



**Churches
Conservation
Trust**

CHURCH OF ST PETER THE POOR FISHERMAN, REVELSTOKE

CHURCH PLAN



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Updated Sept 2025

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 community(ies), 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 goals to support the sustainable use and care of the church.

Part A - Current Report

Church Introduction & Statement of Significance

The Church of St Peter the Poor Fisherman (SPTPF) at Stoke, 2km from the village of Noss Mayo, in Devon, was built in 1226. It is located in the former civil parish of Revelstoke and is a designated Grade I listed building and has 4 Grade II tomb chests. The Church is located on the site of Revelstoke Park, a static caravan park, and is a short walk from the South West Coast Path.

The mediaeval church has Saxon origins with portions being built in the 13th, 14th and 15th centuries. The tower, chancel and transept are roofed, and aisle and the porch still have their carved wagon roofs, however the nave roof is no longer in place.

In 1880–82 a new church, also dedicated to St Peter, was built in the village of Noss Mayo as St Peter the Poor Fisherman had fallen into disrepair. The Church of St Peter the Poor Fisherman was vested with the Churches Conservation Trust (CCT) in June 1972, and remains consecrated and occasional services and events are held in the church during the summer.

Bats have been seen roosting in the south porch by the LCO in September 2024.

Current use (bookings) & voluntary activity

The Church of St Peter the Poor Fisherman (SPTPF) currently has permission from The Church of England for six regular services each year, and an unlimited number of occasional services. Over the past few years SPTPF has hosted a regular programme of events and services through the summer, including Rogation Sunday in early May, a Julian Group Service in June, poetry evening in July, Regatta Service in July, Founders' day service end of August, and occasional concerts.

The location of this Church on the site of Revelstoke Park and on the South West Coast Path is advantageous in attracting additional visitors to the building. This is evidenced in the sites high visitor numbers.

CCT are extremely grateful for the support of the Friends of St Peter the Poor Fisherman and of the previous incumbent for the events and services they organised in the past, and to the Revelstoke Community Trust who kindly pay for a gardener to maintain the churchyard.

Voluntary activity undertaken at the Church includes:

- Remittance of wall safe and service funds
- Planning and delivery of all services and events
- Annual Friends Group AGM
- Maintenance of the churchyard
- Ad hoc reporting of building changes/issues

The Local Community Officer completes the biannual 6 month check forms, regular mandatory checks and actions at the church, 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 a detailed Condition report from the allocated Architect.

Church Information

General Information:	
Open Churches Policy status:	Open
Local Community Officer:	Marie Leverett
Current projects:	None
Parking:	Vehicle access and parking for church events is by arrangement with the Revelstoke Park management. Limited spaces near to the church, but additional parking (owned by Revelstoke Park) available near the park entrance 250m away at the top of a very steep hill.
Building services:	None
Churchyard:	Owned by CCT, maintained by Revelstoke Community Trust.
Ringable bells:	No (no bells)
Organ:	None
Volunteering:	
Keyholder role:	Wall safe and Keyholder role for Tower key fulfilled (all other doors are not able to be locked)
Area Volunteer role:	No
Key representative role:	Fulfilled (remittances, CCT liaison, volunteer management, maintenance reporting)
Fundraising roles:	Vacant and necessary
Stewardship/events roles:	Vacant and necessary
Research, interp & talks role:	Vacant and necessary
Cleaning schedule:	Nothing formal, ad hoc cleaning as required. Regular cleaner for welcome desk area required.
CCT Items:	
CCT silver plaque:	Installed
CCT information board:	None
Oak post:	Not installed
CCT freestanding board:	Not Installed
Wall safe poster:	None - needed
CCT A board:	None - could be beneficial
Gift Aid envelopes:	Provided
Visitor book:	Provided
Welcome table:	Has county guide leaflets and a laminated information sheet; Welcome table is under a roofed area, but is still very exposed and open to the elements.
Children's explorer cart:	No, not relevant due to exposure of Church to weather
Children's trail:	No

Tourism/Marketing:	
Nearby attractions:	Newton Ferrers, Noss Mayo, South West Coast Path, Plymouth, Bigbury-on-Sea and Dartmoor.
Social media presence:	No
Church page on CCT website:	https://www.visitchurches.org.uk/visit/our-churches/church-of-st-peter-the-poor-fisherman-revelstoke-devon
Regular feature parish news:	Friends Group advertises events as necessary
Events/Activity:	
Services per year:	Two church services take place each year for Founders Day (August Bank Holiday) and a Regatta Service (mid July).
Christmas memory tree:	No – too exposed to the weather
Heritage Open Days:	Not currently
Ride & Stride:	Not currently
Champing:	No, not possible due to location. For further information, please see Champing introduction and typical church income at appendix 4.
Retail:	No – too exposed to the weather
Health and Safety:	
Fire rated capacity:	100
Seating capacity:	Not determined
Site plan:	Unavailable
Individual item security measures:	Not relevant
Accessibility details:	Provided via CCT website
Risk assessment general:	Current
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	No items - no electricity
Pews:	None (plastic seats stored on site)
Security Audit	Current

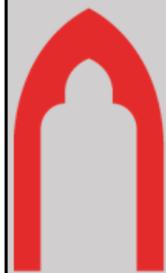
Conservation reports

<p>Annualised maintenance costs (Exclusive of VAT):</p> <p>Annualised maintenance costs express the total costs of church maintenance divided by 25 years. Every 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.</p>	£3,768.32
<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>	£1,164.00
<p>Additional maintenance costs (Per annum and exclusive of VAT):</p>	£600.00
<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>	£800.00
- Clear algal growth from the flooring	£500.00
- Repair window mesh	£300.00
- Handle by door	Completed by Friends Group
<p>Total short term repairs:</p> <p>Small scale items of limited cost which could be fulfilled with minimal fundraising, costed and listed individually below.</p>	£2,250.00
- Redecorate rainwater goods	£1,750.00
- Nave North and East parapet repointing	£1,500.00
<p>Total medium term repairs:</p> <p>More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications, costed and listed individually below.</p>	£2,150.00
- Windows- glazing and masonry repairs	£750.00
- West wall patch pointing	£750.00
- Monitor monuments	£650.00

Total long term repairs:	
Items which are known to require works in the longer term but which are not essential in the near future, costed and listed individually below.	£4,750.00
- Chancel repairs to plaster and decoration	£2,000.00
- Clear vegetation from boundary walls and inspect	£2,750.00
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.	Not known
- Glaze windows with a more permanent infill such as glass	Not known
<p>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.</p>	

Income, Expenditure & Balances

Revelstoke		Church Code: REV				
Visitors	Number of visitors	2024/25	2023/24	2022/23	2021/22	2020/21
		11,006	11,237	13,117	6,664	0
	Site Wallsafe per Visitor	0.00	0.07	0.00	0.04	0.00
	Trust Wallsafe per Visitor	0.07	0.07	0.07	0.19	0.00
Income		2024/25	2023/24	2022/23	2021/22	2020/21
	Box Collections	0	800	0	230	150
	Contactless Donations	0	0	0	0	0
	Text Giving	10	0	5	15	5
	Service Collection	0	0	0	0	0
	Service Fees	0	0	0	300	0
	Donations	0	15	10	0	10
	Events	220	0	0	250	0
	Third Party Hire	300	200	0	0	0
	Earned	0	0	0	0	0
	Grant	0	0	0	0	0
	Other	0	0	0	0	0
	Total	530	1,015	15	795	165
Expenditure		Total Conservation spend since Vesting (non maintenance)				143,420
		2024/25	2023/24	2022/23	2021/22	2020/21
	Conservation	0	0	0	0	909
	Maintenance	0	1,104	1,104	1,041	522
	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	0	1,104	1,104	1,041	1,431
	Income less Maintenance	530	-89	-1,089	-246	-357
	Income less Expenditure	530	-89	-1,089	-246	-1,266
		Restricted Donation As of 1st April 2025				0



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Balances

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

Income less annualised maintenance 2023/24 **- £3238**

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

Local Community Officer' s Summary

This evocative and unique Church is in a fantastic location to attract visitors from the caravan park and the Coast Path.

CCT looks forward to building a partnership with the incumbent and CCT can provide additional promotion of and future services and events via the CCT website. Additional promotion could take place in the Parish newsletter and at parish meetings and at other locations locally (eg the caravan

park and in Noss Mayo), which would be useful in increasing visitor numbers, service collections and donations to go towards the annualised maintenance costs.

The limited parking and lack of facilities on site mean that fundraising events, such as tea parties, concerts, lectures or exhibitions, need to be quite imaginatively planned at this venue or potentially hosted elsewhere. The coastal location and lack of a roof over the nave mean that there are large periods of the year when events and services cannot take place due to the weather and the reduced number of visitors. The caravan park is also closed from 31 October to 1 April each year. For these reasons the site does not lend itself to events in the winter season such as Advent or Christmas services or a Christmas Memory Tree. It would be worth exploring whether fundraisers for St Peter's could happen in a different venue or whether there is enough footfall in the summer to aim events at walkers or caravan park residents. Every year the community organise a Regatta service in mid July, a Founders Day Service (August Bank Holiday) and a poetry evening in June.

There are also possibilities for the church being used for location agents for filming and photography, weddings or blessings would also be possible depending upon Archbishops Special Licenses being obtained. Additional marketing of the Church could focus on local historical, archaeological or other relevant special interest societies. Voluntary effort towards research and interpretation products could facilitate encouragement of these 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.

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), **no response** was received for **Revelstoke St Peter's** by the deadline of **August 31st**. See appendix 1 for a copy of the questionnaire distributed.*

Part C - Community Recommendations.

The meeting notes from 2021 have now been archived – please contact the LCO for a copy of the meeting notes. A few points have been kept for reference:

- Respondent A feels that parking and access for up to about 12 vehicles could be arranged with the Park for Church activities, but not for other events, and that access on the other side of the church is through the National Trust. The lack of toilet facilities and electricity would also limit event possibilities.
- A previous noticeboard which was rotten and reported as dangerous was removed by the Friends group and is still stored under the tower.
- A request was made a few years ago for a handle to help people down and up the step inside the main door, but there has been no further information about this. Respondent A asked if they could obtain a quote locally for the handle.
- Respondent A mentioned that the doors needed repainting and waterproofing, that the hinges and hinge pin tools into the stonework are in a bad state and need lubricating.
- It was confirmed that the Friends keep a float of £100 to go towards organising events.

Summary of community consultation meeting 2

A Church Plan meeting was held for Revelstoke St Peter the Poor Fisherman on Friday 29th Sept 2023. Present were the Local Community Officer (LCO) and 2 members of the community (their input added below as C1-2) who are also members of the Friends of St Peter's. Another member of the community was also there before the meeting and had a chat. Items discussed were:

1. Handrail for the church

The Friends of St Peter's have been wanting to install a handrail near the main entrance to the church to help people get in and out of the main door which has a step. The LCO suggested putting this through as a Community Initiative Project which is a clearer route to getting approval from the CCT. It might also speed this project up if the community can raise the funds.

2. Maintenance

The group are not happy with what maintenance is currently carried out. Tall weeds are growing on top of the walls which need removing. They would also like the doors to be re-varnished and painted and the algae growth on the slabs (slippery) to be treated.

3. Services and events

A few events currently take place which help towards the annualised maintenance costs for St Peter's. Two church services take place each year for Founders Day (August Bank Holiday) and a Regatta Service (mid July). There is also a poetry evening once a year.

Summary of community consultation meeting 2

A Church Plan meeting was held for Revelstoke St Peter the Poor Fisherman on 18th Feb 2025.

1. Handrail for the church

There has been no progress on the handrail. The LCO will follow up with conservation about whether our contractor can do this. The community don't want to do this as a community project as they feel it is a health and safety feature.

2. Maintenance

The maintenance of the doors was discussed again and it was suggested that this could be carried out as a community activity event. The doors need re-oiling and the hinges and handle re-painting with black paint.

A slipped slate on the south side was noted. It has been repaired once and has slipped out again. LCO is doing the 6 month checks end March so will notes any other changes then and report to our Estates Officer.

There is a very large noticeboard which was removed from the site in 2021 as dangerous. The community would like it to be removed to create more storage space.

The LCO reported that a new wall safe is expected as the current one is too small to fit gift aid envelopes.

3. Bench

The group would like to organise a second granite bench to be installed for a couple who were heavily involved in supporting the church and running the friends group when the group was first formed. They would like it to be cited against the north wall of the nave where the sun shines in. If a bench was installed which didn't need holes dug the community could go ahead and organise this, but as it is a bench which involves excavation the project would need to be progressed as a Community Initiative Project so the project can be fully understood by the CCT and permission could be granted.

It was also discussed that a float for events costs should come from events profit rather than wall safe income.

UPDATE: In Sept 2025 the LCO had informal discussions with a park resident about the church hosting children's activities on wet weather days in 2026, a new welcome table and whether there is a specific project at St Peter the Poor Fisherman which the community could raise money for informally at events.

Part D - Action Plan

Community Actions

Short Term Actions (to end Aug 2025)

- To fill in a Community Initiative Project form for the granite bench
- Organise a date for a community activity day to oil the doors and paint the hinges.

Actions complete

- To fill in a Community Initiative Project form for the handrail (update: this wasn't done as the community feel it is a health and safety feature)

Local Community Officer Actions

Short Term Actions (to end Aug 2025)

- LCO to ask conservation if any priorities the community could raise money for at park events following discussions with a park resident in Sept 2025
- LCO to talk to conservation about whether the community can re varnish the doors and paint the iron work (update: Yes this is fine. We can offer paint recommendations and get the paint if needed)
- Follow up with conservation re the handrail and how we can make progress (update: conservation will ask our maintenance contractor about how we can progress this).
- Ask conservation re noticeboard removal in tower base (update: conservation will ask our maintenance contractor to remove it).
- Ask conservation when the safe replacement is happening (update: it has been sent to our contractor and will be installed as part of their next maintenance visit).
- Report slipped tile to Estates Officer after 6 month checks end March.
- LCO to send the Community Initiative Project (CIP) form re the granite bench and also the service and community booking forms.
- LCO to make contact with the incumbent (currently no one in post – there is a team vicar in Newton Ferrars).

Long term actions (to end Dec 2027)

- Investigate options for recruiting additional volunteers and community members, particularly for organising events, activities and services, and for general fundraising
- Consider means for increasing additional public interest, footfall and consequent donations
- Review methods for promoting church to historical, archaeological or ecological societies, and inclusion in local heritage trails or walking/cycling routes.
- Investigate musicians, artists, theatre companies or poets who might wish to use the church
- Consider potential for introduction of venue to prospective additional participants for events, hires, group visits etc
- Review methods for promoting church to location agents, wedding companies etc
- Investigate possibility of obtaining a CCT noticeboard and insert

Actions complete

- LCO sent the CIP forms to the community re the handrail
- LCO to talk to conservation about whether the CCT can fund the doors being re-varnished (linseed oil or Danish oil?) and the iron work painted (hammerite?) and treating the algae growth (update: our contractor should be able to clean the floor. Will update on varnishing and iron work painting being carried out as a community event)

CCT Actions Other

Short term actions

- None as yet

Actions complete

- None as yet

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)	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 & 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 **£4303.94** (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 amply bottled water for Champers and all visitors to use.

Typically Champers are couples and families. Some of our churches are large enough to welcome groups of up to 16 people. We are dog-friendly, and child-friendly. Many Champers appreciate the history, architecture, and unique features of their surroundings, and come to learn about the building and its locale through this unique accommodation. We offer those staying for the first time a free CCT membership so they can learn more about our work and consider support for The Trust after their visit.

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

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