



The North Wall Annexe – The Good News

“What’s the difference between an Extension and an Annexe?” No, the PCC didn’t know the answer either but it makes a major difference to the cost of this part of the project and so they appointed someone who does. **Robert Thorpe of Constable VAT Consultancy** made representation to HMRC that what we were proposing was an Annexe rather than an extension – an argument which on a project of this size would save us about £70k! After much discussion, HMRC agreed and the PCC are delighted on everyone’s behalf.



... and the (not so) Good News

In the last Update you may recall seeing a draft timetable for the Annexe which (rather optimistically in hindsight) had the new building being handed over about now. The eagle-eyed among you will have noticed that it is not ready! Croydon Council rejected the application



although there were no objections from local residents. The Diocesan Advisory Committee (DAC), who need to grant a faculty before the Annexe can be built, also felt that the PCC’s proposal would benefit from some further redesign work. **Steve Barker**, the leader of the Project Steering Group gave a report to the PCC in November and you can read this inside.

The report for the North Wall Annexe (NWA) is as follows:

As mentioned in the minutes of the last PCC meeting, the PSG (Project Steering Group) for the NWA did not undertake any additional work until a meeting with the DAC, held at Trinity House, London Bridge, that took place on Monday 31st October. Several members of the DAC were in attendance inclusive of the Archdeacon of Reigate (covering our area at present), the Archdeacon designate for Croydon (as an observer on this occasion), the DAC Vice-Chair and Luke Tatum (the DAC Secretary). 3 DAC architects were present too. Our own architects were both present.

The DAC were found to be 'mixed' in their understanding and background knowledge of our plans. Importantly, and fully accepted by us was that we had not pre-provided them with a full 'book' of the overall master plan for the site, an exact reasoning of why we had made the decisions taken to this point, a 'flow-plan' of movements around the site, and a full description of how the new annexe should be set out. [We have agreed to work on all items requested/required by the DAC – we aim to submit such works in time for their (January) meeting.]

A robust discussion ensued and it became clear that the DAC was verging on insistent that a number of their architectural ideas are incorporated in to our annexe plans. We now have to re-think a number of concepts and plan to do so with our architects just prior to the next PCC meeting – where we will be able to describe considered outcomes. Clearly, we will not be able to proceed to even consider re-application for planning permission to Croydon Council until such time as we are 'in harmony' with the DAC. We hope to be in such a position in Q1 of 2023.

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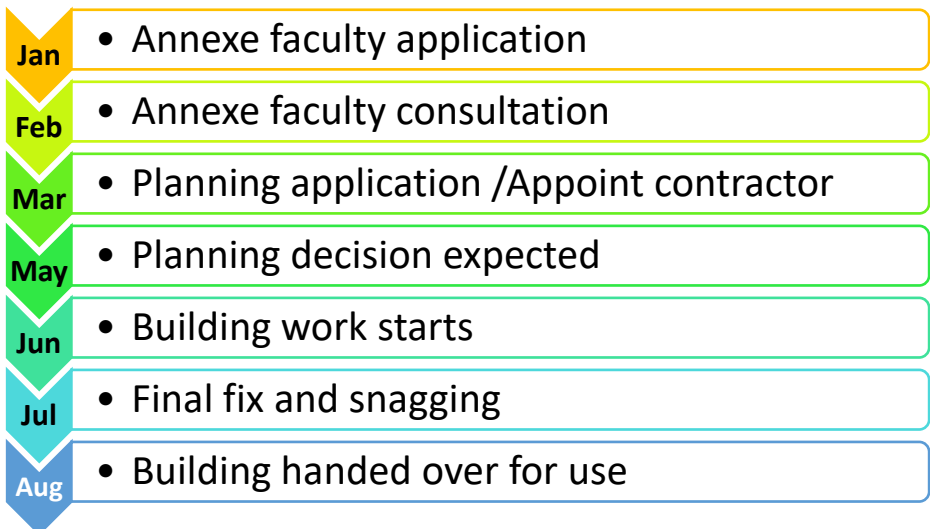
Independently, Steve Barker is seeking the funding for the totality of the site project and continues to have discussions with interested parties.

Revd Barry Hengist has signed the required document allowing the Diocese to sell the vicarage/associated land – although it is not expected that the Diocese will sell its portion of the land until we are in a position to sell our portion.

We were successful in gaining VAT exemption for costs associated with building the new annexe – a letter is expected confirming this from HMR&C – a potential saving to us of £70k. Thanks to all involved in the work required to secure this position for us.

Steve Barker

A revised draft timetable for the Annexe 2023



What's happening with the Hall?

Detailed design of the future hall will begin in earnest once the relevant permissions for the Annexe have been granted. In the meantime the hall will continue to be used as now.



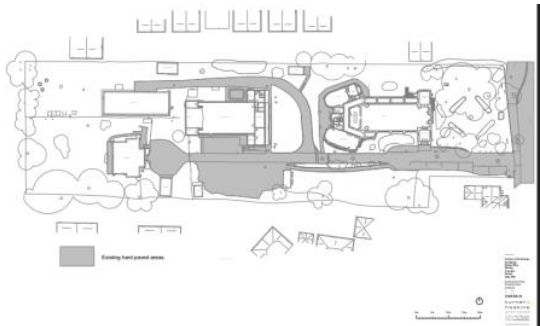
Hall Treasurer Retires

David Abberly has been the Hall Treasurer for very many years and has decided that now is the right time to retire and to pass on the job to someone else. We are extremely grateful to him for all the work he has done over the years and wish him and wife Joan all the best.

Given that the Church too is currently without a treasurer this has left us with vacancies within both the Church and Hall governance structures and **we are actively seeking people** with the appropriate skills to fill them. If you, or someone you know, might like to know more about which aspects of the roles they may be able to help with then please contact **Revd Barry Hengist** on **07947 068209** or by email at vicarstgeorge@gmail.com

If you want to know more then please contact a member of the PSG:

Steve Barker (Lead), Susan Wheeler (Deputy lead), Heather Barker, Alexander Baldwin-Smith, Revd Barry Hengist, Jan Payne, Judy Talmage, or Ray Wheeler.



Existing Hard Surfaces Plan