

# **ST MARY' S CHURCH, STOCKLINCH OTTERSEY**

## **CHURCH PLAN**

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### **Introduction**

#### **Part A - Current Report**

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Details of short, medium and long term actions agreed upon through Community Recommendations, assigned to community participants or Churches Conservation Trust staff

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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

St Mary' s Church in Stocklinch, Somerset, is one of two churches in the village and is a Grade II\* listed building. The style of the font suggests there was a church on the site in the Norman period, but no architectural features survive from that period.

The present building is built of golden Hamstone, with slate roofs. The South transept includes a three light window with radiating tracery. On the wall of the transept is a piscina with a carved head, and a 13th century female effigy.

The chancel was heavily restored in the 19th century and the vestry appears to be Victorian. The tower contains an oak bell frame believed to be from the 17th or 18th century, with some reused earlier timberwork. Of the three bells, the tenor (largest) is a late medieval casting from the Bristol foundry. The treble and second bells were cast by Somerset founders, the former in 1670 by RA and TB (identities unknown), and the latter in 1637 by Willliam Purdue III.

St Mary' s was vested with the Churches Conservation Trust in November 1973.

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## Current use (bookings) & voluntary activity

St Mary's Church currently has permission from The Church of England for up to six Sunday services each year, plus an unlimited number of other services. There were occasional services at St Mary's before Covid Lockdowns, and the church has recently hosted a wedding, but there are currently no services taking place.

CCT are very grateful for the support of the local church warden for keeping such a good eye on the church. An Area Volunteer previously visited regularly, emptied the wall safe and completed building condition checks, but this role is currently vacant.

Voluntary activity undertaken includes:

- Looking after the key
- Ad hoc cleaning (currently once a year)
- Ad hoc reporting of building change

The Local Community Officer (LCO) completes biannual site inspection form, empties the wall safe and carries out regular mandatory checks and actions including regular Control of Substances Hazardous to Health (COSHH) checks, visual electrical inspections, Fire Risk assessments and Building and General Risk Assessments. In addition the church also receives two maintenance visits per year from CCT's specialist maintenance contractor and detailed Condition Reports from the allocated Architect, and regular inspections of the lightning conductor (where present).

## Church Information

Open Churches Policy status:	Open
Local Community Officer:	Marie Leverett
Current project:	None
Cleaning schedule:	Nothing formal – at least once a year
Welcome table:	Missing walkaround guide; maintains stock of current leaflets (note unavailability of future leaflets for re-stock)
Keyholder role:	Fulfilled
Key representative role:	Fulfilled (remittances, CCT liaison, volunteer management, maintenance reporting)
Area volunteer role:	Vacant
Fundraising roles:	Vacant and necessary
Stewardship roles:	Surplus to requirements
Research, interp & talks role:	Vacant and necessary
Accessibility details:	Provided via CCT website
CCT silver plaque:	Installed
CCT information board:	Not installed, overdue (for affix to noticeboard)
Oak post:	Not installed, not needed
CCT freestanding board:	Installed (on wall in porch)

Wall safe poster:	Installed
CCT A board:	Not installed, not necessary
Gift Aid envelopes:	Provided
Visitor book:	Installed
Building services:	None (note that wifi was routed up to the church in September 2025 – the cables were buried south of the church about 5m to the east of the entrance gate, just outside the boundary wall)
Parking:	Limited, 2 or 3 spaces on the street at the bottom of the field
Organ:	Present, playable
Churchyard:	Owned by CCT
Ringable bells:	Yes
Pews:	Sound, no defects
Fire rated capacity:	60
Seating capacity:	90
Site plan:	Unavailable
Roof alarm:	Uninstalled
CCTV:	Not installed
Individual item security measures:	Not installed
Nearby attractions:	Taunton, Blackdown Hills AONB, Museum of Somerset, Quantock Hills AONB, other nearby CCT churches: Seavington, Thurlbear, Langport, Low Ham, Northover and Sutton Mallet.
Social media presence:	Nil
Images on CCT website:	One of three
Regular feature parish news:	Not known
Services per year:	None planned currently
CofE support for services:	Yes
Christmas memory tree:	No
Tea Party:	No
Heritage Open Days:	No
Ride & Stride:	No
Champing:	No, possible
Retail:	No, possible
Risk assessment general:	Current
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	Current
Security Audit:	Current
Children ' s explorer cart:	No, surplus to requirements
Children ' s trail:	No



## Conservation reports

<p><b>Annualised maintenance costs (Exclusive of VAT):</b>  <b>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.</b></p>	<b>£3,120.75</b>
<p>Routine maintenance costs (Per annum and exclusive of VAT):            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>	£579.60
<p><b>Other maintenance costs total (Exclusive of VAT):</b>  <b>Additional maintenance needs discovered during twice-yearly maintenance visits, costed and listed individually below.</b></p>	<b>£600.00</b>
- Remove tree cuttings from churchyard (farmer)	£50.00
- Check railings and gates and repaint	£550.00
<p><b>Total short term repairs:</b>  <b>Small scale items of limited cost which could be fulfilled with minimal fundraising, costed and listed individually below.</b></p>	<b>£24,000.00</b>
- Nave, transept and porch roof repairs	£12,000.00
- Rainwater goods	£5,500.00
- Coping replacements	£3,000.00
- Glazing repairs	£3,500.00
<p><b>Total medium term repairs:</b>  <b>More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications, costed and listed individually below.</b></p>	<b>£18,500.00</b>
- Patch pointing	£18,500.00
<p><b>Total long term repairs:</b>  <b>Items which are known to require works in the longer term but which are not essential in the near future.</b></p>	<b>None</b>
<p><b>Total desirable repairs:</b>  <b>Repairs which are not essential to the conservation health of the church but which might improve aesthetics or usability of the building.</b></p>	<b>None</b>
<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

Stocklinch Ottersey		Church Code: STO				
Visitors	Number of visitors	2024/25	2023/24	2022/23	2021/22	2020/21
		1,513	1,427	1,606	1,610	0
	Site Wallsafe per Visitor	0.04	0.10	0.08	0.02	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	61	141	124	0	16
	Contactless Donations	0	0	0	0	0
	Text Giving	0	5	10	28	0
	Service Collection	0	0	0	0	0
	Service Fees	0	0	0	0	0
	Donations	0	0	0	0	0
	Events	0	0	0	0	0
	Third Party Hire	0	0	0	0	0
	Earned	0	0	0	0	0
	Grant	0	0	0	0	0
	Other	62	30	61	0	0
	<b>Total</b>	<b>123</b>	<b>176</b>	<b>194</b>	<b>28</b>	<b>16</b>
Expenditure		Total Conservation spend since Vesting (non maintenance)				122,646
	Conservation	2024/25	2023/24	2022/23	2021/22	2020/21
	Maintenance	949	0	0	0	0
	Electricity	1,140	924	924	894	242
	Gas	0	0	0	0	0
	Water	0	0	0	0	0
	Other	0	0	0	0	0
	<b>Total</b>	<b>2,089</b>	<b>924</b>	<b>924</b>	<b>894</b>	<b>242</b>
	Income less Maintenance	-1,017	-748	-730	-866	-226
	Income less Expenditure	-1,966	-748	-730	-866	-226
Restricted Donation As of 1st April 2025					-30	



**Churches  
Conservation  
Trust**

## 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 2024/25 - £2997.75

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

## Local Community Officer 's Summary

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St Mary's is an especially pretty church in a unique location, and it is popular with walkers. The church benefits from support from a small number of active community members, and additional members of the community support the church well but less regularly through help at cleaning days.

The location of the church is part of its beauty, but the walk up to the church is a consideration to bear in mind when planning events there. In the last couple of years there has been no activity (services or events) which would help raise funds towards the annualised maintenance costs for St Mary's or increase footfall. One or two events a year would be a great start. A summer tea party, musical concert, poetry evening, theatre performance, lecture or exhibition would all be good ways to start raising funds and to bring the community together in this incredible space.

Finding additional volunteers who could focus on fundraising activity and historical research and talks are a priority at St Mary's. Being able to offer historical tours of the site to tourists, special interest societies and for Heritage Open Day would encourage donations, increase visitor numbers and enrich the visitor experience further. The Church could also be promoted through inclusion on local walking routes or heritage trails or to filming companies.

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## Part B - Consultation (September 2020 Survey)

### Summary of consultation responses received

*Following distribution of fifteen questions through our standard church plan questionnaire in summer 2020 to existing Churches Conservation Trust correspondents, (together with an invitation for correspondents to share the survey and associated Church Plan Part A), **one** response was received for **St Mary's Church, Stocklinch Ottersey**, by the deadline of **31 August**.*

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

In addressing the question of a **perfect outcome for our work together at the church and what they would like to see happen in terms of community involvement and other use of the building** the respondent indicated: **that it would be nice to have more services there; Limited organ facilities as the organ no longer has a full set of pipes, and the lack of electricity means other alternatives are not possible; Increased awareness of the local area and tourist information might increase visitors; Selling postcards or other souvenirs for visitors.**

In writing about challenges anticipated in respect of repair liabilities and running costs, the respondent indicated that: **Financial challenge is unlikely to be met by donations on site, and country-wide appeals will encounter the same issue.**

Thinking about local life away from the church, when asked **which other community projects or activities might combine with our work to protect the church for the future**, the respondent suggested: **Venue for Somerset Art Week.**

Considering **if increased use of the church might benefit the community, or if increased use might benefit the church itself**, the respondent replied **Yes: Hopeful that although the local community is small there is a lot of interest in the church; The views from the church are fabulous, and the church can be seen from the A303; Using the church more often would result in it being kept cleaner.**

In relation to identifying **the most important conservation priorities for the Church**, the respondent stated: **Ensuring the roof is sound; Making sure the churchyard is maintained and continues to look cared for.**

Regarding priorities, opportunities or ideas for fundraising, the respondent suggested the following **ideas and opportunities for fundraising** for the church: **Film location is a good idea; South Somerset District Council could be involved in promoting the church along with other attractions in the area.**

Also when asked what would be **the best ways to get started with the above suggested fundraising** the respondent indicated **no further response.**

When asked whether they would be **interested and available to take part in future fundraising** the respondent indicated **No**

In seeking the respondents' **participation in a future group discussion regarding church planning** the respondent indicated that they are: **Available in person or via phone or digital meetings.**

In answering our final, open question about **any additional church matters not covered in other areas of the survey**, the following response was received: **Would be good to make more of the iconic location of the church, and its visibility from the A303: 1 person**

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In addition to responses fielded through the questionnaire, a further **0** respondents wrote back to their Local Community Officer, expressing the following perspectives:

**Nil**

## **Part C - Community Recommendations**

### **Summary of Community Meeting (online): 2nd Feb 2021**

#### **Attending: Local Community Officer and 1 member of the community**

The following was discussed:

- Introduction to Church Plans and the current situation at St Mary's.

#### **Incumbent and community support for extra services:**

- It was felt that the incumbent would be supportive of a member of his team putting on one or two extra services a year at St Mary's, and that there would be enough community support and attendance for this as previous services at St Mary's were well attended. Respondent A recommended contacting the incumbent directly about this.
- Previous successful and well attended events at St Mary's include picnics in the churchyard.

#### **Possible barriers to fundraising and running events:**

- Access and parking: For past events the farmer has been kind enough to move his stock into a different field to enable people to drive right up to the church for specific events. However we should be careful not to ask this too frequently.
- Toilets: There are no toilets at St Mary's. The Village Hall has power and toilets which could potentially be opened during events at St Mary's, although this is a 10 minute walk from the church.
- Lack of lighting and cold temperatures: The lack of lighting and the cold are problematic, although might be suitable for candle-lit services at Christmas. Generally though, summer would be the best time of year for events or services.

#### **Whether the Church is on any walking, cycling or heritage routes or trails:**

- There are public footpaths across the fields past the church, and a cycle trail through the village but this does not go past the road leading to the church.
- The church is popular with walkers and the location is beautiful and unique. Therefore it would be good to capitalise on this.

#### **The following other issues/points were also discussed:**

- The need for more interpretation/literature in the church, and whether a copy of the map of CCT churches could be displayed in the porch noticeboard.
- Respondent A confirmed that when the situation with Covid has settled they would be happy to organise 1 or 2 churchyard clearance and church cleaning days per year.

Following the meeting Respondent A also got in touch to suggest the following:

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- A sound and light show in or around this church, if electricity could be arranged somehow.
  - The church can be seen from the new cafe and shop at nearby Dillington House and the staff in the cafe said customers often comment on the church. The cafe said they would be happy to have some literature about the church and she suggested a walking route between the church and cafe.

## **Summary of Community Meeting: 16<sup>th</sup> May 2023**

### **Attending: Local Community Officer and 1 member of the community**

#### **1. Noticeboard**

S is keen for the noticeboard to be used to publicise other CCT churches in the area and to put up timely information. Currently the only person with a key for the noticeboard is the LCO.

#### **2. Volunteers**

Local volunteers who could help with maintenance checks, visitor numbers and wall safe emptying, as well as fundraising events to help with annualised maintenance costs, are needed. S suggested an advert for the noticeboard asking for volunteers would be useful as a starting point.

#### **3. Cleaning**

S organises a church cleaning party once a year. People come in with strimmers and clear the churchyard and clean the interior as well.

#### **3.Services and Events**

Currently no events or services take place at St Mary's Church but have done before Covid lockdowns (services, picnics/community events). The LCO is new to the role and still needs to make contact with the incumbent vicar.

#### **4.Walking Routes**

The coffee shop at Dillington Estate, Whitelackington get enquiries about St Mary's and S suggests contacting them about putting promotional material about visiting St Mary's in the café for the benefit of tourists. It has just changed ownership and is now called Stuarts.

#### **5.Maintenance Issues**

S has previously contacted the CCT about a tile missing from the roof and pointed out that this has not yet been replaced.

## **Summary of Community Meeting: 8<sup>th</sup> Nov 2023**

### **Attending: Local Community Officer and 3 members of the community**

#### **1. Maintenance Concerns**

The fence around the churchyard (CCT owned) is damaged and calves have been getting into the churchyard. The community suggest contacting the landowners to ask them to keep their stock out.

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The ancient yew tree at the north west side of the church has branches overhanging the nave roof. Trimming of the branches would prevent potential damage to the roof.

The missing tile on the south aisle roof has still not been replaced.

The pulpit door hangs loose when opened. As an interim measure it would be good if it could be fastened shut.

## **Summary of Meeting with Stocklinch History Group: 3<sup>rd</sup> July 2024**

The LCO was invited to attend Stocklinch History Group to view a presentation of their archive material relating to Stocklinch St Mary's. It consisted of many photos taken by local historian Connie Crosland of the vesting works in the 1970s carried out by Vile and Son of Puckington. This prompted discussion on whether the archive material could be presented to the public at Stocklinch church in summer 2025. Stocklinch St Mary's was vested with the CCT in 1973 and indications from speaking to locals seem to be that the church re-opened to the public in 1975, making 2025 a 50<sup>th</sup> anniversary celebration. There is no internal information the LCO can find to confirm the re-opening date.

There was also interest within the group about using St Mary's for a 5<sup>th</sup> Sunday service. People were also interested in the idea of a children's guide.

## **Summary of Meeting with Stocklinch History Group: 24<sup>th</sup> September 2025**

The LCO was invited to see a new history display about the vesting work carried out by the CCT in 1975-6. The group have also produced walk around guides which look wonderful. The exhibition was very low key (advertised locally) so hopefully it can be put up again in 2026 for the Celebrate Your CCT Church Week in June and again for Heritage Open Days in September. It would just need careful advertising to ensure visitors know where to park.

## **Part D - Action Plan**

### **Community Actions**

#### **Short Term Actions (to end September 2026)**

- Exhibition of vesting archive to be shown again in June (during Celebrate Your CCT Church Week in June) and in September for Heritage Open Days

#### **Long term actions (to end Jan 2027)**

- Review methods for promoting church to historical, archaeological or ecological societies, and inclusion in local heritage trails or walking/cycling routes.
- Investigate promotion of the church through organisations like South Somerset District Council, Visit Somerset etc

#### **Actions complete**

- Consider summer exhibition of vesting archive in summer 2025 (display on vesting works shown during Sept 2025 to locals only)
- A cleaning day took place in May '23 – many thanks from the LCO to everyone who took part.
- W to obtain a quote for trimming the yew tree.

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## Local Community Officer Actions

### Short Term Actions (to end Sept 2026)

- Look into sign for gate saying 'Church Open, please come in' or similar

### Medium Term Actions (to end Jan 2026)

- None as yet.

### Long term actions (to end Jan 2027)

- Investigate options for recruiting additional volunteers for research about the church, organising events, activities and services, and for general fundraising
- Investigate musicians, artists, theatre companies or poets who might wish to use the church, including exhibiting there during Somerset Art Week
- Provide guidance on Risk Assessments for future churchyard clearance and cleaning days

### Actions complete

- Support community with exhibition of archive material at St Mary's
- A spare noticeboard key for S is in the post and a map of West churches for the noticeboard has been put up by S along with the LCO note about getting involved.
- The LCO has emailed the incumbent to make contact.
- The LCO visited Stuarts coffee shop at Whitelackington Dillington Estate after the meeting and left a business card for the manager about putting some promotional material in the coffee shop for visitors.
- Follow up with the CCT's Estates Manager about missing tile, fence damage and yew tree (still not resolved).

## CCT Actions Other

### Short term actions

- None as yet

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## 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

These are typical costs so some may not be relevant to this church. The annualised maintenance costs for St Mary's Stocklinch (see Conservation Report in Part A) are worked out depending on which items in this task list apply.

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
TOTAL (Excluding VAT)	Typical Maintenance Tasks Forecast over 25 Years			£107,598.57
<b>TOTAL (Excluding VAT) / 25 years</b>	<b>Annualised maintenance costs express the total costs of church maintenance divided by 25 years.</b>			<b>£4,303.94</b>

## 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.

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## 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](http://www.champing.co.uk) and these bookings are related to local contacts so everyone knows when visitors are staying. A local member of staff sets out equipment for the night and removes all gear each morning. Guests have exclusive access to the church between 6.00 p.m. until 10.00 a.m. so visitors can enjoy the church during the day.

Champers don't expect much in the way of facilities and understand that these are ancient buildings. For most churches we've installed eco-loos either inside or outside in wooden cabins. We don't allow candles but provide battery lanterns and fairy lights. As most of our churches don't have heating we only operate Champing™ between the end of March and the end of October, and we recommend Champers bring warm sleeping bags and extra blankets. We also supply bedding and breakfasts but this option isn't available at all churches. Most Champers will eat out locally or may bring their own picnic.

For those churches without electricity we provide a gas camping stove and we also provide amply bottled water for Champers and all visitors to use.

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

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

Church	2017	2018	2019	2020	2021	2022
Langport, Somerset	£10,47	£2,766	£3,810	£3,128	£7,748	£4,938
Emborough, Somerset	/	£2,024	£1,378	£2,625	£5,270	/
Chiselhampton, Oxfordshire	£10,156	£2,696	£5,864	£1,705	/	/
Wolfhamcote, Warwickshire	/	£3,001	£2,214	£1,624	£4,763	£5,924
Holme Lacy, Herefordshire	/	£4,369	£4,759	£1,004	£7,501	£4,144
TOTAL	£20,628	£14,856	£18,025	£10,086	£25,282	£15,006