

The Parish Church of St Margaret, Rainham
Parochial Church Council

Full meeting of the PCC on Thursday 27th November 2025
 19:30 in Church



Present: Lorna Dyer (LD); Janet Garnons-Williams (JGW); Nick Grief (NG); Simon Hall (SH); David Ormiston (DO); Jean Penney (JP); Linda Randall (LR); Barbara Strachan (BS); Revd Nathan Ward (NW); Terry Whittaker (TW)

PCC MINUTES

Item	Details	Action
1.	Welcome and Opening Act of Worship: The meeting opened with Compline.	
2.	Apologies: These were received from Davina O'Brien (DOB); Emi Inetianbor (EI); Jo Whittaker (JW)	
3.	Minutes of the Meeting on 23rd October 2025:	
a.	Approval - The minutes of 23.10.25 were proposed adopted unanimously, proposed by TW and seconded by LR.	
b.	Matters Arising (<i>not included elsewhere</i>):	
i.	<p><u>Acts Six Lease update</u> - A paper had been prepared and a discussion took place regarding whether the reduction of the rent to between £23k and £25k pa could be considered a realistic commercial rent. Given that much more information was available now than when the rent was first agreed, TW proposed and DO seconded that it was, and this was agreed unanimously.</p> <p>It was acknowledged that the reduction in rent would lead to a deficit budget. After a full discussion it was unanimously agreed that the rent would be fixed at £25k pa, proposed by TW and seconded by SH.</p> <p>It was unanimously agreed that the lease would be for 5 years. Proposed by TW and seconded by SH.</p> <p>In previous discussions, it had been agreed that there would be a 6 month rent free period in the early part of the lease. This clause would be removed now, because such a period had been granted already. Proposed by JGW and seconded by NG; carried unanimously.</p> <p>The PCN wished to be able to give 6 months' notice or be given 6 months' notice should the need arise. A rolling break clause was proposed by NG and seconded by LR. Unanimously agreed.</p> <p>As the PCC had agreed that £25k was a realistic commercial rent, TW proposed that it be implemented from 1st January 2026. Seconded by LD and agreed unanimously.</p> <p>NW abstained from all votes due to a conflict of interests.</p>	
ii.	<p><u>Acts Six directors</u> – NW addressed the meeting regarding the management of Conflicts of Interest within the PCC. This concerned the Friends of St Margaret's, Acts Six Ltd and the Church Estate Charity. Good practice suggested that we should have Conflicts of Interest as a standing agenda item, which would enable them to be managed more openly. All of these bodies were independent of the PCC, but also inter-related.</p> <p>We did not currently comply with Charity Commission guidance in respect of any of these bodies and NW was the only person seized of all activities, which was a substantial burden and gave no resilience. NW recommended that 2 people should be trustees /directors of all 4 bodies, to enable each body to be aware of the consequences of actions of other bodies, but that all other trustees/directors should not be members of the PCC. (The PCC could not require current trustees to step down if none volunteered to).</p>	

	<p>Each body needed to have sufficient trustees/directors that decisions could be made by members who did not have a conflict of interests and thus would comply with Charity Commission guidance. The PCC was responsible for appointing directors to Acts Six Ltd, but the Friends and Church Estate Charity were responsible for appointing their own trustees.</p> <p>NW proposed that a register of interests be drawn up, and that any changes or likely conflicts arising should be noted at the start of each meeting. Seconded by JP and agreed unanimously.</p> <p>TW agreed to be nominated as the second member on the board of each of the other bodies, along with NW.</p>	
iii.	<u>Acts Six and PCC</u> – professional advice. Deferred. Catherine Gibbons to be asked for an update in January.	
iv.	<u>Application to change trust terms</u> – NW introduced a discussion regarding who held the property of the church, that is Childscroft Road and the Millennium Centre in trust. Currently it was the Diocesan Board of Finance (DBF), but NW was aware that they were not sympathetic to some of the plans which Acts Six Ltd wished to pursue. The suggestion was that the PCC should consider moving its prosperity to the Church Estates Charity. NW proposed that the PCC should write to the DBF to open a conversation with them concerning this, with a view to considering the matter further in January. Seconded by BS; 8 in favour 1 against	
4.	Safeguarding Dashboard:	
	There were 8 open cases: 1 waiting to be entered; 4 current from 2025; 3 from past years (2 of which were being checked before being files, 1 to remain open.)	
5.	Church Overview:	
a.	<u>Solar panels</u> - A faculty application had been submitted. The installation survey had been done and quotes were being obtained for a structural survey to ensure that the roof will take the weight of the panels.	
b.	<u>Staffing</u> - none reported.	
6.	PRF Update: deferred.	
7.	Finance:	
a.	<u>Position against budget, including unusual or unexpected expenditure</u> - TW explained that although planned giving was falling, we had been fortunate in receiving other monies and expenditure was under control, such that he was not concerned about the budgetary position. We owed money to the diocese which would be paid before the year end.	
i.	<u>Parish Giving Scheme</u> – there had some teething problems which had been escalated. Three other parishes were having similar difficulties.	
b.	<u>2026 Budget</u> - A discussion took place regarding the budget for next year, which had been presented with the alternative figures for rent from Acts Six Ltd, as between the original figure and the newly agreed figure. It was proposed by TW, seconded by DO and agreed unanimously .	
8.	Health and Safety:	
i.	<u>Implementation of the 2019 Fire Risk Assessment and Safety Consultation</u> - NW was meeting a consultant who would update the Fire Risk assessment and also draw up H & S policies.	NW
ii.	<u>MC garden store</u> - The architect had inspected the garden machinery store this week and would forward a proposal to a future meeting.	NW
9.	Maintenance: none reported	
10.	Correspondence (if any): none reported	
11.	AOB (to be notified to the Chair prior to the meeting):	
a.	Standing Committee decisions (if any):	
i.	<u>New 18-20's group</u> - Standing committee had agreed a new group for 16 to 25 year olds to be run by Vicky and Rob Schultz. It would meet between services on Sunday mornings.	

ii.	<u>Projector replacement</u> - The purchase of a new projector had been authorised after the failure during a recent service.	
b.	The PCC had 5 sub-committees - Eco Church, PRF, Finance, Safeguarding, and Maintenance. NW proposed that each committee meet at least 5 times a year and present a report, agreed by committee members, to PCC meetings. SH seconded and it was agreed unanimously .	Sub Cttee Chairs
c.	St James Muzambi water project - NG spoke to the project at St James Muzambi in Harare, which had been supported by the Poverty and Hope appeal, but needed more money for a solar powered pump. It was important to St Margaret's, because this is where the school was which Rochester and Harare dioceses wished to link with St Margaret's Junior school. It would benefit the whole village, which currently had no access to clean water. The hope was that we could encourage the school here to work with us to raise money towards the solar powered pump.	NW
d.	Celebration of Trees event (FH document) - This event, proposed by Felicity Holton, was agreed .	
	In accordance with the decision taken last month, solar panels, the budget and the water project in Muzambi were agreed as the matters to bring to the attention of the congregation.	
12.	Dates of Next Meeting:	
	All meetings at 19:30 in Church: Thursday 22 nd January 2026 Thursday 26 th February 2026 Thursday 19 th March 2026 Thursday 23 rd April 2026 APCM – Tuesday 28 th April 2026	
13.	Closing Act of Worship:	
	The meeting closed with Compline.	