

THE CHURCH, LOW HAM



participants or Churches Conservation Trust staff

Introduction

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Part D - Action Plan

Details of short, medium and long term actions agreed upon through Community Recommendations, assigned to community

Church Introduction & Statement of Significance

The Church in the Field (no dedication) at Low Ham, Somerset, is a rare, untouched Gothic building designed as a medieval church with Jacobean furnishings. Built on the site of an earlier church, it was rebuilt in the early 17th Century as a mortuary chapel for Taunton MP Edward Hext (d.1624), it was restored after Civil War damage in 1668, and is described in a Church Buildings Council report as 'a church of exceptional historical significance' which 'includes contents of national significance'. In the 17th century the local Lord of the Manor, Baron Stawell, intended to build a palatial mansion next to the church but it was never completed.

In June 2024 the CCT were consulted by the Diocese of Bath and Wells about the storage of the plate used for the purpose of Holy Communion at Low Ham. It was agreed that the flagon (formerly stored at All Saints Langport) and plate (formally stored at the Church of the Blessed Virgin Mary, Huish Episcopi) will now be stored together in the safe at St Andrew's Church, High Ham.

Low Ham Church is a Grade I listed building, and it was vested with the Churches Conservation Trust in 2015.

Current use (bookings) & voluntary activity

The Church in the Field at Low Ham currently has permission from The Church of England for up to six Sunday services each year, plus an unlimited number of occasional services. It is a recent vesting with CCT, and reopened to the public in 2018 following a programme of repairs. Since then the Church has hosted regular services, including a Harvest service, a craft skills day on the conservation of metal, a poetry event and Christmas Fairs.

The location of the Church is particularly unique as it sits on private farmland surrounded by the archaeological remains of two manor houses and a Roman villa.

The Church benefits hugely from the support of the local worshipping community who attend the services, and from The Church in the Field Charitable Association (CFCA) who have carried out extensive research on the Church and the land around it. CFCA also organise the annual Christmas Fair along with other fundraising activities and events, and paid for the repairs to the clock and bought and service the fire extinguishers. CCT would like to say a huge thank you to all members of the local community, the incumbent, and the landowners for their ongoing support.

Voluntary activity undertaken includes:

- Looking after the key
- Planning and delivery of all bookings including services and other fundraising activities
- Carrying out historical research
- Promotion of the Church via The Church in the Field Association's website and social media
- Ad hoc reporting of building change

The Local Community Officer (LCO) completes biannual site inspection forms, collects the visitor numbers, 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.

Collection Review

Open Churches Policy status:	Open
Local Community Officer:	Marie Leverett
Current project:	None
Cleaning schedule:	Nothing formal - CFCA clean as necessary prior to events
Welcome table:	Maintains stock of current leaflets (note unavailability of future leaflets for re-stock)
Keyholder role:	Fulfilled
Key representative role:	Fulfilled
Area volunteer role:	Surplus to requirements
Fundraising roles:	Carried out by CFCA
Stewardship roles:	Surplus to requirements
Research, interp & talks role:	Vacant and necessary
Accessibility details:	Provided via CCT website
CCT silver plaque:	Not installed, not due
CCT information board:	Installed
Oak post:	Not installed, not needed
CCT freestanding board:	Installed
Wall safe poster:	Not installed
CCT A board:	Not needed
Gift Aid envelopes:	Provided
Visitor book:	Installed
Building services:	Electric lighting
Parking:	Spaces outside churchyard on private land, parking here by arrangement. Additional 1 or 2 spaces in the lane.
Organ:	None
Churchyard:	Field around the church, not owned by CCT
Ringable bells:	Yes
Pews:	Sound, no defects
Fire rated capacity:	60 (could be increased if certain measures are put into place)
Seating capacity:	Not determined
Site plan:	Available
Roof alarm:	Uninstalled
CCTV:	Uninstalled

Individual item security measures:	Uninstalled
Nearby attractions:	Langport, Glastonbury, Museum of Rural Life, Clarks Village, the Quantock Hills AONB, the Blackdown Hills AONB, the Mendip Hills AONB, and other CCT Churches: Langport, Thurlbear, Sutton Mallet, Northover, Seavington, Stocklinch Ottersey and Osborne.
Social media presence:	The Church in the Field Association has a Facebook page: www.facebook.com/lowhamchurch/
Images on CCT website:	One of three
Regular feature parish news:	Not known
Services per year:	3 (approx.)
CofE support for services:	Yes
Christmas memory tree:	No – community have traditional tree
Tea Party:	No
Heritage Open Days:	No
Ride & Stride:	No
Champing:	No
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>Annualised maintenance costs (Exclusive of VAT): 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>	£2,284.12
<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>Other maintenance costs total (Exclusive of VAT): Additional maintenance needs discovered during twice-yearly maintenance visits, costed and listed individually below.</p>	£25.00
<p>- Brush down biological growth when dry</p>	£25.00
<p>Total short term repairs: Small scale items of limited cost which could be fulfilled with minimal fundraising.</p>	None
<p>Total medium term repairs: More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications.</p>	£20,400-30,900
<p>- Pews</p>	£4,700
<p>- Timber screen</p>	£2,600
<p>- Coat of arms</p>	£2,600 (currently underway)
<p>- Floor cleaning trial</p>	£500- £1000
<p>- Floor cleaning, repair and repointing</p>	£10,000-£20,000
<p>Total long term repairs: Items which are known to require works in the longer term but which are not essential in the near future.</p>	£5,000.00
<p>- Stone screen</p>	£4,500.00
<p>- Bell report</p>	£500.00
<p>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.</p>	£2,500.00

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

Income

Year	Wall Safe	Service Collection	Services Fees	Events	Third Party Hire	Total Income
2022/23	£3					£9,422
2021/22	£68					£1,747
2020/21	£0					
2019/20	£108					£373
2018/19	£10					£216
2017/18	Not available					Not available
2016/17	Not available					Not available

Visitors

Year	Visitor Numbers	Wall safe income per visitor
2022-23	1989	£0.002
2021-22	Not available	Not available
2020-21	Not available	Not available
2019-20	Not available	Not available
2018-19	Not available	Not available
2017-18	Not available	Not available
2016-17	Not available	Not available
2015-16	Not available	Not available

Expenditure

Total spend since vesting (non maintenance): £376,168

Year	Conservation (repair) expenditure	Maintenance expenditure	Utilities
2022-23	£11,371	£1795	£0
2021-22	£0	£878	£0
2020-21	£2,882	£0	£0
2019-20	£8,917	£322	£0
2018-19	£8,438	£0	£0
2017-18	£329,046	£0	£0
2016-17	£15,514	£0	£0

2015-16	£0	£0	£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.

Restricted Balance Report Jul 2019 £0

Income less expenditure 2019/20 £869

(Income from all sources, minus maintenance and conservation expenditure)

Income less annualised maintenance 2019/20 - £537.12

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

Local Community Officer' s Summary

This beautiful Somerset church benefits from very generous support from the local community and the landowner, and has already hosted a number of events since opening in 2018 after an extensive programme of repairs. There are still a couple of actions left to complete, with installing a secure donation box or wall safe being a priority for CCT.

There is currently a large gap between the existing income and the annualised maintenance costs, therefore we would need to explore additional income generating activities.

Continuing the existing church services, and perhaps running 1 or 2 extra services, would provide more opportunities to raise awareness of the annualised maintenance costs, and to encourage additional collection contributions. Updates to the parish newsletter and inclusion of church reports at parish council meetings could also highlight the annualised maintenance costs.

Additional promotion of existing and upcoming services and events via the Parish newsletter and at parish council meetings, on the CCT website, in CCT newsletters, on the Church in the Field Associations website and in other locations locally would be useful in increasing visitor numbers, service collections and donations too.

Other activities and events the community could consider to raise additional income 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, barbeques etc.

There are also possibilities for the church being used by location agents for filming and photography, and weddings or blessings would be possible depending upon Archbishops Special Licenses being obtained. Additional marketing of the Church could focus on local historical, Archaeology, ecological or other relevant special interest societies with an interest in the history of the local area. Voluntary effort towards research and interpretation products could encourage these kinds of 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. The Church could also be promoted through inclusion on local walking routes or heritage trails, and it would be great to link up more with the History Hut nearby.

The site has limited open floor space for alternative use but could be considered as a venue for Champing (camping overnight in historic churches). Additional revenue could derive from promotion of local, sympathetic businesses seeking to promote services and products through signage at the church.

A supply of CCT Christmas cards might also help develop useful income against maintenance costs.

It would be great to identify one or two individuals locally who would be happy to have a role in completing basic building checks twice a year. All necessary training would be provided for this.

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), **no** response was received for **The Church in the Field at Low Ham**, by the deadline of **25 September**. View the survey questions as Appendix 1.*

Part C - Community Recommendations

Summary of community consultation meeting 1

A Church Plan meeting was held at Low Ham Church on Wednesday 10th May 2023 with six members of the community/CCT volunteers. The group are also members of the Low Ham Church in the Field Charitable Association (CFA) who are very active in supporting the church with fundraising, cleaning and caretaking work. Items discussed were:

1. Fundraising

The CFA have worked hard to raise money to restore the chancel screen and are currently funding portable, rechargeable museum quality lighting for the screen following talks with a conservation lighting expert. They are also looking to restore other items in the church, with the next project being the coat of arms.

2. Events

The CFA are organising a series of events to help with fundraising and to generate community interest and support: a historical display about Low Ham families and local history in July; an antiques roadshow type event with a local auctioneers in September; a Christmas Fair in November; a small concert of Somerset Folk Songs which will be organised around Somerset Day next May '24.

3. Services

There's currently no incumbent at Low Ham and the local community are trying to engage with the priest in charge to gain support for worship at the church. CCT churches are redundant but remain consecrated and have permission from The Church of England for up to six Sunday services each year, plus an unlimited number of occasional services, with the support of the incumbent. The group are keen for the LCO to make contact with the priest in charge.

4. Wall Safe

There is currently no wall safe at Low Ham. The location of a freestanding one was discussed with the group (at the back of the church behind the last pew – right hand side as you enter the church). The treasurer of CFA has some money and gift aid envelopes to pay in from the temporary glass jar donation pot. The LCO will contact finance to order a paying in book/card and paying in money guide.

Summary of community consultation meeting 2

A Church Plan meeting was held at Low Ham Church on Tuesday 12th Sept 2023 with the Local Community Officer (LCO), Estates Officer (EO), Conservation Projects Manager (CPM) and nine members of the community/CCT volunteers. Some of the group are also members of the Low Ham Church in the Field Charitable Association (CFA) who are very active in supporting the church with fundraising, cleaning and caretaking work. Items discussed were:

1. Fundraising

The CFA are currently fundraising to restore the **Coat of Arms** and a valuation event had just taken place at the church which was very well attended and raised funds towards this project. The group

have now raised the £3500 needed to pay a conservator to restore the coat of arms and are hoping to get it restored before Xmas. Possible future fundraising projects could focus on cleaning the church floor and the pulpit.

Next year there will be a display on Hext to mark the 400 year anniversary since his death. The group want to pull together a timeline of history.

2. Wall Safe/Collection Box

There is currently no wall safe at Low Ham and the collection box is a large glass jar which is currently open (money could be removed from it). The group have discussed the idea of a wall safe and would not like to damage the church walls to install one. Rather than spending funds on a large freestanding donation box they will create a lockable top to the existing jar to make it more robust.

3. Maintenance Concerns

Damp on the nave wall: the EO is looking into adjustments to help improve water flow. The hoppers are old and decorative so can't be changed (the downpipes are very small) so a possible solution is attaching extra lead to project the overflow of water onto the roof.

Routine maintenance visits: the CFA have concerns about whether tasks are being done/up to standard.

Damp inside doorway: the outlet from outside splashes on the doorway. The leadwork on the outlets needs to be angled slightly differently, then it can be re-limewashed.

West door: piece of wood along the bottom has come loose.

Ongoing problems with electrics.

There was also a discussion on events and risk assessments/insurance. It was discussed whether wheelchair ramps are needed to help make the church accessible. The feeling seemed to be that this would not be pursued at present.

Community Meeting 3: 23rd April 2024

Attending: Local Community Officer (LCO), Estates Officer (EO) and 3 members of the community

Items discussed were:

1. Fundraising

The Low Ham Church in the Field Charitable Association (CFA) have fundraised to restore the **Coat of Arms** and work is nearly complete. The group have indicated their next fundraising project could focus on cleaning the church floor. They have also approached the Repair Shop about repairing the chest which is in a very poor state. Coming up in terms of events is the display on Hext to mark the 400 year anniversary since his death. A Christmas Carol concert is also planned.

2. Maintenance

There is a wiring fault in the system which the electrician is trying to trace. The cable for the chancel socket seems to be broken somewhere where it goes through to the wall from the north aisle. The best solution at the moment would be to cut the cable in the north aisle and run a new cable to the corner and then through the wall in to the chancel to rewire the plug.

There is a damp patch in the south east corner of the nave which has no obvious cause.

Update June 2024

In June 2024 the CCT were consulted by the Registrar of the Diocese of Bath and Wells about the storage of the plate used for the purpose of Holy Communion at Low Ham. It was agreed that the flagon (formerly stored at All Saints Langport) and plate (formally stored at the Church of the Blessed Virgin Mary, Huish Episcopi) will now be stored together in the safe at St Andrew's Church, High Ham.

Part D - Action Plan

Community Actions

Short Term Actions (to end Oct 24)

- The CFA are organising fundraising events for 2024 with the next focus likely to be the floor.

Actions complete

- Work to be commissioned by the CFA to conserve the coat of arms.
- The CFA to create a lockable top to the existing jar to make it more robust.

Local Community Officer Actions

Short Term Actions (to end Oct 24)

- Keep the group updated with news on maintenance issues (electrics and damp corner in nave).

Actions complete

- The LCO has requested a project code for the Coat of Arms project.
- Provide a paying in book and paying in money guide to CFA treasurer: The LCO has ordered a paying in book/card and sent info on the paying in process to the CFA treasurer
- Contact the priest in charge of Low Ham: The LCO has spoken to the Priest in Charge about services at Low Ham
- Liaise internally re the new wall safe installation project: the group have decided they do not want a wall safe installed and will adapt a glass jar freestanding donation box so it is lockable
- Order a project code for the Coat of Arms project so the CFA can pay in the money raised and the CCT can pay the conservator and reclaim the VAT
- To ask internally about accessibility issues in CCT churches.

Local Community Officer Long term actions (to end Oct 2026)

- Investigate ways to link up with local History Hut
- Review methods for promoting church to historical, archaeological or ecological societies, and inclusion in local heritage trails or walking/cycling routes.
- Consider potential for introduction of venue to prospective new participants for events, hires, group visits etc
- Investigate musicians, artists, theatre companies or poets who might wish to use the church
- Review church web page to ensure clear directions and parking information is available for all visitors

CCT Actions Other

Short Term Actions (to end Oct 24)

- The EO will return with someone to look at the damp patch in the south east corner of the nave.
- The EO working with electrician to look at problem with electrics

Medium term actions (up to March 2025)

- None as yet

Actions complete

- A previous action was to investigate suitable options for secure donation box/wall safe. The CFA decided at the Sept meeting they are happy with an adjusted free standing safe (to make it lockable) so no wall safe needed.
- EO to look into works to improve damp on walls and doorway, the repairs to door strut and to send an electrician to look at the problems with the electrics. Also to look into current routine maintenance visits by contractor.

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 ample bottled water for Champers and all visitors to use.

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

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

Church	2017	2018	2019	2020	2021	2022
Langport, Somerset	£10,47	£2,766	£3,810	£3,128	£7,748	£4,938
Emborough, Somerset	/	£2,024	£1,378	£2,625	£5,270	/
Chiselhampton, Oxfordshire	£10,156	£2,696	£5,864	£1,705	/	/
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