

ST GEORGE CHURCH PLAN

ORCHESTON
APR 2025

Part A - Current Report

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Part B – Survey

Results of our open survey conducted in Summer and Autumn 2020, [open and available at this location](#) for initial or repeated surveys.

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 George's Church in Orcheston, Wiltshire, England, was built in the 13th century. It is recorded in the National Heritage List for England as a Grade II* listed building, and is now a redundant church in the care of the Churches Conservation Trust. It was declared redundant on 1 March 1982, and was vested in the Trust on 30 October 1985.

The church is built of flint and has a Norman north door. The door has single columns which are headed by simple scallop-shaped carvings with fan-shaped leaves in the scallops. The short embattled west tower has a tiled pyramidal roof. It contains three bells which were cast by John Taylor & Co of Loughborough following fire damage to the bells which previously hung there; another source lists four, including a bell from the Salisbury foundry of c.1400.

The windows in the nave and Early English chancel and low tower also date from the 13th century. The tower is supported by diagonal buttresses. Inside are the Royal Arms of 1636. The font is of a style popular in the 15th century, although it was made in 1833. The funerary hatchment is also from the 1830s.[[]

The church was restored in 1833 by Thomas Henry Wyatt, during which the roof of nave was raised. In 1933 the parish of St George was combined with St Mary's, the other church in the village, and in 1991 became part of a united benefice of Tilshead, Orcheston and Chitterne.

Current use (bookings) & voluntary activity

St George's has historically benefitted from the voluntary support of several local volunteers and community members, and a supportive incumbent priest. Voluntary activity undertaken by this group included organising and supporting two services per year and running a mid-summer tea party, as well as ad hoc reporting of building change.

However, volunteer activity has more recently dropped off, with only two volunteers known to the LCO at the current time. There have however been two recent services, a primary school end-of-year service and a Christmas service.

Outreach among the community may help to re-build support for this beautiful church.

Collection Review

General Information	
Open Churches Policy status:	Open
Local Community Officer:	Philippa Wood
Current project:	None
Parking:	None formal. Spaces on road.
Accessibility details:	Provided via website
Building services:	No electricity, no heating
Organ:	None
Churchyard:	Not owned by CCT, maintained by PCC and volunteers
Ringable bells:	4 – Ringable.
Pews:	Yes.
Volunteering	
Keyholder role:	Partially fulfilled
Key representative role:	Partially Fulfilled (CCT liaison)
Area volunteer role:	No
Fundraising roles:	Informal only
Cleaning	Before Use
Stewardship roles:	No
Research, interpretation & talks:	No
CCT Items	
Welcome table:	Provided
Visitor book:	Provided
Gift Aid envelopes:	Provided
CCT silver plaque:	Installed, poor condition
CCT information board:	Not installed. Scheduled to receive one.
Oak post:	Installed.
CCT freestanding board:	Provided
Wall safe poster:	Installed
CCT A board:	Provided
Tourism and Marketing	
Nearby attractions:	Stonehenge, Shrewton, Maddington & Rollestone CCT churches
Public transport:	No
Social media presence:	No

CCT webpage:	https://www.visitchurches.org.uk/visit/our-churches/st-georges-church-orcheston-wiltshire
Regular feature parish news:	No
Events and Activities	
Services per year:	Historically 2 (usually mid mid-July and Advent Sunday). Uncertain at present.
CofE support for services:	Yes
Heritage Open Days:	No
Ride & Stride:	No
Christmas memory tree:	No
Historic Church Tour:	No
Learning/ Participation events:	No
Explorer tags	No
Retail:	No
Champing:	No
Health & Safety	
Fire rated capacity:	100
Seating capacity:	100
Site plan:	Available
Risk assessment general:	March 2022. Requires review
Risk assessment fire:	March 2022. Requires review
COSHH listing:	Current
Portable appliance listing:	N/A
Security Audit:	2015

Conservation & Maintenance

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.

Maintenance Costs

Maintenance Liability	
Full forecast costs taken from most recent 9-year inspection	£78,581.25
Annualised Maintenance Costs (exc. VAT)	
Total costs of church maintenance forecast over 25 years divided by 25. Includes all maintenance costs except the twice-yearly maintenance visit and any anticipated repairs are also excluded. See Appendix 2 for a list of typical maintenance tasks.	£2,145.24
Routine Maintenance Costs (exc. VAT)	
Total cost of two maintenance visits per year exclusive of any additional maintenance items included above. See Appendix 3 for tasks included in the twice-annual maintenance visits	£712.80
Other Maintenance Costs (exc. VAT)	
Additional maintenance needs discovered during routine maintenance (see below)	
Remove moss from roof	£450.00

Forecast Conservation Costs

Short Term Repairs		2025 – 2030	
Small scale items of limited cost which could be fulfilled with minimal fundraising.			
Repair and redecorate rain water goods			£1,250.00
Repairs to external walls			£5,600.00
Redecoration and repair of external decorations			£4,000.00
Total			£10,850.00
Medium-Term Repairs		2030 – 2035	
More expensive needs which may require more involved fundraising and grant applications.			
Minor roof repairs			£4,600.00
Repair west door and decorative windows			£3,500.00
Redecorate internal tower space			£10,000.00
Total			£18,100.00
Total Long-Term Repairs		2035 onward	
Items which are known to require works in the longer term but which are not essential in the near future.			
Internal walls- Remove cement and/or damaged plaster, replaster and redecorate			£20,000.00
Repair woodblock floor			£3,500.00
Total			£23,500.00
Total Desirable Repairs			
Repairs not essential to the conservation health of the church but which might improve aesthetics or usability of the building.			
Total			£0.00

Total Essential Repairs:	£52,450.00
Total Desirable Repairs:	£0.00
Other Maintenance Costs:	£450.00
Total Repair Costs:	£52,900.00

Income, Expenditure & Balances (Apr '23 – Mar '24)

Income

	2023/24	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17
Wallsafe	102.62	11	34.69	0	112.2	63.81	138	283
Total	257.22	151.9	474.69	0	226.2	368.91	389.4	769
Visitor #	963	2202	546	0	1456	968	1432	2578
Wallsafe per visitor	£0.11	£0.00	£0.06	£0.00	£0.08	£0.07	£0.10	£0.11

Restricted Balance

Restricted balance shows money which has been restricted or covenanted for expenditure at the church. Restricted funds without a covenant will be used for maintenance of the building fabric. Covenanted funds (those donated for a specific purpose such as roof repairs) must be spent according to the terms of this covenant and are not shown in this table.

Restricted Funds			
Opening Balance 23-24	Income	Expenditure	Closing Balance 2023-24
-£306.93	£0.00	£0.00	-£306.93

Income / Expenditure

	Unrestricted	Restricted	Grant	Total
Income	£257.22	£0.00	£0.00	£257.22
Expenditure	£857.88	£0.00	£0.00	£857.88

Income by Category		
Category	Value	
Service Collection	£128.70	U
Box Collections	£102.62	U
Gift Aid Income	£25.90	U

Expenditure by Category		
Category	Value	
Routine Maintenance	£857.88	U

Local Community Officer's Summary

St George's Orcheston has been fortunate to benefit from significant local support from the main nominated keyholder volunteer, as well as perceived goodwill and support from the neighbouring community and parish. As well as helping with planning and delivery of services, keeping an eye on the building and conservation cleaning, the CCT Keyholder organised several fundraising Tea Party events for the CCT. However, recently wider support has dropped off with only the keyholder and his wife now known to be volunteers for the site. A CCT Area Volunteer role has also come to an end; this role used to conduct a six-monthly building survey and reported any damage or change.

St George's inspires generous support from a relatively small number of visitors each year, the maximum number of visits limited perhaps by the limited options for parking, and poor signposting to the church. The addition of video-directions on the church webpage might encourage additional visits over time, all of which would be certain to encounter a well-presented church thanks to the continuing and extremely dedicated care of its volunteers who visit to clean throughout the season.

There is a significant shortfall between income and expenditure at St George's which needs attention in the future. Improved visitor interpretation (currently a laminated version of the old CCT guidebook) and scheduled guided tours could increase the donation per head at St George's.

St George's was part of a walking trail which volunteers documented between the three Shrewton churches in 2018. However, due to lack of funding this walk guide was not printed and is only hosted on the CCT website. Printing and marketing of this in future could lead to a small increase in visitor numbers.

Orcheston could also be explored as a champing site, as nearby CCT Churches in Maddington and Rollestone have been previously.

It is hoped that new ideas and supporters might emerge from the church planning 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), **One response** was received for **Orcheston, St George'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 George's, Orcheston**.

In addressing the question of *a perfect outcome for our work together at the church* the respondent indicated **The building has no power so is difficult to use for most of the year**.

In writing about challenges anticipated in respect of repair liabilities and running costs, the respondent indicates **Raising money is the perennial problem. In a community of around 300 it is very difficult to raise enough to keep the active church going. Lockdown church closures have reduced the income for the active church - it is likely to be in deficit this year and therefore St George's will take a back seat**.

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 **Any income from the 2 services per year is shared between the active church and St George's**

Considering if increased use of the church might benefit the community, or if increased use might benefit the church itself, the respondent indicated **Non church goers are not aware of the church - most visitors are foreign holiday makers at the caravan site. Only by manufacturing events will we generate any income but this will be at the expense of the active church**.

In relation to identifying conservation priorities for the church, the respondent provided **There is a disconnect between St George's and the active church. Because CCT has taken responsibility for the building the feeling is that it is no longer the responsibility of the village community**

Regarding priorities, opportunities or ideas for fundraising the respondent noted **Non church goers are not aware of the church - most visitors are foreign holiday makers at the caravan site. Only by manufacturing events will we generate any income but this will be at the expense of the active church**. In respect of means for initiating fundraising activity, the respondent gave **[no response]**. The respondent also indicated that they would **not** be available to participate in fundraising activity.

In seeking respondents' participation in a future group discussion regarding church planning the respondent indicated **they'd be happy to meet through a 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

Following the survey sent out in summer 2020, an invitation to an online meeting to discuss the church plan was sent to existing Churches Conservation Trust correspondents. No responses were received for St George's Orcheston by the deadline of 8 January 2021.

There is no record of church plan meetings between 2021 and 2023

Community Meeting 2

1st May 2025

Present: Philippa Wood (LCO) and Volunteer (B)

PW telephoned the volunteer for Orcheston on 1st May 2025 to return an earlier telephone call and say hello.

B had previously telephoned to let the CCT know that Appleford School were planning on visiting the church and had shared the teacher's contact details so that the West's Business Support Officer to liaise with the school.

During this call PW asked B whether there were any other volunteers at the site, as the Church Plan seems to reference several but no details had been found on the CRM. B answered that he and his wife are the only volunteers at the site.

PW arranged that she would go to site for an in-person meeting in June and that she would be in contact to confirm the date for this.

Community Meeting 1

18th January 2023

Summary of meeting with main volunteer (referred to as **A**)

RW Local Community Officer had made contact by 'phone with **A** to set up a Church Plan meeting as they were the only contact they had and no email address. The meeting was held in the Church. **A** was very pleased to have been made contact with as they had never met the previous LCO in person and only had 'phone contact when they initiated the call. RW reassured **A** they would have more regular contact with their LCO with maintenance check visits and church plan meetings.

RW explained the purpose of the Church Plan and worked through the detail with **A**.

RW noted that the figures in the current Church Plan required updating so would be used a guide for this meeting. Once more up to date figures were available, the Church Plan would be amended accordingly and recirculated.

A explained their involvement with the church over the years as a Keyholder, cleaning the church before services and the different types of successful events that had been held in the past and before Covid. RW thanked them for all their hard work and for keeping the church looking so lovely.

A raised the relationship with the active church and the dynamics of village life in Orcheston. **A** was very concerned about the fact that the CCT Gift Aid envelopes that they had put out for the Advent Service had been swapped for those of the active church without their knowledge. **A** knew but was not

happy that there was an agreement that 50% of the service collection would be split between the active church and the CCT and had been shocked to see what had happened with the Gift Aid envelopes. RW acknowledged their concerns and also queried how the money would have been paid in. **A** stated that he had rung the Bristol Office in the past to chase where the funds had gone. It transpired that was a good few years ago so RW took an action to follow this up with the incumbent.

Action – RW – short term – contact incumbent to discuss Gift Aid envelopes/Service Collection split and meet with churchwardens to establish better working relationship between active church and CCT.

Potential fundraising events were discussed and **A** hoped that with some help from the family to put on a small flower display in the church to celebrate the coronation, entitled “Flowers for the King”. Capacity to do other events was limited with current family health issues but **A** would like to support in the future especially if other volunteers could be found in the village that wanted to support St George’s but appreciated that the focus seemed to be on the active church. RW suggested that promoting the Shrewton Walking Trails and CCT churches in the Stonehenge Visitor’s Centre might help along with “volunteers needed” posters there at the Church.

The opening of the church was discussed as RW had noticed that it had been locked on a previous visit. **A** explained that when the weather was particularly wet the steps inside the church could be very slippery and was concerned that visitors might slip and fall. RW suggested that a notice could be put on the door to call **A** to unlock the church under those circumstances. **A** was happy to have their mobile number used and to put up any notices/posters.

Action – RW –short term – create contact details posters and volunteers needed posters and send to **A**.

The emptying of the wall safe was discussed. **A** expressed concerns about continuing to empty the wall safe with the lack of nearby banks/post offices to pay monies in and own mobility issues. RW agreed to empty the wall safe on maintenance visits but for **A** to make contact should it look full. Contactless payment device and QR codes were also discussed with a view to consider Orcheston for future rollouts that were being planned.

Action – short term – RW to empty wall safe on maintenance visits with **A** to contact should it look full in between times.

Bell ringing was discussed as **A** was very keen to find some bell ringers who might want to come and ring the bells. RW agreed to investigate further with other nearby CCT churches with ringable bells

Action – short term- RW – contact Salisbury Diocesan Bell ringers to find nearest Bell Captain to Orcheston

RW and **A** walked around the interior and exterior of the church to check if there had been any further maintenance concerns since RW’s last visit, there were none. There was also a discussion around the PCC’s maintenance of the churchyard and the semi- derelict structure as you enter the churchyard. RW would discuss this with the incumbent when they met regarding services etc.

The meeting concluded with the actions being agreed and to have the next meeting in September/October.

Part D - Action Plan

Community Actions

Short term actions (to end (to end October 2025)

- Attend Church Plan meeting at church with LCO

Medium term actions (to end June 2026)

- Let LCO / Business Support Officer know about forthcoming events / bookings
- Contact LCO if wall safe looks full
- Promote volunteering opportunities among the community

Long term actions (to end January 2028)

Local Community Officer Actions

Short term actions (to end October 2025)

- Arrange face-to-face Church Plan Meeting
- Contact incumbent to discuss Gift Aid envelopes/Service Collection split and planned services along with Churchyard maintenance
- Meet with churchwardens to establish better working relationship between active church and CCT.
- Create contact details posters and volunteers needed posters and send to B
- Contact Salisbury Diocesan Bell ringers to find nearest Bell Captain to Orcheston
- Complete community audit to identify additional participants in face-to-face meetings
- Review church web page to ensure clear directions available for all visitors
- Empty wall safe on maintenance visits

Medium term actions (to end June 2026)

- Liaise with community regarding possible events
- Update audio guide
- Improve access information and video/photo guide on how to reach church from road
- Investigate ways to further promote the Shrewton Churches walking trail which is currently hosted on the CCT website
- Investigate possibility of finally installing the freestanding oak noticeboard which was purchased and allocated for the church.

Long term actions (to end April 2028)

CCT Actions Other

Short term actions (to end October 2025)

Medium term actions (to end October 2026)

Long term actions (to end April 2028)

Actions Complete (to end April 2025)

Community Actions

LCO Actions

- 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
- 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'
- Consider producing an online audio guide for the church, to address the lack of printed interpretation.
- Advertise the online audio guide via CCT website church page.
- Advertise the annualised maintenance cost and text giving codes on the church page of the CCT website.

CCT Actions

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.
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

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)	25 Years Cumulative Est. Cost (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
Man-safe 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
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

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