



**Churches
Conservation
Trust**

MADDINGTON. ST MARY'S

May 9th 2023 CHURCH PLAN



Part A - Current Report

Part B - Survey

Results of our open survey conducted in Summer and Autumn 2020, canvassing all community contacts for their reaction to Part

A. The survey remains [open and available at this location](#). Please feel free to repeat your survey response or complete the survey for the first time.

Part C - Community Recommendations

Minutes of any community meetings held to discuss the information available in other parts of the Church Plan.

Part D - Action Plan

Details of any actions agreed through Community Recommendations, assigned to community participants, Churches Conservation Trust staff, or to the Churches Conservation Trust Local Community Officer specifically.

Part A - Current Report

Church Introduction & Statement of Significance

St Mary's Church in the Maddington area of Shrewton, Wiltshire, in the west of England, was built in the late 12th century. It is recorded in the National Heritage List for England as a designated Grade II* listed building. It was declared redundant on 29 December 1975, and was vested in the Trust on 26 July 1979.

The church has Norman origins, belonging to Amesbury Priory in 1179, with the earliest parts of the existing building dating from the late 12th and early 13th century, however there have been several alterations since, including the renewal of the roof of the nave in 1603 funded by Giles Tooker. Sir Stephen Fox became the lord of the manor in the late 17th century and paid for the rebuilding of the chancel and redecoration. A gallery was added in 1637 but has since been removed. In 1853 the chancel was rebuilt and the whole church restored by Thomas Henry Wyatt, including the erection of the gabled porch.

The walls of the nave and chancel have a chequerboard pattern of flint and sandstone. There is a low west three-stage tower, which was added in the 16th century and is supported by diagonal buttresses. The three bells are dated c.1499, 1587 and 1699 and are currently unringable. The interior includes a large plaster cartouche of strapwork enclosing the date 1637, which may be the date of construction of a gallery which has since been demolished. The stained glass includes work by Alexander Gibbs in the south aisle and another by Lavers, Barraud and Westlake in the chancel.

Part of a flint and limestone wall, northwest of the church, is from the 17th century. The churchyard has an extension west of the main churchyard, across a footpath, which contains Commonwealth war graves of a Canadian Army soldier of World War I and a Dorsetshire Regiment soldier of World War II.

Current use (bookings) & voluntary activity

Maddington St Mary's is fortunate to benefit from the support of a few local volunteers, including a helpful main Key Holder and neighbour, A CCT Area Volunteer, and a supportive Church Warden, as well as other informal support from neighbours and community in Maddington. .

Voluntary activity undertaken by this group includes

- Supporting a regular calendar of services.
- Remittance of wall safe and service funds
- Planning and delivery of all bookings including services.
- 6 monthly site inspection and ad hoc reporting of building change.

The church has been used for third party events infrequently over the past decade. Most notably it was used as a recording studio for a band in 2016 and 2017, which raised some very welcome income for the church.

There are occasional visits from Maddington primary school recorded in the visitor book and in 2019 / 2020 CCTs Heritage Learning Officer in the West has made efforts to formalise this relationship.

There is a recent history of mild antisocial behaviour occurring at the church, whereby local teenagers leave a mess in the church or graffiti in the visitor book. Locking the church for short periods has rectified this in the past.

In 2018 two additional volunteers became engaged with producing a walking trail of the CCT churches within close proximity of each other in the Shrewton area. This trail was completed but never printed due to lack of funding. It can be found on the CCT website here:

<https://www.visitchurches.org.uk/visit/things-to-do/tours-and-trails/walks/a-stroll-around-the-churches-of-shrewton.html>

Collection Review

Open Churches Policy status:	Open
Local Community Officer:	Ed McGregor
Current project:	None
Cleaning schedule:	Before use
Welcome table:	Present. Very old guidebook.
Keyholder role:	Fulfilled
Key representative role:	Fulfilled (remittances, CCT liaison, maintenance reporting)
Area volunteer role:	Fulfilled
Fundraising roles:	None formal
Stewardship roles:	None
Research, interp & talks role:	None
Accessibility details:	Provided via website
CCT silver plaque:	Installed, poor condition
CCT information board:	Installed in porch.
Oak post:	Installed.
CCT freestanding board:	Installed
Wall safe poster:	Installed, current
CCT A board:	Provided
Gift Aid envelopes:	Provided
Visitor book:	Provided
Building services:	Electric lighting and sockets
Parking:	None formal. There is a large graded drive (ownership unknown) with space for 10 or so cars next to the small village hall, and another private carpark across the road.
Organ:	American Organ in fair working order.
Churchyard:	Not owned by CCT, maintained by PCC and volunteers
Ringable bells:	3 – Stationary Chiming only.
Pews:	Yes.

Fire rated capacity:	100
Seating capacity:	Not determined
Site plan:	Available
Roof alarm:	None
CCTV:	Uninstalled. Dummy CCTV installed over porch.
Individual item security measures:	Uninstalled
Nearby attractions:	
Public transport:	
Social media presence:	None.
Images on CCT website:	One of three
Regular feature parish news:	Unsure
Services per year:	1
CofE support for services:	Yes
Christmas memory tree:	No.
Tea Party:	No.
Historic Church Tour:	No
Heritage Open Days:	No
Ride & Stride:	No
Champing:	No, but it has been considered rejected by community .For further information, please see Champing introduction and typical church income at appendix 4.
Retail:	No.
Risk assessment general:	Current
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	Current
Security Audit:	2015
Learning and Participation events	No.
Explorer tags	No.

Conservation reports

Annualised maintenance costs (Exclusive of VAT):	
Annualised maintenance costs express the total costs of church maintenance divided by 25 years. Every cost which relates to maintenance is included except the twice-yearly maintenance visit. Any anticipated repairs are also excluded. A list of typical maintenance tasks for any historic church, forecast over the period, is available to view at appendix 2.	£4,096.44
Routine maintenance costs (Per annum and exclusive of VAT):	
Total cost of two maintenance visits per year exclusive of any additional maintenance items included above. A list of the maintenance tasks included in the twice-annual maintenance visits is available to view at appendix 3.	£712.80
Other maintenance costs total (Exclusive of VAT):	
Additional maintenance needs discovered during twice-yearly maintenance visits, costed and listed individually below.	£2,100.00
- Plaster fall in tower	£350.00
- Pew repairs	£1750.00
Total short term repairs:	
Small scale items of limited cost which could be fulfilled with minimal fundraising.	£15,500.00
- Repair high level masonry	£13,000.00
- Investigate roof structure for rot or other damage	£2,500.00
Total medium term repairs:	
More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications.	£95,000.00
- Investigate and modify drainage system	£35,000.00
- Repair and upgrade detailing of parapet gutters and outlets; including repairs to parapet walls, crosses and copings.	£20,000.00
- Tower masonry repair	£40,000.00
Total long term repairs:	
Items which are known to require works in the longer term but which are not essential in the near future.	£94,000.00
- Report on the bells and subsequent estimated works	£25,000.00
- Remove cementitious plasters and re-plaster internally	£19,000.00

- Pew platform investigations and repairs	£50,000.00
Total desirable repairs:	
Repairs which are not essential to the conservation health of the church but which might improve aesthetics or usability of the building.	£0
<p>All cost figures are estimates, exclusive of VAT and professional fees.</p> <p>VAT is charged at 20% of the total costs and can sometimes be recovered. Professional fees vary, but are either charged at an hourly rate or as a percentage of the total project cost. These are usually charged only on larger or more complex projects.</p>	

Income, Expenditure & Balances

Income

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Wallsafe income	109	-	24	8	24	-
Total income	712	600	100	88	143	200

Visitors

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Numbers of visitors	1,422	868	1,067	1,101	1,232	-
Wallsafe income per visitor (£)	0.08	-	0.02	0.01	0.02	-

Expenditure

Total expenditure since vesting: £99,105

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Maintenance	-	697	486	742	1,122	297
Conservation	-	-	-	-	-	-
Electricity	68	101	60	71	81	62

Balances

The restricted balance is the amount of money which has been covenanted or restricted for expenditure at the church. Any expenditure needs to match the terms of the covenant under which the money was donated, for example, a term expressing that a donation is intended for roof repairs only.

Restricted Balance Report Jul '19	£1316.53
Income less expenditure '19/'20	-£1060
Income less ann. maint.'19/'20:	-£3,953.44

Local Community Officer's Summary

St Mary's Maddington has been fortunate to benefit from the support of several dedicated local volunteers and a reliable Area Volunteer over the course of my 8 years with the CCT, and has a supportive incumbent vicar. However, its relatively low regular income and high maintenance cost proves problematic.

The church was used twice in 2016 by a band recording an album, which brought in much needed income, and was a good use of the building.

Champing was explored as an option in 2017 but the community strongly objected at the time, and it was decided to instead focus on nearby Rolleston, St Andrews instead. Maddington could be explored as a champing site again.

The wall safe income is significantly lower than should be expected considering the amount of visitors that the church receives, and this should be investigated. Other sites in the area have experienced donation box theft without the safes being damaged.

In 2018 I worked with a small team of volunteers to document a walking trail between the three CCT churches in the Shrewton Area. Due to a lack of funding this never went to print, but is hosted on the CCT website. If a budget could be secured for printing and marketing this trail, it could increase footfall and donations.

Improved visitor interpretation (currently an old CCT guidebook) and scheduled guided tours could increase the donation per head at Maddington.

The CCTs Heritage Learning Officer has begun working with the local primary school and we hope that this will continue in 2021.

The church is well endowed for more regular use for events; with electric lighting and sockets, large seated capacity, and nearby parking available upon request.

CCT looks forward to hearing the community's views, along with potential new ideas for using this wonderful building, and hopes that new supporters for the church might emerge from the community consultation process.

Part B - September 2020 Survey

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), 1 response was received for **Maddington St Mary's** by the deadline of **August 30th**.*

The response received was from a respondent writing in a **personal** capacity, who confirmed that their responses related to **St Mary's, Maddington**.

In addressing the question of *a perfect outcome for our work together at the church* the respondent indicated **They would like to see more community involvement but we are very lucky in that we hold an annual service in the church and occasional other events such as funerals. The family who live in the old rectory next to the church also look after the church and the church yard.**

In writing about challenges anticipated in respect of repair liabilities and running costs, the respondent indicates **The church is in relatively good state although some ceiling plaster has fallen in the tower and there is a hole in the chancel roof although very little evidence of the ingress of water.**

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 **There is another nearby CCT Church, St Andrews In Rolleston, which they could partner more with.**

Considering if increased use of the church might benefit the community, or if increased use might benefit the church itself, the respondent indicated **No further benefit to the community. More weddings and funerals in the church would raise its profile**

In relation to identifying conservation priorities for the church, the respondent provided **Maintain the integrity of the roof**

Regarding priorities, opportunities or ideas for fundraising the respondent noted **Ride and Stride**. In respect of means for initiating fundraising activity, the respondent said **They didn't know**. The respondent also indicated that they **are, and have been previously involved** in fundraising activity for the church.

In seeking respondents' participation in a future group discussion regarding church planning the respondent indicated **They'd be happy to meet through phone or video conference.**

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

Community Meeting 1: 25th February 2021.

Attending: Ed McGregor (Local Community Officer) et al.

A notes that the community use the church once a year for a service. There are also occasional weddings and funerals. He reflects that his is not aware of any particular local support for the church aside from this. He drops in occasionally to keep an eye on it.

The churchyard is open for burials. A is responsible for managing the churchyard for the PCC. They are planning to re-wild part of the churchyard. Shrewton Parish Council give a grant each year for the churchyard which covers grass cutting. In addition A trims the hedges and manages the trees.

A reflects that the walk between the three Shrewton churches produced in 2017/ 18 unfortunately didn't come to much, although it is available on the CCT website. EM noted that CCT will be promoting a walking festival as part of the "Step into Spring" campaign in 2021, during which the walk could be promoted locally. EM also noted that there is an audio guide being produced for the church which should help raise additional donations from visitors. A is supportive of this initiative.

Ride and stride will continue to be encouraged. A notes that Covid Restrictions are going to impact again this year on attendance to all events including outdoors ones.

A notes that St Mary's (the active church) is significantly struggling with attendance. Getting funds from the village to support the CCT churches is going to be very difficult given the challenge that is faced at the active churches.

A notes that he is aware of the high costs of maintaining historic buildings and reflects that they are also struggling to find the funds to maintain the active church.

Community Meeting 2: 13th September 2021.

Attending: Ed McGregor (Local Community Officer) and a (CCT Volunteer) referred to as A

A has considered many fundraising ideas for the church but reiterates the sentiments given in the conversation above about the active church struggling financially too.

A expresses surprise at the high costs for maintenance, and questions their accuracy. EM to query the costs from our conservation team.

A notes that there are several community spaces already available for use, in competition to St Marys.

A expresses his desire to help further and to keep in touch with CCT.

A notes that the level of community support for the churches in general is diminishing.

Meeting on May 9th Rachel Whitty Local Community and one volunteer (A) who now covers both Maddington and Rollestone as previous volunteers have now stepped down.

RW thanks **A** for stepping up and keeping an eye on both churches. RW has met A on maintenance visits and at a funeral at Rollestone in December.

RW also thanks **A** for reporting the destruction of the wall safe at Maddington and for completing the booking forms for Services at Rollestone and Maddington.

A general discussion about how to raise the profile of Maddington takes place and how it might be used more.

A notes there are many competing community spaces in Shrewton, the cricket club, social club and remaining pub plus the small village hall near Maddington church so it is difficult to see how the CCT church can compete with those. A feels that capacity wise, the annual service is when the church will get cleaned and at least there is a wedding booked next year but feels that keeping an eye on both churches is as much as they can take on at the moment. RW suggests that maybe a volunteer recruitment poster might help in the church and for inclusion in the parish newsletter. A agrees that might help and maybe the focus on the historical aspect might attract a new set of volunteers.

Action – short term RW – send posters and pdf for inclusion in Parish Magazine for A to put up/forward on.

A notes that the on-line audio guide is very good.

Repairing the wall safe is discussed and the project to rollout more card payment devices. RW will investigate how to set up a QR code so that visitors have more options to make donations.

Action – short Term RW to investigate setting up QR codes and email for printing off.

A notes that St Mary's (the active church) is significantly struggling with attendance. Getting funds from the village to support the CCT churches is going to be very difficult given the challenge that is faced at the active churches.

A notes that he is aware of the high costs of maintaining historic buildings and reflects that they are also struggling to find the funds to maintain the active church.

RW notes that she has made contact with the Stonehenge visitor centre and is hoping to be able to promote the CCT churches in the area there.

Action – short term – RW to continue to build relationship with Stonehenge Visitor Centre.

The meeting closed with a view to meet up again in 6 months time and stay in email contact.

Part D - Action Plan

Community Actions

Short term actions (to end September 2023)

- Put up volunteer recruitment posters/include in Parish/Community Newsletter

Medium term actions (to end March 2024)

- Investigate suitability of church for concerts or other uses, and of promotion to prospective local audiences.
- Consider use of the church as gallery space, offering local artists and makers a chance to mount exhibitions, or providing community groups and educational establishments with a suitable venue for temporary displays
- Consider the suitability of the site for Champing

Long term actions (to end September 2024)

Actions complete (to end May 2023)

- Agree dates for face-to-face or digital meeting to review interim church plan (September 2020 edition)
- Review CCT Cleaning Churches standard and report
- Inform LCO of any services or events in advance of occurrence please.

Local Community Officer Actions

Short term actions (to end of September 2023)

- Send posters and pdf for inclusion in Parish Magazine to put up/forward on.
- Investigate setting up QR codes and email for printing off
- Investigate how to better promote / link the presence of the walk between the 3 Shrewton churches, currently on the CCT website.
- Continue to build relationship with Stonehenge Visitor Centre.

Medium term actions (to end March 2024)

- 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 as a suitable venue for temporary displays
- Consider again the suitability of the site for Champing
- Work with volunteers to produce an online audio guide for the church.

Long term actions (to end March 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
- 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'
- 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
- Review potential for promoting availability of secure parking outside church
- Review church web page to ensure clear directions available for all visitors
- Share CCT Cleaning Churches standard and report
- Investigate the possibility of hosting an online audio guide to address the lack of printed interpretation in the church.
- Share details of CCTs Step into Spring campaign as soon as they are available.

CCT Actions Other

Short term actions (to end September 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.

Appendix 2: Typical Maintenance Tasks Forecast - 25 Years (Not Including Twice-Annual Maintenance Visits)

Item	Method & Purpose	Cycle/Yrs	Estimated Cost per visit (present day levels)	Cumulative Estimated Total Cost After 25 Years (2020 values)
Drains, rodding	Below-ground drains can be blocked by debris which stops the rain water dispersing properly and potentially leading to water backing up and overflowing. To prevent this they require rodding and cleaning even ten years.	1	£ 39.00	£ 975.00
Soakaways, inspection and clearance of silt build-up	Soakaways consist of a large pit filled with gravel of varying sizes which act as a filter to allow rainwater to slowly seep into the surrounding ground. Over time material carried into the soakaway in the rain water fills in the gaps and slows the rate of dispersal which can lead to water backing up and potentially damaging or even flooding the church	10	£ 600.00	£ 1,500.00

Mansafe hatchway system	Man safe systems are steel cables or anchor points which are fixed to the roofs of churches to allow people to safely access and work on the roof. As these systems are used for safety it is a legal requirement that they are tested every year for loose fittings or damaged cables.	1	£ 360.00	£ 9,000.00
Lightning conductor testing	Lightning conductors are required to be checked every three years to make sure that they are still performing correctly and will be able to disperse a lightning strike effectively. Metal thefts have often targeted lightning conductors and they may need replacing.	3	£ 480.00	£ 4,000.00
Organ maintenance	Organs are complex machines built using numerous natural materials which can be damaged by moisture, heat and animal attack. It is recommended that organs are checked every year to carry out minor repairs and to be re-tuned as required. Regular servicing can also reduce the likelihood of large unexpected repair bills.	1	£ 140.00	£ 3,500.00

Fire extinguisher inspection	Fire extinguishers servicing checks that the fire extinguishers are functional and maintaining adequate pressure for use in an emergency. Note the CCT only provides fire extinguisher in churches which are either stewarded, used for Champing™ or have significant timber items.	1	£ 166.00	£ 4,150.00
Electrical periodic inspection testing	Electrical tests ensure that the electrical system of the church is both safe and fully functioning. The test will check all elements of the system and highlight any concerns.	5	£ 350.00	£ 1,750.00
Replacement of electrical fittings	As items are highlighted as faulty through periodic testing and maintenance visits they will need to be replaced.	15	£ 1,500.00	£ 2,500.00
Replacement of lamps	General wear and tear - Bulbs require regular replacement. Note LED bulbs will be used where possible	2	£ 250.00	£ 3,125.00
Heating installation, servicing	Annual servicing of the heating system to ensure the efficiency and safe working order of the boiler etc.	1	£ 384.00	£ 9,600.00
Roof alarm, servicing	Roof alarms require annual servicing to check that the system is in good working order and to replace minor parts such as the batteries in sensors.	1	£ 316.80	£ 7,920.00

Rainwater goods, redecoration	All external rainwater Goods (RWG) require redecoration as they are in exposed locations and are exposed to significant amounts of water. The redecoration significantly extends the lifespan of the RWGs and ensures that they are working correctly and are securely fixed in position.	7	£ 1,560.00	£ 5,571.43
Internal & external ironwork redecoration	Redecorating the ironwork prolongs the life of the item and improves the aesthetic of the church. The redecoration of ironwork also provides a good opportunity to inspect the item for damage.	7	£ 1,500.00	£ 5,357.14
External joinery, redecoration	Redecorating external joinery prolongs the life of the item and improves the aesthetic of the church. The redecoration of ironwork also provides a very good opportunity to inspect the item for damage.	7	£ 1,875.00	£ 6,696.43
Window repairs	Minor repairs to the windows such as broken panes of glass, replacement of glazing bars, mortar repairs or lead work repairs are important to exclude the weather and birds and other animals.	5	£ 350.00	£ 1,750.00
Bell maintenance	Bells require ad hoc inspection and minor maintenance to fixtures and fittings	5	£ 235.00	£ 1,175.00

Condition inspection report, all specialists	We have a 9 yearly architect or surveyors inspection plan. When the survey is undertaken all elements of the church will be inspected and a prioritised plan for all required repairs will be created.	9	£ 450.00	£ 1,250.00
Roof overhaul	Roofs require constant minor maintenance with a major overhaul every seven years	7	£ 2,500.00	£ 8,928.57
Clock maintenance	An annual service of the clock with minor repairs and checks to ensure good timekeeping	1	£ 140.00	£ 3,500.00
Tree inspection	A five yearly inspection of all the trees in the churchyards we are responsible for to check for defects and enable us to plan for any required works.	5	£ 225.00	£ 1,125.00
Churchyard maintenance	Grass cutting and minor trimming of plants and bushes etc.	0.5	£ 200.00	£ 10,000.00
Overheads	Office costs to support maintenance planning etc.	1	£ 20.00	£ 500.00
Staff Costs	Staff costs incurred in preparing the required inspections and reports	1	£ 97.00	£ 2,425.00
TOTAL (Excluding VAT)				£107,598.57
TOTAL (Excluding VAT) / 25 years				£4,303.94

Appendix 3: Typical Maintenance Tasks Forecast - (Twice-Annual Maintenance Visits)

Item	Method & Purpose
Gutters, downpipes and gully clearance	Gutters, hoppers and downpipes are easily blocked by leaves and debris both windborne and dropped by birds which can lead to overflowing and water damage to the building.
Roof, inspection & replacing slipped/missing slates/tiles	Over time some slates/tiles or the pegs/nails which hold them will reach the end of their useful lifespan. When this happens it will allow slates to move from their correct position which can let rain in to the building and potentially poses a risk to visitors as the slate/tiles can fall.
Vegetation, control of growth	Overgrown vegetation against walls and buildings can hold moisture against the building potentially causing damage and some plant species are invasive. Vegetation can also obscure the building hiding potential damage and can provide shelter for vermin such as mice.
Tower stairs & boiler room steps, sweeping	Leaves and other debris can build up on steps which could lead to accidents if people slip. Regular sweeping reduces the risk for potential accidents.
Principal steps and paths, clearance	Leaves and other debris can build up on steps which could lead to accidents if people slip. This is especially the case for churches with trees in the area. Regular sweeping of the steps reduces the risk for potential accidents.
Wall Safe, servicing	Servicing of the wall safe helps to ensure that the donations can be easily collected and also checks to ensure that there hasn't been an attempt to steal from the safe.

Appendix 4: Typical Champing™ Arrangements and Related Income

Champing™ is the exclusive overnight hire of a church to visitors. Camp beds and chairs are set up inside the church, along with tea making provisions, battery lighting, and cushions and blankets to give guests a cosy stay.

Guests book online through the Champing™ website www.champing.co.uk and these bookings are related to local contacts so everyone knows when visitors are staying. A local member of staff sets out equipment for the night and removes all gear each morning. Guests have exclusive access to the church between 6.00 p.m. until 10.00 a.m. so visitors can enjoy the church during the day.

Champers don't expect much in the way of facilities and understand that these are ancient buildings. For most churches we've installed eco-loos either inside or outside in wooden cabins. We don't allow candles but provide battery lanterns and fairy lights. As most of our churches don't have heating we only operate Champing™ between the end of March and the end of October, and we recommend Champers bring warm sleeping bags and extra blankets. We also supply bedding and breakfasts but this option isn't available at all churches. Most Champers will eat out locally or may bring their own picnic.

For those churches without electricity we provide a gas camping stove and we also provide amply bottled water for Champers and all visitors to use.

Typically Champers are couples and families. Some of our churches are large enough to welcome groups of up to 16 people. We are dog-friendly, and child-friendly. Many Champers appreciate the history, architecture, and unique features of their surroundings, and come to learn about the building and its locale through this unique accommodation. We offer those

staying for the first time a free CCT membership so they can learn more about our work and consider support for The Trust after their visit.

You can evaluate typical income which derives from Champing™ in the table below.

Church	2017	2018	2019	2020	Total
Langport, Somerset	£10,472.40	£2,765.60	£3,809.94	£3,128.00	£20,175.94
Emborough, Somerset		£2,024.30	£1,378.49	£2,625.00	£6,027.79
Chiselhampton, Oxfordshire	£10,156.29	£2,696.40	£5,864.11	£1,705.00	£20,421.80
Wolfhamcote, Warwickshire		£3,001.00	£2,213.77	£1,624.00	£6,838.77
Holme Lacy, Herefordshire		£4,368.80	£4,758.55	£1,004.00	£10,131.35
TOTAL	£20,628.69	£14,856.10	£18,024.86	£10,086.00	£63,595.65