

May 2023

LEIGH CHANCEL. ALL SAINTS' CHURCH PLAN



Part A - [Current Report](#)

The report current at the time of first issue summarises known activity at the church, stakeholders, trends, site resources and results in hand.

Part B - [Consultation](#)

Open consultation findings summarise notes provided by survey recipients in reaction to Part A, the current report and specifies community planning meeting details.

Part C - [Community Recommendations](#)

Community recommendations include the full resolutions set at the community planning meeting.

Part D - [Action Plan](#)

The action plan splits tasks agreed at and implied by the community recommendations.

Part A - Current Report

Church Introduction & Statement of Significance

All Saints Church was built around 1250 at Leigh, north Wiltshire, England, and was originally on a site half a mile to the north of its current location. In 1896, the nave, porch and bell tower were moved from their original location and a new church was built. The chancel and the east gable of the old nave remain in the old churchyard as All Saints Chancel.

All Saints Chancel (the original church) is recorded in the National Heritage List for England as a designated Grade II* listed building, and is a redundant church in the care of the Churches Conservation Trust. It was declared redundant on 1 February 1977, and was vested in the Trust on 24 October 1978.

In the early 1890s, the church had fallen into significant disrepair and the path leading to it was so wet that during winter it was practically inaccessible. The architect C.E. Ponting urged that the church should be restored and the approach improved. However, the Archdeacon of Bristol, Hemming Robeson, reported that it was "quite impossible to repair the church on its present site and at the same time secure its practical utility. I myself suggested...to rebuild the nave as far as possible, stone for stone, in a more convenient position."

This bold course was adopted. Mr. Charles T. Stevens offered to give a site and authorisation was obtained to take down and re-erect the nave, porch and tower at a cost not to exceed 1300 pounds. This was accomplished by carefully marking each stone and each piece of timber to correspond with drawings which had been made to ensure their correct positions and transporting them by hand to be rebuilt at the current site.

The remaining chancel is entered through a finely moulded thirteenth century doorway which has a hood-mould resting on a human head and a beast's head. Inside, on the South wall there is a late thirteenth century window having three stepped lancet lights under one arch. On the wall of the chancel are 17th-century texts painted on the walls and framed in designs of clouds and scrolls. The inside sill is carried down a sedilia and in the east jamb there is a piscina for washing communion vessels.

There is an eighteenth-century pulpit and sounding board. The windows are fourteenth and fifteenth century and in one window in the north side of the nave a fragment of the original glass can be seen.

Some of the pews near the pulpit are thought to be seventeenth century. Near the door is the font, with its history recorded on a brass plate at the base of the stem. The Rev. M.J. Milling discovered the font being used as a cheese press at an inn in Ashton Keynes and was told that it had previously been used as a cattle trough. Presumably it had been removed from the church and deliberately desecrated at the time of the Parliamentary Commonwealth when infant baptism was forbidden. In 1897, the stem was discovered forming the base of the north-east post of the tower and the whole font was restored to its proper use. The font ewer was given in memory of D.A. Bird, G. Price, V. Ody, and R. Godwin, who gave their lives in World War II 1939-1945.

Current use (bookings) & voluntary activity

Leigh Chancel is fortunate to benefit from the voluntary support of one local neighbour registered as a CCT volunteer, who keeps a general eye on the church. CCT understands that the church also receives general support and goodwill from the local neighbours although contact has not been made.

Voluntary activity undertaken by this group includes:

- Supporting occasional events.
- Regular conservation cleaning.
- Remittance of wall safe and service funds.
- Ad hoc reporting of building change

There have been very few events registered on CCTs calendar for the church over the past decade, aside from two artist exhibitions, and one instance of filming in 2017.

There is an ongoing issue with antisocial behaviour at the church; as demonstrated by the vandalism of the chancel rail in 2017, frequent graffiti in the visitors book, and rubbish being placed in the wall safe.

Collection Review

Open Churches Policy status:	Open
Local Community Officer:	Rachel Whitty
Closest Church Classification:	Open
Classification outstanding items:	AV and/or volunteers provide basic site management e.g. wall safe collection, cleaning, visitor no. collection at least twice yearly.

Visitor nos. 2016/ 17 (est):	882
Visitor nos. 2017/18 (est):	56
Visitor nos. 2018/19 (est):	1708
Current project:	None
Cleaning schedule:	Occasional by visitors and 6 monthly by LCO.

Welcome table:	Present. Good stock of guidebooks
Keyholder role:	Fulfilled
Key representative role:	Fulfilled (CCT liaison, maintenance reporting, cleaning)
Area volunteer role:	None
Fundraising roles:	None
Stewardship roles:	None
Research, interp & talks role:	None.
Accessibility details:	Provided via website
CCT silver plaque:	Installed, poor condition
CCT information board:	Not installed.
Oak post:	Not installed.
CCT freestanding board:	Not installed.
Wall safe poster:	Installed, current
CCT A board:	None
Gift Aid envelopes:	None
Visitor book:	Provided
Building services:	None
Parking:	None formal. Parking in Waterhay public car park.
Organ:	None
Churchyard:	Not owned by CCT, maintained by PCC and volunteers
Ringable bells:	1. Hung stationary for chiming.
Pews:	No.
Fire rated capacity:	60
Seating capacity:	Not determined
Site plan:	Available
Roof alarm:	None
CCTV:	None
Individual item security measures:	None
Nearby attractions:	Cotswold Water Park
Public transport:	
Social media presence:	None.
Images on CCT website:	One of three
Regular feature parish news:	Unsure
Services per year:	0

CofE support for services:	Unsure
Christmas memory tree:	No.
Tea Party:	No.
Historic Church Tour:	No
Heritage Open Days:	No
Ride & Stride:	No
Champing:	No.
Retail:	No.
Risk assessment general:	Current
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	Current
Security Audit:	2015
Children's explorer cart:	No.
Children's trail:	No.

Conservation reports

Condition Report:

Repairs liability:	£320,470
Annualised maintenance:	£1,828.44

• Short term:	£3680.00
Stabilise wallpaintings and bulging and delaminating plaster	£3680.00
• Medium term:	£1,500.00
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• Long term:	£40,000.00
- Reroof chancel	£40,000.00
• Desirable:	£

All cost figures are estimates, exclusive of VAT and professional fees

Income, Expenditure & Balances

Income 2018-2019:	£0
Wall safe 2018-2019 (incl. above):	£0
Income 2017-2018:	£0
Wall safe 2017-2018: (incl. above):	£0
Income 2016-2017:	£2573
Wall safe 2016-2017: (incl. above):	£173

Expenditure

Conservation expenditure '18/'19:	£480
Maintenance expenditure '18/'19:	£975
Maintenance expenditure '17/'18:	£5007
Electricity '18/'19:	£0
Electricity '17/'18:	£0

Balances

Restricted Balance Report Jul '19	£0
Income less expenditure '18/'19	-£1455
Income less ann. maint.'18/'19:	-£182844

Local Community Officer's Summary

All Saints' Church is spectacularly isolated in a field 500m from the Waterhay public car park. It offers an outstandingly beautiful location for photography, filming and very small "boutique" events, but it has unfortunately only been used very sparsely over the past decade.

It suffers from some minor antisocial behavior from the local "youth", which escalated to some vandalism in 2016, when the altar railing was smashed. Following an outstanding conservation repair (for which we were shortlisted for a S.P.A.B conservation award) there has not been a recurrence.

The wall safe has not been emptied since 2018 as it is inoperable, and is in urgent need of replacement or lock repair.

Improved visitor interpretation (currently a CCT guidebook) and scheduled guided tours could increase the donation per head at Leigh, and the church could perhaps be explored as a champing site.

It is hoped that alternative ideas for future use and new potential supporters might arise from the church planning consultation process.

Part B - Consultation (Interim Round September 2020)

Summary of consultation responses received by end August 2020

*Following distribution of fifteen questions through our standard church plan questionnaire in summer 2020 to existing Churches Conservation Trust correspondents, (together with an invitation for correspondents to share the survey and associated Church Plan Part A), **no response** was received for **Leigh, All Saints' Chancel** by the deadline of **August 30th**.*

The response received was from a respondent writing in a **[no response]** capacity, who confirmed that their responses related to **All Saints' Chancel, Leigh**.

In addressing the question of *a perfect outcome for our work together at the church* the respondent indicated **[no response]**

In writing about challenges anticipated in respect of repair liabilities and running costs, the respondent indicates **[no response]**

Thinking about local life away from the church, in relation to other community projects or activities which might combine with our work to protect the church for the future, the respondent indicated **[no response]**

Considering if increased use of the church might benefit the community, or if increased use might benefit the church itself, the respondent indicated **[no response]**

In relation to identifying conservation priorities for the church, the respondent provided **[no response]**

Regarding priorities, opportunities or ideas for fundraising the respondent noted **[no response]**. In respect of means for initiating fundraising activity, the respondent gave **[no response]**. The respondent also indicated that they would **[no response]** be available to participate in fundraising activity.

In seeking respondents' participation in a future group discussion regarding church planning the respondent indicated **[no response]**.

In answering our final, open question about any additional church matters not covered in other areas of the survey, the respondent indicated **[no response]**.

In addition to responses fielded through the questionnaire, a further **[no response]** respondents wrote back to their Local Community Officer, expressing the following perspectives:

Nil

Part C - Community Recommendations (to follow meetings scheduled for October 2020 - January 2021 ahead of final report April 2021).

No records of meeting between 2020 and 2023 could be located

Summary of contact by Rachel Whitty Local Community Officer with one main registered volunteer

RW has made contact via email by way of introduction and to advise of being on site for maintenance visits in the hope of a face to face meeting. Unfortunately this has not been possible to date but a meeting is planned for July when the volunteer will be available.

The volunteer has offered to pay for the broken pane of glass at the chancel and RW is arranging for that to be carried out with the Conservation Team.

There was also a request from a student to carry out a filming project at Leigh but unfortunately the content was not deemed suitable by the CCT.

There is also funding available to stabilise the wall paintings at Leigh and this provide a great way of raising the profile of the church.

Part D - Action Plan (Interim Plan September 2020)

The action plan below has been written post the *interim edition* of the church plan, published at the end of **September 2020** and a first full edition of the church plan to be published at the end of March 2021.

Community Actions

Short term actions (to end September 2023)

- Agree date for face-to-face meeting
- Review CCT Cleaning Churches standard and report
- Inform LCO of any upcoming events or services

Medium term actions (to end March 2024)

- Investigate suitability of church for concerts or other uses, and of promotion to prospective local audiences.
- Consider the suitability of the site for Champing

Long term actions (to end September 2024)

Actions complete (to end May 2023)

Local Community Officer Actions

Short term actions (to end September 2023)

- Resolve issue with wallsafe lock and key
- Request the community to share information regarding any upcoming services.
- Review church web page to ensure clear directions available for all visitors
- Share CCT Cleaning Churches standard and report

Medium term actions (to end March 2024)

- Consider producing an online audio guide to address the lack of printed interpretation.
- Consider adding video directions to the church for prospective visitors' information
- Investigate suitability of church for concerts or other uses, and of promotion to prospective local audiences.

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- Consider the suitability of the site for Champing

Long term actions (to end September 2024)

Actions complete (to end May 2023)

- Distribution Part A reports for each church to all existing correspondents, together with survey
- Receive, anonymise and collate survey responses and add to Church Plan Part B
- Resolve initial findings, conclusions and recommendations based on Part A & B, expressed as short, medium and long-term actions

- Publish Part A, B & D as Interim Church Plan to colleagues by end September 2020
- Undertake staff consultation against Interim Church Plan by end November 2020
- By end November 2020 review colleagues' feedback regarding updates to church plan part A, to include
 - Conservation interpretations
 - Presentation improvements
 - Champing data
- Complete community audit to identify additional survey respondents and participants in face-to-face or digital meetings by end November 2020
- Repeat survey for additional respondents by end January 2021
- Agree dates for face-to-face or digital community meetings by end January 2021
- Resolve updated findings, conclusions and recommendations based on Part A, B & C expressed as short, medium and long-term actions for each site (Part D)
- Publish Church Plan Version '2021-22'
- Encourage EO and CPM in the replacement of the wallsafe

CCT Actions Other

Short term actions (to end May 2023)

- Provide interpretation of maintenance and repair plans to further explain anticipated costs described in part A above.

Medium term actions (to end March 2024)

Long term actions (to end September 2024)

Actions complete (to end May 2023)

Appendix 1: Summer 2020 Questionnaire

1. This is the first of fourteen questions in the survey - thank you in advance for working through each one. First of all, we need to know if you're completing the survey on behalf of an organisation or writing in a personal capacity (If you're writing on behalf of an organisation, please use the text box to let us know which one. Thank you!)
2. Which church are you writing about? (Don't worry, you can complete additional questionnaires for other sites if you like!) Please state the location and dedication, as in 'Sapperton, St. Kenelm's'. Thank you.
3. People are involved with our sites in so many different ways. In your own words, please describe your relationship with the church building.
4. Some people are actively involved at the churches we look after together. If you're part of this group, tell us about your involvement. Cleaning, attending services and fundraising are just a few of the most frequent activities we share, but we'd appreciate as much detail as you might be happy to provide.
5. In your own words, and having reviewed 'Part A' of our church plan (sent to you by email with the invitation to this questionnaire), please describe a perfect outcome for our work together at the church. What would you like to see happen in terms of community involvement and other use of the building?
6. Bearing in mind the repair liabilities and running costs described in the report you've read, what challenges do you anticipate for a sustainable future at your church?
7. Thinking about local life away from the church, which other community projects or activities are you aware of that could combine with our work to protect the church for the future?
8. Here are two questions together... Could increased use of the church benefit the community? How would this increased use benefit the church itself?
9. What do you think are the most important conservation priorities at your church? For each or all of these priorities, please also let us know about any ideas you have for addressing them.

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10. Income and expenditure for the church is detailed in 'Part A' of the report we sent you. Addressing conservation priorities will entail finding new ways to raise funds. Tell us about any ideas or opportunities you have identified for raising additional income at the church.

 11. What do you think might be the best ways to get started with any fundraising activities you have suggested?

 12. If you don't already, would you be interested and available to take part in future fundraising activity?

 13. Almost done! We'd like to invite you to join us in a group discussion about the church later this year, either in person or through 'phone / video conference. Would you be willing to join the discussion?

 14. Last question! Is there anything else you'd like to share about your interest in the church which we haven't asked you already? Otherwise, thank you again so much for reflecting on the future of the church through your answers.