

ST MARY'S CHURCH, HARDINGTON BAMPFYLDE

MARCH 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

The Church of St Mary at Hardington in the parish of Hemington, Somerset, dates from the 11th century and has been designated as a Grade I listed building.

The earliest parts of the church are the 12th century Norman chancel arch and the font. The church has an un-aisled nave and small west tower which dates from the late 14th century. In the 19th century the earlier chancel was largely rebuilt. The interior of the church includes fragments of medieval wall paintings and a board painted with the arms of Charles I dated 1640 but repainted since. There is a small bell by John Packer of Bristol of around 1700.

The parish of Hardington was formed in the Middle Ages and merged into Hemington in 1733. A major restoration took place in 1888-89 under Sir George Gilbert Scott when the east and south walls of the chancel were rebuilt.

It has been in the care of the Churches Conservation Trust since 1 January 1972.

Current use (bookings) & voluntary activity

St Mary's Church currently has permission from the Church of England for up to six Sunday services each year, plus an unlimited number of occasional services. St Mary's hosts two very popular services a year, a Harvest Festival service and a Christmas Service.

CCT are very grateful for the support of the local community and the incumbent, and also the Area Volunteer who carries out building condition checks and empties the wall safe.

Voluntary activity undertaken includes:

- Completion of biannual site inspection forms
- Remittance of wall safe and service funds
- Planning and delivery of services
- Ad hoc reporting of building change

The Local Community Officer (LCO) completes regular mandatory checks and actions, including regular Control of Substances Hazardous to Health (COSHH) checks, visual electrical inspections, Fire Risk assessments and Building and General Risk Assessments. In addition the church also receives two maintenance visits per year from CCTs specialist maintenance contractor and detailed Condition Reports from the allocated Architect.

Collection Review

Open Churches Policy status:	Open
Local Community Officer:	VACANT
Current project:	None
Cleaning schedule:	Nothing formal
Welcome table:	Missing walkaround guide; maintains stock of current leaflets (note unavailability of future leaflets for re-stock)
Keyholder role:	Fulfilled
Key representative role:	Fulfilled (remittances, CCT liaison, volunteer management, maintenance reporting)
Area volunteer role:	Fulfilled
Fundraising roles:	Vacant and necessary
Stewardship roles:	Surplus to requirements
Research, interp & talks role:	Vacant and necessary
Accessibility details:	Provided via CCT website
CCT silver plaque:	Installed
CCT information board:	Not installed (for affix to noticeboard)
Oak post:	Installed
CCT freestanding board:	Not installed
Wall safe poster:	Installed
CCT A board:	Not installed
Gift Aid envelopes:	Provided
Visitor book:	Installed
Building services:	None
Parking:	Limited, space for 1 or 2 cars on road nearby
Organ:	Present
Churchyard:	Owned by CCT
Ringable bells:	Yes
Pews:	Sound, no defects
Fire rated capacity:	60
Seating capacity:	Not determined
Site plan:	Unavailable
Roof alarm:	Uninstalled

CCTV:	Uninstalled
Individual item security measures:	Uninstalled
Nearby attractions:	Bath, Frome, Longleat, Centre Parcs, and other nearby CCT churches: Hemington, Holcombe, Old Dilton, Sutton Veny, Emborough, Cameley and Berwick.
Social media presence:	Nil
Images on CCT website:	One of two
Regular feature parish news:	Not known
Services per year:	2
CofE support for services:	Yes
Christmas memory tree:	Yes, unsponsored
Tea Party:	No
Heritage Open Days:	No
Ride & Stride:	No
Champing:	Not currently - see Appendix 4 for information about Champing
Retail:	No, possible
Risk assessment general:	Current
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	Current
Security Audit:	Current
Children's explorer cart:	No, surplus to requirements
Children's trail:	No

Conservation reports

<p>Annualised maintenance costs (Exclusive of VAT):</p> <p>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.</p>	£2,739.44
<p>Routine maintenance costs (Per annum and exclusive of VAT):</p> <p>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.</p>	£633.60
<p>Other maintenance costs total (Exclusive of VAT):</p> <p>Additional maintenance needs discovered during twice-yearly maintenance visits, costed and listed individually below.</p>	£500.00
- Repair mortar flaunchings	£250.00
- Investigate Bell frame decay	£200.00
- Remove plant growth around door	£50.00
<p>Total short term repairs:</p> <p>Small scale items of limited cost which could be fulfilled with minimal fundraising.</p>	£15,000.00

- Minor roof repairs	£1,000.00
- Rainwater goods	£4,000.00
- Bell frame repairs	£10,000.00
Total medium term repairs: More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications.	£6,900.00
- Window and glazing repairs	£900.00
- Repair to pulpit sub structure	£6,000.00
Total long term repairs: Items which are known to require works in the longer term but which are not essential in the near future.	£105,000.00
- Re-roof Nave and chancel inc. ecology	£90,000.00
- Conservation of wall paintings	£10,000.00
- Redecorate chancel	£5,000.00
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.	None
All cost figures are estimates, exclusive of VAT and professional fees. 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.

Income, Expenditure & Balances

Income

	Wall Safe	Service Collection	Services Fees	Events	Third Party Hire	Total Income
2021/22	£100					£625
2020/21	£40					£40
2019/20	£14					£113
2018/19	£32					£32
2017/18	£22					£22
2016/17	£13					£73

Visitors

		Wall safe income per visitor
2021-22	210	£0.00
2020-21	Data not collected	
2019-20	813	£0.02
2018-19	1,887	£0.02
2017-18	1,582	£0.01
2016-17	1,533	£0.01
2015-16	739	£0

Expenditure

Total spend since vesting November 1972 (non maintenance): £64,273

	Conservation (repair) expenditure	Maintenance expenditure
2021-22	£0	£1,170
2020-21	£0	£272

Local Community Officer's Summary

This pretty Somerset church is located next to a busy working dairy farm. The church benefits from support from a small number of community members, and additional members of the community support the church well but less regularly through attendance at services and events.

Unfortunately the donations in the wall safe at St Mary's are very low, with an average donation per visitor of £0.02, which is below the national average of £0.08 per visitor. Therefore as there is currently a large gap between the existing income and the annualised maintenance costs, we would need to explore additional income generating activities.

One or two additional services a year would be helpful in increasing visitor numbers, and would provide extra opportunities to raise awareness of the annualised maintenance costs, and encourage additional collection contribution. Updates to the parish newsletter and inclusion of church reports at parish council meetings could also highlight the annualised maintenance costs.

Additional promotion of upcoming services and events via the Parish newsletter and at parish council meetings, on the CCT website, in CCT newsletters and in other locations would be useful.

Other activities and events the community could consider to raise additional income are tea parties, musical concerts, poetry evenings, theatre performances, lecture or speaker events, evensongs, clothes swaps, bake sales, art or photography exhibitions, craft skills events, plant and seed sales/swops etc.

There are also possibilities for the church being used by location agents for filming and photography, and weddings or blessings would also be possible depending upon Archbishops Special Licenses being obtained.

Additional marketing of the Church could focus on local historical, Archaeology, ecological or other relevant special interest societies with an interest in the history of the local area. Voluntary effort towards research and interpretation could encourage these kinds of bookings with tours of the site and details about its architecture and history (eg for Heritage Open Day to encourage donations or ticketed special events during the Summer), at the same time as enriching the visitor experience further. The Church could also be promoted through inclusion on local walking routes or heritage trails, including routes linking up with other nearby CCT churches (or active Church of England churches).

Additional revenue could derive from promotion of local, sympathetic businesses seeking to promote services and products through signage at the church. A supply of CCT Christmas cards might also help develop useful income against maintenance costs.

The Church might benefit from a CCT noticeboard and insert, upon which site specific health and safety and historical information, and details about upcoming events and local information could be displayed. Additional signage publicising the church and its location would definitely be hugely beneficial in increasing visitor numbers, as the church is not visible from the road, and finding the church and knowing where to park can be confusing for visitors.

Part B - September 2020 Survey

Summary of consultation responses received

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), **one** response was received for **St Mary's Church, Hardington Bampfylde**.

The response received was from a respondent writing in a **personal capacity**, rather than on behalf of an organisation, and they gave more than one answer to questions and this is reflected in the responses below.

In addressing the question of **a perfect outcome for our work together at the church and what they would like to see happen in terms of community involvement and other use of the building** the respondents indicated the following:

- Use the church for community and other uses: 1 person

In writing about challenges anticipated in respect of repair liabilities and running costs, respondents indicated that **the challenges they anticipated for a sustainable future at the church included:**

- Access due to the church's location on the grounds of a working farm: 1 person
- Lack of facilities (no toilets, no electricity): 1 person

Thinking about local life away from the church, when asked **which other community projects or activities might combine with our work to protect the church for the future**, respondents stated the following:

- A meeting place for local people: 1 person

Considering **if increased use of the church might benefit the community, or if increased use might benefit the church itself**, respondents replied:

- Yes: 1 person
 - Any use of the building would benefit the community: 1 person

In relation to identifying **the most important conservation priorities for the Church**, respondents stated:

- Up keep of the building with sympathetic restoration: 1 person

Regarding priorities, opportunities or ideas for fundraising, respondents suggested the following **ideas and opportunities for fundraising** for St James' Church:

- Ensuring the community are aware that they can use the church: 1 person
- Community is very small so would need help from the surrounding areas: 1 person

Also when asked what would be **the best ways to get started with the above suggested fundraising** respondents stated:

- Work with other local churches: 1 person

When asked whether they would be **interested and available to take part in future fundraising** respondents answered accordingly:

- Yes: 0 people
- No: 0 people
- Already take part in fundraising activity: 1 person

In seeking respondents' **participation in a future group discussion regarding church planning**:

- Available either in person or through digital meetings: 0 people
- Available in person only: 0 people
- Available via phone or digital meetings: 1 person

In answering our final, open question about **any additional church matters not covered in other areas of the survey**, the following responses were received:

- The Harvest Festival service is followed by afternoon tea, and the Carol Service by mulled wine and mince pies. The Carol Service has been running since 1974.

Part C - Community Recommendations

Hardington: Summary of Community Meeting 1

A Church Plan meeting was held at Hardington Bampfylde St Mary's Church on Friday 24th April with CCT's main volunteer for this church (their input added below as C1).

Items discussed were:

1. Activities at Hardington

C1 is organising a rogation walk taking in Hardington and Hemington churches to raise money for the CCT. Walks and talks are currently the only activities which take place at Hardington Church. There was an annual service organised by the Bampfylde family pre-Covid but C1 is not sure if this is continuing.

2. Volunteers at Hardington

C1 is currently the only volunteer at Hardington. The need to recruit new volunteers to help with cleaning and organising events was discussed. C1 notes the presence of a large carpark which would be very helpful for events. Both note the support of the Co-op who own the farm, in mowing the grass around the church.

Part D - Action Plan

Community Actions

Short Term Actions (arising from Meeting 1, April 2023)

- C1 to request contact details for the Bampfyldes for the LCO.
- C1 to pass on the editorial email for the Parish magazine.
- The LCO asked C1 if people on the rogation walk could be asked if they would be interested in volunteering.

Actions complete

- None as yet

Local Community Officer Actions

Short Term Actions (arising from Meeting 1, April 2023)

- Write something for the Parish magazine asking for volunteers.
- Contact the Bampfylde family to enquire about future use of the church for services.
- Send C1 Risk Assessment form for events.

Actions complete

- None as yet

Local Community Officer & Community Medium/Long term actions (discussed with previous LCO – look at during next Church Plan meeting)

- Investigate options for recruiting additional volunteers and community members, particularly for organising events, activities and services, succession planning for completion of site inspection forms twice a year, and for general fundraising
- Investigate potential for scheduled cleaning days
- Review CCT Cleaning Churches standard
- Develop closer links with The Church of St Mary's the Virgin at Hemington
- Investigate linking up with other nearby CCT churches such as Hemington, Cameley, Emborough etc
- Consider means for increasing additional public interest, footfall and consequent donations
- Investigate suitability of church for broader community use
- Investigate possibility of one or two additional church services a year
- Review methods for promoting church to historical, archaeological or ecological societies, and inclusion in local heritage trails or walking/cycling routes.

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- Identify means and suitability of Christmas card sales and continuation of the sponsored Christmas Memory Tree initiative
 - Investigate participation in Ride & Stride scheme
 - Create walk around guide or information about the history of the church
 - Consider potential for introduction of venue to prospective new participants for events, hires, group visits etc
 - Investigate musicians, artists, theatre companies or poets who might wish to use the church
 - Review methods for promoting church to location agents, wedding companies etc
 - Discuss potential for regular church related features, parish newsletter and inclusion of church updates in parish council meetings

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? Here are two questions together... Could increased use of the church benefit the community? How would this increased use benefit the church itself?
8. 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.
9. 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.
10. What do you think might be the best ways to get started with any fundraising activities you have suggested?
11. If you don't already, would you be interested and available to take part in future fundraising activity?
12. 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?
13. 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	1	£ 360.00	£ 9,000.00

	every year for loose fittings or damaged cables.			
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	7	£ 1,500.00	£ 5,357.14

	opportunity to inspect the item for damage.			
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	2021	2022
Langport, Somerset	£10,47	£2,766	£3,810	£3,128	£7,748	£4,938
Emborough, Somerset	/	£2,024	£1,378	£2,625	£5,270	/
Chiselhampton, Oxfordshire	£10,156	£2,696	£5,864	£1,705	/	/
Wolfhamcote, Warwickshire	/	£3,001	£2,214	£1,624	£4,763	£5,924
Holme Lacy, Herefordshire	/	£4,369	£4,759	£1,004	£7,501	£4,144
TOTAL	£20,628	£14,856	£18,025	£10,086	£25,282	£15,006