



Pearson Trust Working Group

February 2017



Minutes of the Pearson Trust Working Group Meeting

Date: 8th February 2017 OSR 7:30 pm.

1. Apologies

Members present: Jane Paxman, David Wiper, George Metcalfe, Alice Helyar, Moyra Jacques and Michael Hampson
Apologies for absence received: Debbie Robinson

2. Notes from last meeting –

Two errors in text noted.

Action: Changes to be made and Alice to recirculate with the minutes.

3. Actions and Matters Arising from Last Meeting

A press release to the Wagtail notifying the community that the PC have been successful in their Grant funding application and the date of the next public meeting/consultation has been made.

Michael investigated the potential cost of the Consistory Court/ecclesiastical exemption route. Costs awarded by the Chancellor; if he feels that the petitioner/applicant has acted in good grace then the costs are not awarded against the applicant. Costs therefore likely to be incurred in preparing the case.

Action carried forwards: To look at examples of churches converted to community centres etc... including Yealand, Pilling, Bilsborrow and the churches in Herefordshire.

For further actions from last meeting refer to text below.

4. Pre-feasibility grant application

The Parish Council has been awarded the full sum applied for, subject to some conditions. It was confirmed that VAT cannot be claimed from the grant, which would amount to £2000 of £10,000. Normally the Parish Council can reclaim VAT but not necessarily on this grant. The PC confirmed this after checking the HMRC guidance notes. It was suggested that the PC should attempt to claim the VAT.

Jane has asked Sir Nick Pearson if he would be kind enough to act as back up for the VAT liability should the PC be unsuccessful in claiming the VAT. He has agreed.

The grant money must be spent before 31st March with any unspent funds being returned to the granting body. Within two weeks of the 31st March deadline, a completion report must be sent along with all invoices and receipts.



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The grant money for the prefeasibility study has been awarded in the following way: £9,000 to John Coward Architects (and sub-contractors) and £1,000 to JWK. John Coward Architects work includes:

- John Coward Architects (Mike Darwell) – Architectural plans with the options for the proposals;
- Christians – chartered surveyors doing the surveying work;
- Walmsley Associates – heating strategy;
- Bushell Raven – quantity surveying work; and
- Architectural History Practice (Marion Bartle) – Heritage assessment.

Action: Moyra to investigate finding a machine to do a seismic survey of the graveyard for an early archaeological investigation.

Any movement of buried remains and grave stones from the south wall (flat stones) would be undertaken via the faculty process.

A short discussion was held over a project support grant covering the work undertaken during the period between the pre-feasibility study and the point of submission. It is a Department of Communities and Local Government grant and is administered by Groundwork UK for a maximum of £40,000, however, it is conditional that the village/PC contributes 10%. It was suggested that Sir Nick Pearson might be approached at that stage.

5. JWK Update

The papers have been sent to JWK and Jane has met the partner heading up the work. JWK suggested the following strategy at this stage to take forwards (this may change in the light of their investigations/review of the information):

- An organisation is formed and named;
- The organisation makes an application to the land registry for possessory title based on the history the village has with the building (managed and maintained it and repeatedly tried to gain ownership); and
- That group then goes on to form a CIO.

JWK to provide a strategy for this process and information regarding the steps needed to go through to investigate and clarify legal ownership.

6. Historical Research Update - Summary

Moyra has a copy of the George Smith diaries (steward of George Wright) from the period between 1818 and 1856. She circulated (via email) a summary of the important events pertaining to the construction of the OSR, which was confirmed to have started and completed in 1835.



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7. Relationship Map

Action All: All members of the PTWG to add any names and contact details of anyone who should be included in the relationship map spreadsheet.

8. Project Decision Process

The route map is divided into planning and permissions, funding, legal and governance, communication, church, OSR.

Action all: All members of the PTWG to look through the route map/timeline and identify areas where the timings might not work or any additional information should be included.

Jane has sent the route map to the architect to check that the order of the process is correct and which consents would be required.

Action: Jane to clarify the permissions needed (Referendum – community right to build for external changes to the church and the Listed Building Consent – either through the ecclesiastical exemption or LCC planning route).

9. Village Consultation

A date of the 21th to the 23rd April was agreed for public consultation. The public exhibition will record positive and negative points, record attendance and ask everyone to complete a questionnaire with space in which they can give views, and this would be followed by a village meeting in which we will run a Question and Answer session.

Action: Jane to ask John Hamlett to issue a Tiny Letter regarding the date of the public consultation.

10. Date of the Next Meeting

Wednesday 1st March at 7:30 pm OSR.