

ST. PETER'S CHURCH, WOLFHAMPCOTE

CHURCH PLAN



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Introduction

The Churches Conservations Trust's strategy is to empower and support communities to care for historic places of worship, for the benefit of all. A sustainable CCT church is well used by its communities, generates sufficient funds for the maintenance that keeps it in a good state of repair and is able to raise funds for specific repair and improvement projects. Local Community Officers facilitate this through their work with the community to co-create Church Plans.

Church plans are a living document which combines information on the church's history, significance, maintenance and repair needs and the current use of the church, with feedback and recommendations from the community, and concludes with an action plan setting out agreed short, medium and long term actions to support the sustainable use and care of the church.

Part A - Current Report

Church Introduction & Statement of Significance

The presence of a church in Wolfhampcote was recorded in the Domesday Book. The earliest fabric in the present church dates from the 13th century and is in the north aisle and the north chapel. During the following century the church was largely rebuilt, and in the 15th century the roof was altered and the clerestory was added. After the Dissolution of the Monasteries, the tower was built in the later part of the 16th century. In 1690 the top of the tower was altered and it was re-roofed; this was confirmed by finding the date and the initials of the churchwardens on the outside of the crenellations at the top of the west side of the tower.

The church then remained virtually unchanged until 1848, when a restoration was carried out, and the mausoleum was added to the east end of the church. After that time the population of the parish declined. More repairs and some restorations were carried out in 1903, at a cost of £425 (equivalent to £46,000 as of 2019). The church closed in 1910, but reopened two years later at the request of the local residents. However it was only used occasionally for services, and closed again soon after the end of the Second World War. It was damaged by vandalism and in the late 1950s the diocese decided to demolish it, leaving just the walls standing. However the charity, the Friends of Friendless Churches, was granted permission to carry out repairs. But more vandalism took place, and the entrances and the lower windows were blocked to prevent entry to the building. Following the Pastoral Measure of 1968 the church was declared redundant, and on 3 March 1972 it was vested in the Redundant Churches Fund (now known as the Churches Conservation Trust). More work has since been carried out to make the building weatherproof and secure from vandalism.

The chancel is constructed in limestone, while the rest of the church is in sandstone. Its plan consists of a three-bay nave with a clerestory, north and south aisles, a two-bay chancel with a chapel to the north, a south porch, and a northwest tower. The tower is in two stages divided by a string course. In the lower stage is a west lancet window and blocked lancet slits on the west and north sides. In the upper stage are paired bell openings. The parapet is battlemented. The chancel has a five-light Perpendicular east window, and two and three-light windows with Decorated tracery elsewhere. It has a south doorway, and on its gable is a cross finial. There are windows on the south and east sides of the south aisle, and in the sides of the porch are blocked lancet windows. The clerestory is in two bays, and has two-light Decorated windows on each side. On the north of the church the aisle and the chapel are joined as one unit, forming four bays. These contain three-light north windows, a three-light east window, and a four-light west Perpendicular window.

The interior of the church is plastered. Between the chancel and the chapel is a two-bay arcade supported by an octagonal pier, and between the nave and the north aisle is a similar arcade. The south arcade has three bays. In the south aisle is a simple piscina, and there is a piscina with an ogee arch in the north chapel. The font is a plain tub, dating possibly from the 13th century. The oak chapel screen dates from the 14th century and contains Decorated tracery. The altar rails, from the late 17th century, are carried on barley sugar twist balusters. The pulpit is hexagonal and is dated 1790. Some of the benches date from the 14th century. Above the chancel arch are the painted Royal arms of 1702. There are some painted panels in the north chapel. The wall monuments date from the late 18th and early 19th centuries. The tower contains two bells. The larger of these was cast by John Sturdy of London, probably in the middle of the 15th century. The other is dated 1780 and was cast by Pack and Chapman at the Whitechapel Bell Foundry. Both bells were repaired in the 1970s by John Taylor and Co of Loughborough and were rung for the first time for over 30 years on St Peter's Day, 1976.

In the churchyard are six items that are designated as Grade II listed buildings. One of these is a group of 50 memorials south of the chancel and the south aisle of the church, which date from the 17th, 18th and 19th centuries. A row of three headstones carries dates from the 17th century. Another headstone is dated 1709. A further monument is a chest tomb dated 1687. Elsewhere is a pair of headstones dated 1695 and 1697. The final item is another pair of headstones, dating from the late 17th or early 18th century.

Current use (bookings) & voluntary activity

St. Peter's currently enjoys permission from The Church of England for six Sunday services each year and an unlimited number of additional services on an occasional basis. The church has an annual Christmas service, and has enjoyed the occasional wedding in the last few years. The church is a popular Champing site and enjoys regular use throughout the open season from this. Many events held here have community health and wellbeing in mind, they have proved popular with the local residents and have the support of the friends group. Other private events from the last three years include annual concerts on St Peter's Day by Fiori Musicali, occasional use for filming, workshops and community events. Local volunteers empty the wall safe and often report any changes or damage in the building.

The Friends of Wolfhamcote are busy raising money to 'Bring back the light' to replace the polycarbonate windows with beautiful glass windows.

Voluntary activity undertaken by volunteers includes:-

- **Cleaning**
- **Remittance of wall safe and service funds**
- **Ad hoc reporting of building change**
- **Developing windows restoration project**
- **Organising events at the church**
- **Developing Friends Group**



Church Information

General Information:	
Open Churches Policy status:	Closed, please contact CCT if you would like to visit the church
Local Community Officer:	Tracy Genever
Current projects:	Window replacement – South Aisle East window
Parking:	A few spaces
Building services:	None
Churchyard:	Owned by CCT, grazed by farm animals
Ring-able bells:	None
Organ:	None
Volunteering:	
Key holder role:	Fulfilled
Key representative role:	Fulfilled (remittances, CCT liaison, Volunteer management, etc.)
Fundraising roles:	Fulfilled
Stewardship/events roles:	Fulfilled
Research, interp. & talks role:	Vacant and necessary
Cleaning schedule:	Cleaned regularly, led by volunteers in accordance with CCT guidelines
CCT Items:	
CCT silver plaque:	Installed
CCT information board:	Installed, requires updating
Oak post:	Installed
CCT freestanding board:	Installed
Wall safe poster:	Installed, current
CCT A board:	Installed
Gift Aid envelopes:	Provided
Visitor book:	Installed
Welcome table:	Maintains stock of current leaflets

Children's explorer cart:	Not at present
Children's trail:	Not at present
Tourism/Marketing:	
Nearby attractions:	Sulgrave Manor, Coventry Cathedral, St. John's House Museum
Social media presence:	The Church Friends Group have Facebook. Instagram, YouTube and website https://wolfhamcote-church.org.uk/
Images on CCT website:	One of four
Regular feature parish news:	Not at present
Events/Activity:	
Services per year:	Minimum of two
Christmas memory tree:	Yes, unsponsored
Heritage Open Days:	Not currently
Ride & Stride:	Not currently
Champing:	Yes
Retail:	Not currently
Health & Safety:	
Fire rated capacity:	200
Seating capacity:	Not determined
Site plan:	Available
Roof alarm:	Not installed
CCTV:	Not installed
Individual item security measures:	None
Accessibility details:	Provided via website
Risk assessment general:	Current
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	Current
Security Audit:	Current
Pews:	Sound, no defects

Conservation Reports

Annualised maintenance costs (Exclusive of VAT): Annualised maintenance costs express the total costs of church maintenance divided by 25 years. Every forecasted cost which relates to the maintenance of this church over a period of 25 years is included. Any anticipated repairs are excluded. A list of typical maintenance tasks for any historic church, forecast over the period, is available to view at appendix 2.	£4,475.61
Routine maintenance costs (Per annum and exclusive of VAT): These are included in the annualised maintenance costs and are the total cost of two maintenance visits per year. A list of the typical maintenance tasks for any historic church included in the twice-annual maintenance visits is available to view at appendix 3.	£552.00
Other maintenance costs total (Exclusive of VAT): Additional maintenance needs discovered during twice-yearly maintenance visits, costed and listed individually below.	£9,850.00
- RWG	£4,500.00
- Replace wall safe	£650.00
- Repair brick drainage channel	£3750.00
- Repoint flashings	£950.00
Total short term repairs: Small scale items of limited cost which could be fulfilled with minimal fundraising.	£27,050.00
- Roof repairs	£7,150.00
- RWG	£8,550.00
- Remove plants and carry out minor repairs to the nave transepts chancel and porch	£15,350.00
Total medium term repairs: More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications.	£37,200.00
- Repairs to the tower	£6,350.00
- Window and glazing repairs	£18,900.00
- Repair to internal walls	£11,950.00
Total long term repairs: Items which are known to require works in the longer term but which are not essential in the near future.	£7,250.00
- Floor repairs	£7,250.00
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.	£0.00
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

Wolfhamcote		Church Code: WOL				
Visitors	Number of visitors	2024/25	2023/24	2022/23	2021/22	2020/21
		3,453	2,405	2,919	266	0
	Site Wallsafe per Visitor	0.02	0.00	0.04	0.38	0.00
	Trust Wallsafe per Visitor	0.07	0.07	0.07	0.19	0.00
Income	Wall Safe	2024/25	2023/24	2022/23	2021/22	2020/21
		77	10	131	100	348
	Service Collection	0	0	71	0	0
	Service Fees	0	0	0	0	0
	Donations	56	2,104	0	0	0
	Events	0	0	0	0	0
	Third Party Hire	225	100	100	75	0
	Earned	350	0	0	100	0
	Grant	0	0	0	0	0
	Other	0	0	0	0	0
Total	707	2,214	302	275	348	
Expenditure	Total Conservation spend since Vesting (non maintenance)	181,888				
		2024/25	2023/24	2022/23	2021/22	2020/21
	Conservation	15,595	0	0	1,446	0
	Maintenance	749	854	389	1,005	417
	Electricity	0	0	0	0	0
	Gas	0	0	0	0	0
	Water	0	0	0	0	0
	Other	0	0	0	0	0
	Total	16,344	854	389	2,451	417
	Income less Maintenance	-42	1,360	-87	-730	-69
	Income less Expenditure	-15,637	1,360	-87	-2,176	-69
	Restricted Donation As of 1st April 2025	0				

Income less annualised maintenance 2023/24 **-£3,768**

(Income from all sources, minus the annualised maintenance cost, as shown in the Conservation Report section above)

Local Community Officer' s Summary

This pretty Warwickshire church benefits from very generous support from a small number of regularly active community participants. Additional members of the community support the church well and less regularly through attendance at events. Signatures in the visitor book indicates popular support for the church and for The Churches Conservation Trust throughout the village and from tourism.

The regularity of events and Champing presents an opportunity to review the level of contribution from wall safe donations, given that visitors may be currently unaware of our annualised maintenance liability. This message could be amplified through information presented in the church. Interest and use by the school may also enable the community to communicate church needs to pupils' parents, and extend offers of booked use to this prospective audience for alternative uses.

Marketing could focus on historical societies with an interest in the history of the local area, seeking bookings to tour the church alongside other popular Warwickshire venues with a related connection. Voluntary effort towards research and interpretation products could facilitate encouragement of these bookings at the same time as enriching the visitor experience further. It is a popular destination for walkers and those using the nearby Oxford canal.

The site is open plan with movable pews, making it ideal for alternate uses. The atmospheric location and feel to the church make it a wonderful space for music. The current use of the church for both Champing and workshops has proved to be very popular.

The wall safe has attracted attention from thieves and as a result review of means for emptying the safe and providing associated signage would be beneficial.

A supply of Christmas cards and a sponsor for the Christmas Memory Tree might also help develop useful income against maintenance liability.

Part B - 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), no response was received for **St. Peter' s Church, Wolthamcote** by the deadline of August 30th. An example of the survey is in appendix 1.

Part C - Community Recommendations

9/12/25 Wolfhamcote meeting to discuss tower window design

Present: Thomas Denny (stained glass artist), LCO, 5 Friends Group members and 1 other community member.

Project update

Following fundraising events held in the church and generous donations from benefactors, the money has been raised to have the tower window designed and made by Thomas Denny on the theme of pilgrimage and renewal.

The design was shared with the group and explained by TD. All attending loved the design. Once the window was commissioned, it was likely to be made in 2026 and ready in 2027 for the patronal day at the end of June 2027.

It was discussed that insurance was not usually taken out by the CCT to protect its churches other than in exceptional situations.

Next steps – money for the window to be moved in CCT project account and then the CCT can commission the work. TG to check whether any other permissions are needed before this can go ahead.

Wolfhamcote Church Planning Meeting held July 2024 Attending TG (Local Community Officer and 2 volunteers

Volunteers and Maintenance

There is good support for the church through volunteers living close to the church. More recently a social media volunteer has been recruited. An area volunteer empties the wall safe. The main focus of the Friends Group is to raise money for the Derry window in the bell tower and to this end £700 has been raised through a grant to produce a marketing video.

Volunteer role description has been written for an events assistant role and it was agreed that specific roles could attract people rather than general recruiting, so people understand the commitment.

The South Aisle east window is being replaced – this is a significant step as it's the first glass window to be installed since 1970. Access to the church will be via a key safe once the window is complete and visitors will call a phone number for the code.

The fence quote was very high so the LCO will raise the possibility of a stock fence with Estates.

Events

This is a popular Champing church and is booked throughout the warmer months. The church has been used recently by a film company and the Fiori Muscali event was held in June.

The Via Beata trust has installed a way station for pilgrims inside the church. Would CCT give pilgrims a Champing Light rate to stay in the church?

More volunteers are needed in order to organise events to increase footfall into the church.

Wothamcote Church Planning Meeting Held - January 2023, Attending GS (Local Community Officer) et al.

Windows Project

Replacement of the windows is the highest priority and the project has been on-going for over 6 years, some funds have been raised and need to obtain the outstanding amounts.

Events

150 people attended a very successful Christmas service.

Discussions are on-going. Wolfhampcote Church is a key mid-point on the over 400-mile Pilgrim way, divided into 10 Mile sections between Way Stations, and is the key Church in working out the idea of a Pilgrim Passport. This is all being discussed with the Via Beata Trust and will discuss them organising the Passport, which had been part of their long-term plan, following the example of other international long distance Pilgrimage Walks, such as in Spain.

Detailed discussions took place and agreed that it would be great for the church to be used more for services and events.

CS mentioned that the drumming teaching was also very successful and another project that possibly could be started again.

Champing

Champing is very successful at the church.

General Discussion

Revd. P confirmed that the church will be part of his Benefice.

Security at the church if it is opened, remains a concern, especially because of the past vandalism.

The fence is very important as it is used to surround the front of the church yard to keep out animals on all sides in adjacent fields.

Wothamcote Church Planning Meeting Held - November 2023, Attending From CCT - GS (Local Community Officer). MO (Conservation Projects Manager), SH Fundraising Manager), et al.

Main discussion at this meeting was the windows restoration project.

Windows Restoration Project

2024 Project Start

(1) MO will be approaching the CCT Finance team to see if we can re-claim VAT on the South Aisle window restoration (Window 1). This does not affect the start date for the project but it would allow additional pointing of the wall to be included. The walls all need re-pointing.

(2) MO has instructed the stone mason- which means we are waiting for a start date from him, probably in March/April 2024. JB is ready to measure up and begin the stained glass as soon as the stone surrounds have been fixed.

(3) Many thanks expressed by the Friends of Wolfhampcote Church to SH and MO for making this so successful outcome after 6 years of effort.

(4) Also, the community really feel re-engaged with the CCT and are grateful for all the support received.

Tower Window (Window 2) Fundraising

(1) TD has been contacted by MO to confirm (a) updated total costs (b) amount of deposit required to join the waiting list and get a provisional date for him to work on our stained glass.

(2) MO acknowledges the Friends are very eager to move on this but need information first. It was agreed as an estimate for the moment, that we assume a total cost of under £20,000. This includes around £15,000 for the stained glass and around £2,000 for the stonework surround and a cost for the Installer.

Fund Raising for Window 2

Channel 4 to be approached about making a documentary for TV - and paying a fee - during the Window 1 restoration. There will be full support from CCT through the Communications Team.

Important to ensure Editorial control will be discussed with LAB (CCT Communications Team). MO forwarded links to recent films, short in-house films, made by the CCT Communications team for the Friends to see examples.

The Friends stated they can lead on the fundraising effort.

GS offered full support from CCT with the local fundraising. It was suggested we consider a collaborative event in summer 2024 with other CCT Churches in the West so we can afford to bring in a 'big draw'. This could be a major event- but the amounts raised would not be exclusively for Window 2.

Part D - Action Plan

Community Actions

Short term actions (to end June 26)

- Keep church unlocked and tell key holders not to lock.
- Continue with programme of events to raise funds
- Another proposal is a passport scheme for the Pilgrims and gaining a stamp when they have been to the church.

Medium term actions (to end June 2027)

- Try to recruit new volunteers.
- Hold This is My Theatre event
- Install new Tower Window by Tom Denny
- Investigate suitability of church for more regular religious use.
- Discuss potential for regular church related features, parish newsletter and inclusion of church updates in parish council meetings.
- Consider means for increasing footfall and consequent donations.

Long term actions (to end July 2027)

Actions complete

- **Revd Price** very kindly organised a "Quiet and Contemplation Day" in August 2023.
- Quote for fence obtained by **BS** and passed to CCT.
- Meetings have been held on a regular basis with various CCT staff to progress the windows project.
- **CS** is working on approaching supporters in the community for funds towards the windows project.
- Friends worked with GS to complete the Community Interest application for the CCT RMT meeting.

Local Community Officer Actions

Short term actions (to end June 2026)

- Ensure the church is listed on tourism/walker/boater websites
- Organise regular meetings with the community
- Work with the Friends to seek further fundraising opportunities.
- Provide role descriptions for new volunteer roles

Medium term actions (to end June 2027)

- Try to recruit new volunteers.
- Investigate suitability of church for hire to increase usage and income.
- Consider means for increasing footfall and consequent donations.

Long term actions (to end Dec 2028)

Actions complete

- Broken fence has been discussed with the CCT Estates team, they are looking into best solutions.
- Regular meetings have been held with **CS**, **BS** and various CCT staff to progress the windows project.
- Various initiatives for the windows project have happened e.g. case for support, on-line giving campaign etc.

Appendix 1: Summer 2020 Questionnaire

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!).

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.

People are involved with our sites in so many different ways. In your own words, please describe your relationship with the church building.

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.

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?

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?

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?

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.

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.

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

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

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?

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 For A CCT Church Over 25 Years

The list below gives examples of items that CCT needs to maintain in its churches. Some items on this list will not relate to this church but give guidance as to the typical items we cover. These estimations are based on the cost in 2020, please note we are not able to predict inflation costs and therefore these are not included.

A specific report is created for each church every nine years by an experienced and trained building inspector. This details the repair needs of the building and lists the repairs required according to their priority. Please contact your Local Community Officer if you wish to see this report.

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

The total cost over 25 years for this example of a typical church is £107,598.57 (exc. VAT)

The average yearly cost for this example of a typical church is £4,303.94 (exc. VAT)

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 ample 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	/	/
Wolfhampcote, 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

