

# ST MICHAEL 'S & ALL ANGELS CHURCH BROWNSOVER CHURCH PLAN



## Introduction

### Part A - Current Report

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Local Community Officers Report

### Part B – Survey

Results of our open survey conducted in 2020, canvassing all community contacts on the current report

### Part C – Community Recommendations

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Minutes of community meetings held to discuss opportunities, activities and plans for the church

### Part D - Action Plan

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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.

Version Updated JULY 2024

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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 communities, 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 actions to support the sustainable use and care of the church.

## Part A - Current Report

### Church Introduction & Statement of Significance

St Michael's originated in the 13th century as a chapel of ease to the parish of Clifton-upon-Dunsmore. Windows were added to the church later in the same century, and more were added in the following two centuries. After the Reformation, buttresses and a west porch were added. In 1876 the church was restored by Sir George Gilbert Scott for Allesley Boughton-Leigh of nearby Brownsover Hall. The restoration amounted almost to a rebuilding of the church, but it was done in a sympathetic manner. In the early 20th century, new stained glass was inserted in the east window. The church was declared redundant on 10 February 1987 and became vested in the Churches Conservation Trust.

The church is constructed in cream-coloured stone, with reddish-brown freestone dressings. The roof is in clay tiles. Its plan is simple, consisting of a nave with a smaller chancel. The nave measures 30 feet (9.1 m) by 24 feet 9 inches (7.5 m), and the chancel 19 feet 6 inches (5.9 m) by 13 feet 3 inches (4.0 m). There is a small brick extension at the northeast corner between the nave and the chancel. The west end is gabled with diagonal buttresses and a string course. The church is entered by a west doorway with a pointed arch, on each side of which are two-light windows. Above these windows are smaller single-light windows, and between them is a gabled bracket holding a bell. There are two two-light windows on the north and south sides of the nave, with a buttress between them. There is a lancet window in the east wall of the nave. The chancel has diagonal buttresses, and a three-light east window. On its north side is a paired lancet window, and on the south is a similar window plus a single lancet.

The interior is mainly plastered and whitewashed. It is floored with 19th-century polychrome tiles. In the south wall is a piscina. The font is circular and dates from the 13th century. The east window contains 20th-century stained glass commemorating Lawrence Sheriff, the founder of Rugby School. All the other windows contain plain glass. In the church is a rectangular wooden screen dating from the 15th century and later. The wooden pulpit is Flemish, dating from the 18th century, and is set into the east wall of the nave. The organ case is German and highly decorated. It was made in 1660, originally for St John's College, Cambridge, and was moved here in the late 19th century. The single-manual organ was built in 1876 by the Bryceson Brothers.

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## **Current use (bookings) & voluntary activity**

St. Michael ' s and All Angel ' s currently enjoys permission from The Church of England for six Sunday services each year and an unlimited number of additional services on an occasional basis, though no services are currently held. During the most recent three years the church has hosted concerts by a local folk group. The church has also held several weddings or blessings, often followed by a reception at the adjacent hotel, as well as the occasional group tour.

In 2023 the key was no longer kept at the local hotel and so the church was left open and unattended but this led to vandalism during school holidays and so the church has been locked and a key holder sought.

Voluntary activity undertaken by local residents includes:-

- **Cleaning**
- **Remittance of wall safe and service funds**
- **Ad hoc reporting of building change**
- **Organising of services and events**

**Church Information#**

<b>General Information:</b>	
Open Churches Policy status:#	Closed#
Local Community Officer:	Tracy Genever
Current projects:#	Not at present#
Parking:	None, very little on the street#
Building services:	Electric lighting, electric heaters
Churchyard:	Not owned by CCT, owned by Parish Council#
Ring-able bells:	Chiming but no bell-rope
Organ:	Present, playable
<b>Volunteering:</b>	
Key holder role:	Brownsover Hall Hotel
Key representative role:	Fulfilled (remittances, CCT liaison, Volunteer management, etc.)#
Fundraising roles:	Vacant and necessary
Stewardship/events roles:#	Vacant and necessary#
Research, interp. & talks role:	Vacant and necessary
Cleaning schedule:	Cleaned regularly, led by volunteers in accordance with CCT guidelines#
<b>CCT Items:</b>	
CCT silver plaque:	Installed#
CCT information board:	Installed, requires updating#
Oak post:	Installed#
CCT freestanding board:	Not installed
Wall safe poster:	Installed, current#
CCT A board:	Installed#
Gift Aid envelopes:	Provided
Visitor book:	Installed
Welcome table:	Maintains stock of current leaflets#

Children ' s explorer cart:#	Not at present#
Children ' s trail:#	Yes, requires restocking#
<b>Tourism/Marketing:</b>	
Nearby attractions:	Caldecott Park; Coventry Cathedral; War Memorial Park, Swift Valley Country Park
Social media presence:	Not at present#
Images on CCT website:	One of four
Regular feature parish news:	Not at present#
<b>Events/Activity:</b>	
Services per year:	Minimum of two
Christmas memory tree:	Yes, unsponsored#
Heritage Open Days:	Not currently
Ride & Stride:	Not currently#
Champing:	Not currently
Retail:	Not currently#
<b>Health &amp; Safety:</b>	
Fire rated capacity:	60
Seating capacity:	Not determined#
Site plan:	Available
Roof alarm:	Not installed#
CCTV:	Not installed#
Individual item security measures:	None#
Accessibility details:	Provided via website#
Risk assessment general:	Current#
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	Current
Security Audit:	Current
Pews:	Sound, no defects

## Conservation reports

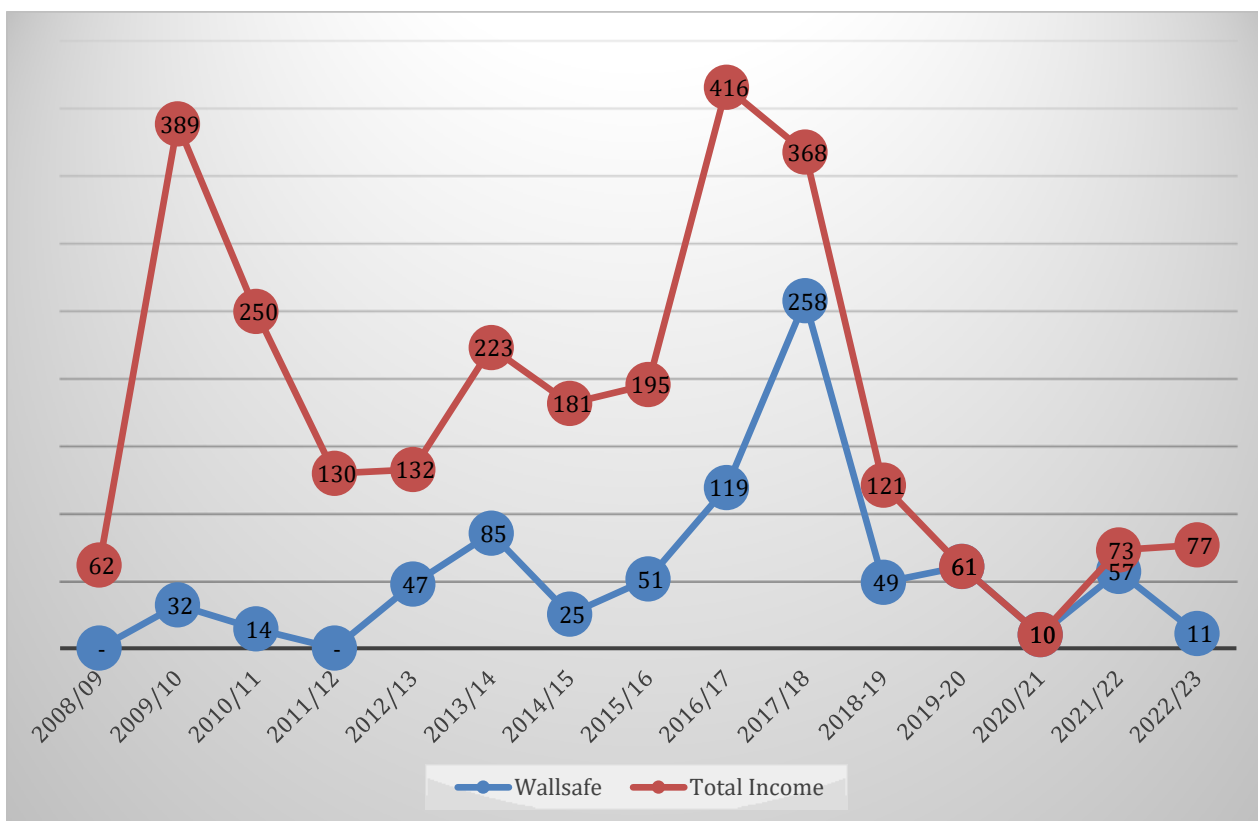
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<b>Annualised maintenance costs (Exclusive of VAT):</b> Annualised maintenance costs express the total costs of church maintenance divided by 25 years. <b>Every forecasted cost which relates to the maintenance of this church over a period of 25 years is included.</b> 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>£2,798.44</b>
Routine maintenance costs (Per annum and exclusive of VAT): These are included in the annualised maintenance costs and are the total cost of two maintenance visits per year. A list of the typical maintenance tasks for any historic church included in the twice-annual maintenance visits is available to view at appendix 3.	£552.00
<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>	<b>£1,500.00</b>
- Investigate chancel roof failure and advise	£500.00
- Investigate drainage	£1,000.00
<b>Total short term repairs:</b>  <b>Small scale items of limited cost which could be fulfilled with minimal fundraising.</b>	<b>£23,500.00</b>
- RWG repairs and redecoration and drainage investigation/ repairs	£6,000.00
- Minor roof repairs inc. new ridge tiles	£7,500.00
- Carry out structural repairs as recommended in report	£10,000.00
<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.</b>	<b>£47,250.00</b>
-Minor repointing, redecoration and conservation actions to external walling	£7,350.00
- Window and glazing repairs	£33,550.00
- Repairs to D1 and D2	£6,350.00
<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>	<b>£18,500.00</b>
- Various works to internal walls and floors	£18,500.00
<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>	<b>£0.00</b>
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

	Wall Safe	Service Collection	Services Fees	Events	Donations	Third Party Hire	Total Income
2023/24							
2022/23	£11.00				£66.00		£77.00
2021/22	£57.00				£16.00		£73.00
2020/21	£10.00						£10.00
2019/20	£91.00						£91.00
2018/19	£103.00				£96.00		£198.00
2017/18	£43.00				£30.00		£73.00



## Visitors

		Wall safe income per visitor
2023-24		
2022-23	750	£0.01
2021-22	651	£0.09
2020-21	Data not collected	£0.00
2019-20	1,036	£0.09
2018-19	1,320	£0.08
2017-18	1,890	£0.02
2016-17	1,673	£0.12
2015-16	1,027	£0.00



## Expenditure

**Total spend since vesting (non-maintenance): £149,488.00**



	Conservation (repair) expenditure	Maintenance expenditure
2023-24		
2022-23	£0.00	£405.00
2021-22	£0.00	£1,116.00
2020-21	£576.00	£306.00
2019-20	£0.00	£1,032.00
2018-19	£0.00	£1,032.00
2017-18	£0.00	£486.00
2016-17	£0.00	£784.00

Income less expenditure 2022/23 **-£328.00**

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

Income less annualised maintenance 2022/23 **-£328.00**

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

### 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 2023/23 £0

## Local Community Officer 's Summary

This pretty Warwickshire church benefits from its close proximity to the local hotel, Brownsover Hall Hotel, and many signatures in the book appear to be from guests at the hotel. Additional members of the community support the church well but less regularly through attendance at events. Signatures in the visitor book indicates popular support for the church and for The Churches Conservation Trust throughout the town and from tourism.

The work of the local area volunteer presents an opportunity to review the level of contribution from wall safe donations, given that visitors may be currently unaware of our annualised maintenance liability. New posters explain the costs and also have a QR code for donations.

The church has been booked previously for services but not recently. There could be an opportunity to open the church up for other events in conjunction with the hotel, including tours and an afternoon tea for heritage open days and music recitals

The site has limited open floor space for alternative use. Additional revenue could derive from promotion of local, sympathetic businesses seeking to promote services and products through signage at the church.

The voluntary team deserves considerable recognition for having adopted the requisites of support for a CCT site so fully.

The Community may need to give consideration to the sustainability of the opening and closing regime at the church. The key was held by a volunteer but after vandalism and antisocial behaviour the church has been kept locked and the keys returned to the LCO. The Brownsover Hall Hotel is keeping the key again so hotel visitors and locals have access once more. Now the church is accessible we will look detailed in this summary towards the shortfall against annualised maintenance costs, addressing the risk of necessary repairs wanting for funds in future seasons.

A supply of Christmas cards and a sponsor for the Christmas Memory Tree might also help develop useful income against maintenance liability.

## Part B - Survey

### Summary of consultation responses received by end August 2020

Following distribution of fifteen questions through our standard church plan questionnaire in summer 2020 to existing Churches Conservation Trust correspondents, (together with an invitation for correspondents to share the survey and associated Church Plan Part A), no response was received for **Brownsover St Michael's and All Angels** by the deadline of August 30th. An example of the survey is in appendix 1.

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## Part C - Community Recommendations

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### Church Planning Meeting held with LJ and LCO on 9<sup>th</sup> July 2024

#### Church access

The church has been closed for some time due to vandalism and antisocial behaviour. The grass has recently been mown along the pathway probably by the Parish Council. The churchyard is quite overgrown apart from one small area. The greenery makes the church more hidden from neighbouring properties which may make it more vulnerable to damage. The iron railings and gate have recently been rehung but not sure by whom.

The LCO has arranged the keys to be held by the Brownsover Hall Hotel and the volunteer is happy to continue to clean the church as required. Area volunteer will continue to empty and bank the wall safe money. Local residents were informed of the key situation by leaflets through doors and a sign on the church gate.

A local residents association are also keen to get more involved and a local journalist.

Now the key is available for the community, LCO will meet with Rev B and locals to plan next steps.

### Brownsover Church Planning Meeting Held - September 2023, Attending GS (Local Community Officer) et al.

#### Vandalism/Closure Of Church

A neighbour reported to LJ that a group of youths had been visiting the church. LJ visited the church and was upset to see that things e.g. cushions were thrown all over the church, also rubbish had been left. LJ and husband very kindly cleaned everything up.

It has been decided to keep the church locked for the foreseeable future.

#### Events

More services will be held at the church in 2024, this has been confirmed by Revd. B as he is very supportive of the church being used more.

Possible venue for weddings, especially as Brownsover hotel is nearby.

Detailed discussions took place and agreed that it would be great for the church to be used more for services and events.

#### Champing

It was decided because of a number reasons, Champing at the church would not be suitable especially as the church is in a residential area and the people residing in the area would probably object.

#### General Discussion

Revd. B, L and T have a front door key to the church.

It is suspected that the church has been used for a Pagan ritual, as this church is vested, holding such rituals at the church are illegal.

There is a lot of history connected with this church, including Frank Whittall (inventor of the jet engine) lived at the Brownsover hotel and would have been a regular visitor to the church.

New houses being build in the area, which would result in greater usage of the church and more involvement from the local community.

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A very good relationship with Brownsover Hotel existed, pre-Covid, arrange meeting with hotel and see how we can work with them again. #

## **Brownsover Church Planning Meeting Held - December 2022, Attending GS (Local Community Officer) et al.**

### **Volunteers**

The churchyard and inside of the church is very well maintained by committed lead volunteers who spend a great deal of time making the church so presentable.

Wall safe donations counted and banked by the lead volunteer.

### **Events**

Carol service event was held at Christmas organised by a member of the public.

Christchurch in Brownsover, explore if they can hold more services at the church.

Possible art exhibition to be held at the church. Event for the Coronation is another option.

## **Part D - Action Plan**

### **Community Actions**

#### **Short term actions (to end Dec 2024)**

- **Revd B** to explore if the organ is still working, last time it was used, it was working.
- **Revd B** has very kindly agreed to hold three services at the church, these will be on 1<sup>st</sup> October 2024, Midnight mass at Christmas and an Easter morning service.
- **Revd B** will kindly ask the Art Group if they are interested in holding one of their two events at St Michael 's and All Angels.

#### **Medium term actions (to end Dec 2025)**

- The church benefits from being surrounded by quite a few houses, church volunteers to explore if they want to be involved them with the church.
- Try to recruit new volunteers.
- Investigate suitability of church for more regular religious use.
- Discuss potential for regular church related features, parish newsletter and inclusion of church updates in parish council meetings.

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

- Identify and approach contacts who may wish to use the church for exhibitions, use as gallery space or for other events.
- Consider means for increasing footfall and consequent donations.

#### **Actions complete (to end March 2024)**

- Carol service held.
- **LJ** to passed on email contact details of Helen and Barry to LCO.

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## Local Community Officer Actions

### Short term actions (to end Dec 2024)

- Arrange meeting with residents' association and local journalist.
- Arrange churchyard maintenance morning in Autumn

### Medium term actions (to end Dec 2025)

- Organise regular meetings with the community.
- Try to recruit new volunteers.
- Investigate suitability of church for hire to increase usage and income.
- Consider means for increasing footfall and consequent donations.

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

### Actions complete (to end August 2024)

- CCT Estates team informed that the Chancel screen has been damaged by recent invaders at the church.
- Visit Brownsover hotel and explore if they are willing to be involved with the church - done
- Churchyard is now very overgrown and in a poor state, explore with Parish Council if they will help with the maintenance – done
- Acquire key for Hotel to give access to the public
- Meet with Hotel general manager and show round church

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## Appendix 1: Summer 2020 Questionnaire

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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!)

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.

People are involved with our sites in so many different ways. In your own words, please describe your relationship with the church building.

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.

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?

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?

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?

Here are two questions together... Could increased use of the church benefit the community? How would this increased use benefit the church itself?

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.

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.

What do you think might be the best ways to get started with any fundraising activities you have suggested?

If you don't already, would you be interested and available to take part in future fundraising activity?

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?

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 For A CCT Church Over 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 £4,303.94 (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

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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