



ST NONNA' S CHURCH, BRADSTONE

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 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 Nonna in Bradstone, Devon, was built in the 12th century and is recorded in the National Heritage List for England as a designated Grade I listed building.

The church has an arcaded north aisle. The west tower was added in the 15th century. The tracery in the south wall of the chancel is believed to date from 1261 when the church was dedicated by Bishop Walter Branscombe.

Outside the tower is a stone dedicated to John Coumbe, said to have lived from 1484 to 1604 - outliving the entire Tudor dynasty.

A wall paintings survey was carried out in July 2024 to assess the painted decoration on the east wall of the nave. The survey states that most of the internal walls have been replastered relatively recently with a lime plaster. The east wall of the chancel is the only area of the church that retains older plaster. The character of the plaster clearly indicates that it dates from the 19th century when there was a programme of restoration and re-ordering undertaken. It concluded that it is a 19th century stencilled border design consisting of a series of overlapping circles that incorporate foliate motifs within the design.

St Nonna's was vested with the Churches Conservation Trust on 12 November 1996.

Current use (bookings) & voluntary activity

St Nonna's currently has permission from The Church of England for up to six Sunday services each year, plus an unlimited number of occasional services. Weddings, blessings, baptisms and funerals can also take place at the Church with the local incumbent's approval, although weddings do require an Archbishops Special Licence.

The bells at St Nonna's, which are rung from the nave, are well thought of by bellringers and the main group of visitors to the Church are local bellringing groups.

Currently all activity at St Nonna's is undertaken by the Local Community Officer (LCO) including:

- Remittance of wall safe and service funds
- Planning and delivery of all bookings
- Ad hoc reporting of building change/concerns

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- Completion of biannual site inspection forms

The LCO completes regular mandatory checks and actions including regular Control of Substances Hazardous to Health (COSHH) checks, visual electrical inspections, Fire Risk Assessments and Building and General Risk Assessments at St Nonna' s. 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:	There is a carpark adjacent to the church with ample parking
Building services:	Electricity
Churchyard:	Not owned by CCT. Not usable
Ringable bells:	Yes - 6
Organ:	Present, unplayable
Volunteering:	
Keyholder role:	Fulfilled
Area Volunteer role:	Not required
Key representative role:	Fulfilled
Fundraising roles:	Vacant and necessary
Stewardship/events roles:	Surplus to requirements
Research, interp & talks role:	Ad hoc support
Cleaning schedule:	Volunteer supports with regular cleaning
CCT Items:	
CCT silver plaque:	Installed
CCT information board:	Not installed, not needed
Oak post:	Not installed
CCT freestanding board:	Not installed
Wall safe poster:	Not installed
CCT A board:	Provided
Gift Aid envelopes:	Provided
Visitor book:	Provided
Welcome table:	Maintains stock of current leaflets and walkaround guide (note unavailability of future leaflets and guide for restock)
Children's explorer cart:	No
Children's trail:	No
Tourism/Marketing:	
Nearby attractions:	Dingles Fairground Heritage Centre, Tavistock, Launceston, Callington, Tamar Valley AONB, Dartmoor National Park.
Social media presence:	No
Church page on CCT website:	
Regular feature parish news:	Not at present
Events/Activity:	
Services per year:	Not currently

Christmas memory tree:	Not currently
Heritage Open Days:	Sometimes
Ride & Stride:	Not currently
Champing:	No. For further information, please see Champing introduction and typical church income at appendix 4.
Retail:	Not currently
Health and Safety:	
Fire rated capacity:	100
Seating capacity:	75 (fixed seated, plus another 25 on additional seats if brought in)
Site plan:	Not determined
Individual item security measures:	Uninstalled
Accessibility details:	Provided via CCT website
Risk assessment general:	Current
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	Current
Pews:	Yes
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 cost which relates to maintenance is included except the twice-yearly maintenance visit. Any anticipated repairs are also excluded. A list of typical maintenance tasks for any historic church, forecast over the period, is available to view at appendix 2.</p> <p>*Categorised as a 'large' church</p>	£5,556.44*
<p>Routine maintenance costs (Per annum and exclusive of VAT):</p> <p>Total cost of two maintenance visits per year exclusive of any additional maintenance items included above. A list of the maintenance tasks included in the twice-annual maintenance visits is available to view at appendix 3.</p>	£1,152.00
<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>	£3,525.00
- Low level tower boarding	£3,000
- Pew repairs	£175.00
- Tower door repair	£350.00
<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>	£625.00
- Roofing repairs	£125.00
- Patch repointing	£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>	£1,550.00
- Replace iron pins holding 1604 tombstone	£550.00
- Repoint open joints in tower pinnacles	£350.00
- Inspect embedded mountings for the upper bell	£650.00
<p>Total long term repairs:</p> <p>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.</p>	£1,200.00
- Redecorate iron rods and tie bars	£350.00
- Patch repointing around base of tower	£500.00
- Repairs to the N aisle internal west window and cill	£350.00
<p>Total desirable repairs:</p> <p>Repairs which are not essential to the conservation health of the church but which might improve aesthetics or usability of the building.</p>	£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

Bradstone		Church Code: BRD				
Visitors	Number of visitors	2024/25	2023/24	2022/23	2021/22	2020/21
		1,070	1,259	982	441	0
	Site Wallsafe per Visitor	0.09	0.11	0.00	0.15	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	27	140	0	64	6
	Contactless Donations	64	0	0	0	0
	Text Giving	0	0	0	0	6
	Service Collection	0	0	0	0	0
	Service Fees	0	200	250	250	0
	Donations	50	0	0	0	0
	Events	114	50	0	0	0
	Third Party Hire	0	0	0	0	0
	Earned	0	0	0	0	0
	Grant	0	0	0	0	0
	Other	0	0	0	0	0
	Total	256	390	250	314	12
Expenditure						
	Total Conservation spend since Vesting (non maintenance)	273,624				
		2024/25	2023/24	2022/23	2021/22	2020/21
	Conservation	2,091	0	0	0	0
	Maintenance	864	1,968	1,756	2,143	1,092
	Electricity	0	282	241	106	95
	Gas	0	0	0	0	0
	Water	0	0	0	0	0
	Other	0	0	0	0	0
	Total	2,955	2,250	1,997	2,250	1,187
	Income less Maintenance	-608	-1,578	-1,506	-1,829	-1,080
	Income less Expenditure	-2,699	-1,861	-1,747	-1,935	-1,176
	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 2022/23 - £5300

Local Community Officer' s Summary

St Nonna' s is particularly pretty and has hosted a wedding in recent years, and CCT is contacted by one or two couples each year who are interested in getting married there. Couples can find the requirement for an Archbishops Special License difficult, particularly if they lack a pre-existing connection to the Church or the area, but blessings can still take place at the Church without a License. Building links with a nearby wedding reception venue could be beneficial as people do not always realise that they can get married, or have a blessing, at a CCT church.

Strengthening links with local bellringing groups to encourage and support more visits would be really positive and could increase visitor numbers.

The Church would benefit from a CCT noticeboard and insert, upon which site specific historical and health and safety information, event and local information could be displayed, if someone nearby is happy to look after the key.

The possibility of one or two church services a year presents an opportunity to raise awareness of the annualised maintenance costs and to encourage collection contribution. Updates to the parish newsletter and inclusion of church reports at parish council meetings could also highlight the annualised maintenance costs.

Other activities and events the community could consider holding are tea parties, musical concerts, poetry evenings, theatre performances, lecture or speaker events, evensongs, clothes swaps, bake sales, art or photography exhibitions, craft skills events etc. A supply of CCT Christmas cards might also help develop useful income against maintenance costs.

Voluntary effort towards research and interpretation products could facilitate encouragement of these bookings at the same time as enriching the visitor experience further. In recent years Heritage Open Days events and a Celebrate Your CCT Church event have taken place as well as Christmas concerts. It is hoped that 1-2 events will continue to take place each year.

Part B - September 2020 Survey

Summary of consultation responses received

Following distribution of fifteen questions through our standard church plan questionnaire in summer 2020 to existing Churches Conservation Trust correspondents (together with an invitation for correspondents to share the survey and associated Church Plan Part A), **no response** was received for **St Nonna's Church, Bradstone** by the deadline of **31 August 2020**. A copy of the survey can be viewed as Appendix I.

Part C - Community Recommendations

Summary of community consultation meeting 1

A Church Plan meeting was held at Bradstone St Nonna' s Church on Friday 16th June 2023. Present were the Local Community Officer (LCO) and the incumbent, accompanied by a member of the community. Items discussed were:

1. Services and Events

The incumbent is very supportive of services at St Nonna' s, holds about 3 services a year there and is happy to hold occasional services/blessings. The recent service in April had 60 people so was well attended for such a rural location. There will be a summer 5th Sunday service at St Nonna' s and there are plans for a carol service. There are currently no other events at the church which would help to raise funds for the annualised maintenance costs at St Nonna' s.

The nearby manor is a wedding venue and at the end of the meeting the group met the manager of the wedding business. A discussion was had about what the CCT church can be used for in relation to weddings and other events. Weddings are only permitted at a CCT where a couple can demonstrate a strong connection to the church and with an Archbishops Special License. Wedding blessings are permitted with the approval of the incumbent. St Nonna' s can also be hired out for private use for a huge range of events and it can also be used by CCT volunteers for fundraising events for St Nonna' s.

2. Volunteers

Currently the CCT does not have any registered volunteers who help out with regular care and cleaning of the church, help with maintenance checks or initiate fundraising events and activities. It' s a very remote community but the incumbent thinks people like things to happen at the church. As well as the local community there are horse riders who regularly pass by the church. The LCO has left a sign asking for volunteers which will be put up on the noticeboard in the porch. It was great to meet with a few people from this rural community at the meeting and the LCO would love to hear from more people who would like to use, care for or fundraise for St Nonna' s.

Community Meeting 2: 15th Feb 2024

Attending: Local Community Officer, incumbent and 2 members of the community

Items discussed were:

1. Events/Services/Fundraisers

The group discussed the idea of a pet service and also junior concerts organised by the incumbent. This year is the anniversary of Rev Baring Gould so there are a lot of concerts happening this year in the parish in relation to that. Therefore the concerts were discussed as a plan for 2025. The pet service may happen this year though.

For this year a Heritage Open Day event was discussed for **Wednesday 11th September**. The event would start at Bradstone Manor Farm with a guided tour to the church. This would ideally be led by someone local, but the LCO could step in if necessary. The idea of refreshments at manor farm as part of the event was discussed, which could be a fundraiser for the CCT/St Nonna's.

The idea of a spring guided walk between St Nonna's and a nearby church was discussed but the local routes are not ideal because of stretches on roads and muddy tracks. Kelly House is nearby and it would be good to make contact re possible collaborations.

2. Maintenance

A group of volunteers maintain the churchyard (not CCT owned) and there is now a volunteer helping to clean St Nonna's. It was raised that some of the pews have some woodworm damage. Although St Nonna's is fairly remote there is a lot of community support and interest in the church, with 60-70 people at the Christmas event.

Meeting: 4th April 2024

The LCO also met a member of the community on 4th April 2024 to talk about help with a history tour for a Heritage Open Days event on Weds 11th September. The plan discussed was advertising the event from 2pm, a tour at 2.30pm with tea and cake and a plant stall (possible 50/50 split to CCT and church grounds).

Also discussed were the two memorials on the wall of the church near the south porch which the community want advice on how to clean. The LCO discussed the visibility of what appear to be early wall paintings behind the white paint above the altar at the east end of the church.

Community Meeting: 12th June 2024

The LCO met K, R and J to discuss plans for Bradstone's Heritage Open Days event on Wednesday 11th September 2-5pm. It would focus on a guided tour led by K starting at Bradstone Great Barn and finishing at the church, followed by tea and cake at The Great Barn.

Update: Heritage Open Days event 11th Sept 2024

A Heritage Open Days event was held on the afternoon of 11th Sept 2024 comprising of a guided walk sharing the history of Bradstone. It was led by a local supporter with support from the LCO. Tea and cake was served after the event at Bradstone Manor with the kind support of locals. It was a really enjoyable event with 37 people attending and £114 raised for the CCT.

Community Meeting: 15th November 2024

The LCO met K and J to set up the new contactless donations device for St Nonna's. It needed an extension cable to allow it to be set up on the welcome desk so couldn't be installed. The group also discussed a quilting exhibition at St Nonna's in 2025 and possibly a Celebration of CCT Churches musical event in June. There is also a Christmas event coming up in December.

Community Meeting: 13th February 2025

The LCO set up the new contactless donations device for St Nonna's which now appears to be working. More discussion was had around an event for the Celebration of CCT Churches in June. If a choir can be found it could be held on 11th June. Concerns around the woodworm at the base of the pew, damp under one of the pews and the fallen roof boss were raised.

Update: A concert took place on Wednesday 11th June as part of the Celebrate Your CCT Church festival. Refreshments and donations combined raised £225 for the CCT.

Part D - Action Plan

Community Actions

Short Term Actions (to May 2025)

- Keep in touch re plans for quilting exhibition in the church or any other events.

Actions complete

- Plans for an event for the Celebration of CCT Churches in June to be thought about.
- Incumbent put up LCO's volunteer notice in porch. Also offered to sort the altar covering out if it falls apart (it's in quite a poor state).
- R to help with Heritage Open Days event refreshments at Bradstone Manor and K to lead history tour.
- K to take down and reframe painting of church
- To support set up of contactless donations device

Local Community Officer Actions

Short Term Actions (to May 2025)

- Raise the woodworm, damp and the fallen roof boss with conservation and report back to community.

Actions complete

- Keep in touch with community re plans for quilting exhibition and possible Celebration of CCT Churches event in June
- Support contactless donation device to be set up once extension cable arrives (update: extension cable arrived and LCO set up in Feb 2025).
- Try and find one or more people who would like to be CCT registered volunteers at Bradstone St Nonna's, to help with cleaning or fundraising activities.
- Created welcome sign for porch
- Progress plans for Heritage Open Days event (update: took place on Sept 11th 24)

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- Talk to conservation about the possible early wall paintings at the east end of the church (update: a survey of the wall paintings was carried out July 24 – see Church Introduction on p2 for a summary).
 - Progress plans for Heritage Open Days event

Long term actions (to end March 2026)

- Investigate availability of a local contact interested in arranging a service or event, emptying the wall safe, and completing basic building checks twice a year
- Consider means for increasing additional public interest, footfall and consequent donations
- Investigate options for recruiting additional volunteers and community members, particularly for research about the church, organising events, tours, activities and services, and for general fundraising
- Review CCT Cleaning Churches standard
- Investigate possibility of one or two church services a year at St Nonna's
- Consider the suitability of the site for Champing
- Investigate suitability of church for concerts
- Investigate participation in Ride & Stride scheme
- Discuss potential for regular church related features, parish newsletter and inclusion of church updates in parish council meetings
- Strengthen links with local bellringing groups
- Investigate whether it is possible to obtain a CCT noticeboard and insert for St Nonna's
- Discuss potential for regular church related features, parish newsletter and inclusion of church updates in parish council meetings
- Update wall safe signage

CCT Actions Other

Short term actions

- None as yet

Actions complete

- Provide interpretation of maintenance and repair plans to further explain anticipated costs described in part A.

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 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 **£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, Warwickshire		£3,001.00	£2,213.77	£1,624.00	£6,838.77
Holme Lacy, Herefordshire		£4,368.80	£4,758.55	£1,004.00	£10,131.35
TOTAL	£20,628.69	£14,856.10	£18,024.86	£10,086.00	£63,595.65