access from early afternoon
5. 1 October – Rotary Silver Sunday (£100 donation anticipated)

3:00 – Served supervision needed

6. 9 December – East Devon Choral Society  
Evening concert with access from 2:00

WZ made an appeal for help with managing the events.

9. Date of Licensing Service

3<sup>rd</sup> May 2023 at 7.30pm.

An invitation list is being prepared and refreshments will be provided according to Christian Hill's wishes.

10. Any other Business

Thanks were expressed to WZ and GH for all their hard work in all aspects of the Church's work.

11. Date of Next Meeting

APCM 23<sup>rd</sup> April – bring and share lunch after Church.

The meeting ended with The Grace at 8.10pm.