ST MARY MAGDALENE'S CHURCH CROOME D'ABITOT

CHURCH PLAN



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Introduction

The Churches Conservations Trust's strategy is to empower and support communities to care for historic places of worship, for the benefit of all. A sustainable CCT church is well used by its 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

The first record of a church at Croome D'Abitot is in 1283, when its dedication was to Saint James the Apostle. The precise position of that church is not known, but it is thought it was near the present site of Croome Court. In the 1750s George Coventry, 6th Earl of Coventry decided to demolish the Jacobean house he had inherited and replace it with another church on higher land. He commissioned Lancelot "Capability" Brown to design the new house, together with a church, and to landscape the surrounding garden and grounds. He appointed Robert Adam to design the interior of the house and the church, and also to design some structures in the grounds. The church was consecrated and dedicated to St Mary Magdalene in 1763. Little has changed to the church since then, other than moving the pulpit and pews during the 19th century. The Coventry family cared for the church while they lived in Croome court, but they moved to Earls Croome in 1949. Although the congregation arranged for repairs to be undertaken in the 1960s, it was decreasing in size and was unable to maintain the church. It was declared redundant on 30 October 1973, and was vested in The Churches Conservation Trust in 1975.

St Mary's is constructed in Bath Stone. Its exterior is an early example of Gothic Revival architecture, while the interior is in 'pure Georgian Gothic'. The plan consists of a three-bay nave with north and south aisles, a two-bay chancel, and a west tower. The tower is in three stages divided by string courses. The lowest stage consists of a porch which is open on the north, west and south sides. At the entrance to the porch are iron gates, and at the entrance to the church are tall carved doors; these were all designed by Adam. In the middle stage are circular quatrefoil windows, and the top stage has bell openings containing Perpendicular tracery. At the top of the tower is a quatrefoil frieze, and a parapet consisting of a pierced battlement, and crocketed pinnacles. The parapets round the rest of the church are also embattled. The nave has three windows on each side, and at the east and west ends of the aisles are niches. On each side of the chancel are two blank windows and at the east end is a large window.

The arcades are carried on quatrefoil piers, and the ceilings are plastered and coved. The roofs of the aisles are flat. The nave ceiling is an elliptical vault, with a moulded plaster centrepiece. The church is floored with limestone slabs, decorated with inserts of black slate. The chancel takes up a greater proportion of the church than would normally be expected. This is because it acts as a mausoleum to the Coventry family, their monuments having been brought from the previous church. To the right side of the altar is a black and white marble memorial to Thomas Coventry, 1st Baron Coventry, who died in 1640 and who had been Lord Keeper of the Great Seal. His effigy is shown reclining between statues personifying Justice, holding the Great Seal, and Virtue. Beside this memorial is one to the 2nd Baron Coventry who died in 1661, depicting his coat of arms. Elsewhere in the church is the memorial of the 4th Baron who died in 1687. It shows him reclining on a sarcophagus reaching towards a figure of Faith. This monument was formerly in the crypt of St Martin-in-the-Fields in London and was brought here in 1915. Adams designed stained glass windows for the church, but these were never made, and all the windows contain plain glass. The font was designed by Adam and made in elaborately carved mahogany. It consists of a bowl with a cover, standing on a tripod base. The font was stolen from the church but has been recovered and is now in situ.

At the east end of the north aisle is a hatchment for George Coventry, 8th Earl of Coventry, who died in 1843. The six bells at St Mary's, four of which were originally cast in 1651 and 1652 by John Martin of Worcester, form one of the oldest rings in the country. The unringable bells were restored to working order in spring 2011 and were rung, for the first time in over a decade, on 30 May. The

wooden wheels had generally decayed, and second-hand wheels were given and used to repair the existing units.
In 2024, a generous benefactor paid for the professional restoration, retuning and rehanging of the bells. They are now regularly rung throughout the year, usually on Sunday afternoons.
The churchyard contains the graves of former servants of the family. The house of Croome Court and its surrounding parkland are maintained by the National Trust.

Current use (bookings) & voluntary activity

St. Mary Magdalene's currently enjoys permission from The Church of England for six Sunday services each year and four additional services on an occasional basis. Over the last three years there have been multiple learning events at St Mary's including summer reading challenges, Colourful Christmas, and Discover Gorgeous Georgians. Local bell ringers regularly use the church for ringing events, and manage this successfully through the CCT booking system. There have been regular carol services and concerts at the church in the last few years, as well as the occasional wedding or blessing.

Voluntary activity undertaken by volunteers includes:-

- **Daily unlocking and locking**
- **Regular cleaning of the church**
- **Remittance of wall safe and service funds**
- **Ad hoc reporting of building change**

Note many of the volunteers in our church are National Trust volunteers.

Church Information

General Information:	
Open Churches Policy status:	Open
Local Community Officer:	Tracy Genever
Current projects:	Not at present
Parking:	National Trust car park
Building services:	Electric lighting (LED efficient)
Churchyard:	Owned by CCT
Ring-able bells:	Yes – restored and rehung October 2024
Organ:	No
Volunteering:	
Key holder role:	Fulfilled - NT
Key representative role:	Fulfilled
Fundraising roles:	Vacant and necessary
Stewardship/events roles:	Vacant and necessary
Research, interp. & talks role:	Fulfilled
Cleaning schedule:	Regularly led by volunteers in accordance with CCT guideline
CCT Items:	
CCT silver plaque:	Installed
CCT information board:	Not installed, required
Oak post:	Not installed, not required
CCT freestanding board:	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:	Not at present
Tourism/Marketing:	
Nearby attractions:	Croome Court, Pershore Abbey, Worcester Cathedral
Social media presence:	Not at present
Images on CCT website:	One of four
Regular feature parish news:	Not at present
Events/Activity:	
Services per year:	Occasional
Christmas memory tree:	Yes
Heritage Open Days:	Yes - occasional
Ride & Stride:	Not currently
Champing:	Not currently
Retail:	Not currently
Health & Safety:	
Fire rated capacity:	180
Seating capacity:	Not determined
Site plan:	Available
Roof alarm:	None installed
CCTV:	None 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

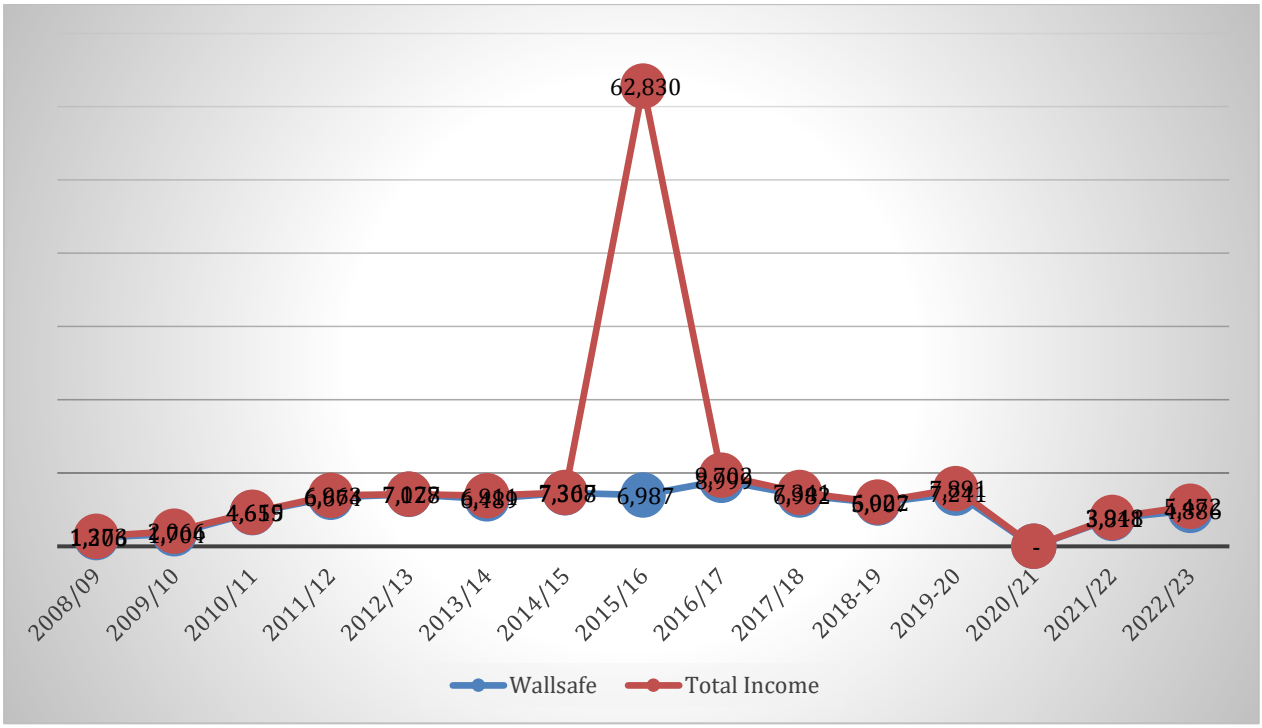
Conservation reports

Annualised maintenance costs (Exclusive of VAT): **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.**	**£4,866.44**
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
Other maintenance costs total (Exclusive of VAT): **Additional maintenance needs discovered during twice-yearly maintenance visits, costed and listed individually below.**	**£550.00**
- Ease door and lock	£100.00
- Repair damaged plaster around door	£450.00
Total short term repairs: **Small scale items of limited cost which could be fulfilled with minimal fundraising.**	**£1,650.00**
- Minor roof repairs	£1,100.00
- RWG-clear gullies of moss and minor pointing	£550.00
Total medium term repairs: **More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications.**	**£2,400.00**
- Repair cracked jamb stones	£1,650.00
- Repair gates to the porch and minor lock repairs	£750.00
Total long term repairs: **Items which are known to require works in the longer term but which are not essential in the near future.**	**£25,000.00**
- Redecorate interior	£22,000.00
- Localised floor repairs	£3,500.00
Total desirable repairs: **Repairs which are not essential to the conservation health of the church but which might improve aesthetics or usability of the building.**	**£0.00**
All cost figures are estimates, exclusive of VAT and professional fees. VAT is charged at 20% of the total costs and can sometimes be recovered. Professional fees vary, but are either charged at an hourly rate or as a percentage of the total project cost. These are usually charged only on larger or more complex projects.	

Income, Expenditure & Balances

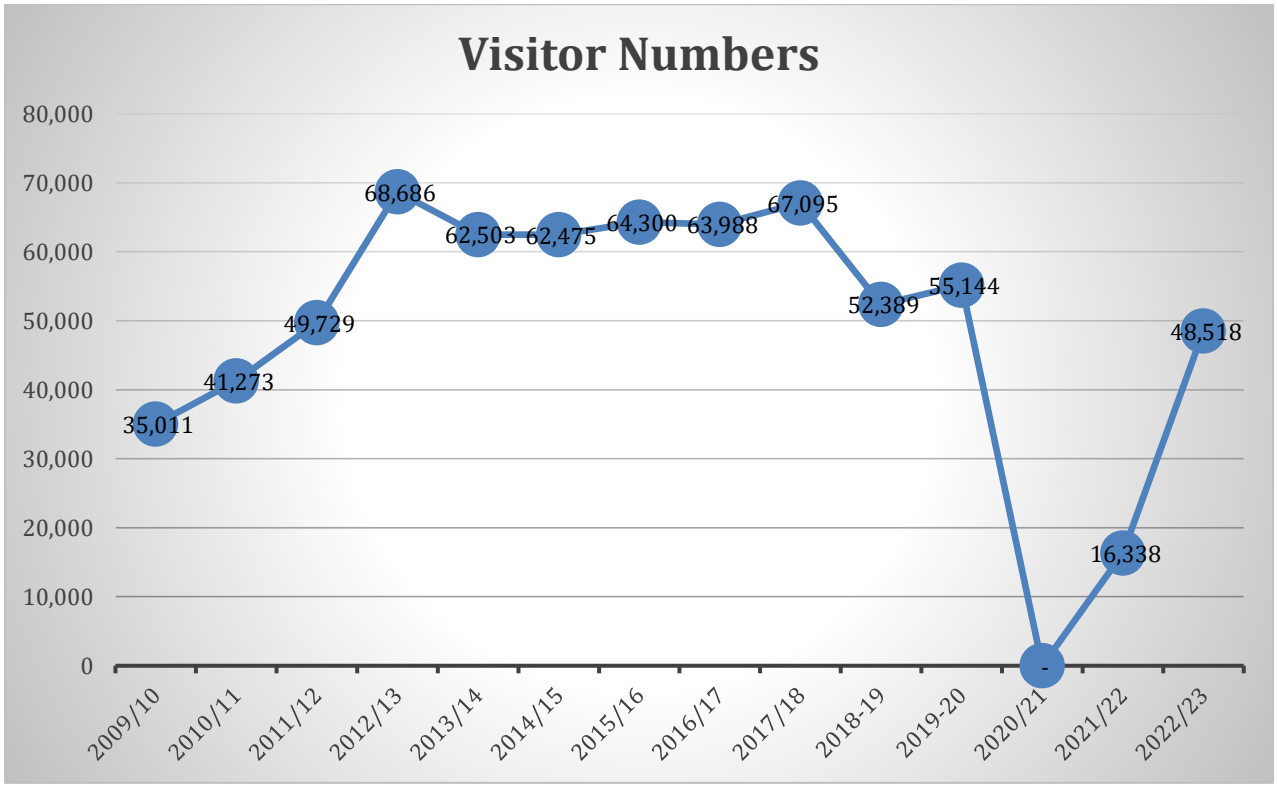
Income

	Wall Safe	Service Collection	Services Fees	Events	Donations	Third Party Hire	Total Income
2023/24							
2022/23	£4,886.00				£586.00		£5,472.00
2021/22	£3,811.00				£137.00		£3,948.00
2020/21	£0.00						£0,00
2019/20	£7,241.00				£650.00		£7,891.00
2018/19	£5,907.00				£115.00		£6,022.00
2017/18	£6,982.00				£1,039.00		£7,931.00



Visitors*

	*Based on house visitor numbers	Wall safe income per visitor
2023-24	85,526	
2022-23	48,518	£0.10
2021-22	16,338	£0.23
2020-21	Data not collected	£0.00
2019-20	55,144	£0.13
2018-19	52,389	£0.11
2017-18	67,096	£0.10
2016-17	63,988	£0.14



Expenditure

Total spend since vesting (non-maintenance): £412,871.00

	Conservation (repair) expenditure	Maintenance expenditure
2023-24		
2022-23	£0.00	£1,680.00
2021-22	£650.00	£2,264.00
2020-21	£960.00	£1,647.00
2019-20	£24,400.00	£2,216.00
2018-19	£3,870.00	£1,800.00
2017-18	£3,109.00	£1,268.00
2016-17	£1,198.00	£1,094.00
2015-16	£1,056.00	£1,056.00

Income less expenditure 2022/23 £3,792.00

(Income from all sources, minus maintenance, and conservation expenditure)
Income less annualised maintenance 2022/23 £3,792.00

(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 and popular Worcestershire church is ideally suited to attract visitors. National Trust volunteers steward the church on a regular basis, as agreed through a memorandum of understanding between The Churches Conservation Trust and the National Trust. High levels of visitor numbers, along with comments in the visitor book, suggest support for the church.

The regularity of bell ringing, concerts and learning events presents an opportunity to review the level of contribution from wall safe donations, given that donors may be currently unaware that the annualised maintenance liability is covered by CCT and not the National Trust. A contactless donation machine was added in August 2024 and is working well. Interest and use by the local schools may also enable the community to communicate church needs to pupils' parents and extend offers of booked use to this prospective audience for alternative uses.

Hire of the church for audio recording suggests that marketing the venue through location agents for filming, photography, weddings and additional audio recordings may prove fruitful. Hiring out of the church after the Park has closed would be problematic. Additional marketing could focus on historical societies with an interest in Capability Brown, or Croome Court, seeking bookings to tour the church alongside other popular Cotswold venues with a related connection. Voluntary effort towards research and interpretation products could facilitate encouragement of these bookings at the same time as enriching the visitor experience further.

The site has limited open floor space for alternative use, but has seen several weddings in recent years.

The opening and closing of the church is ably managed by the National Trust and NT volunteers steward the church on busy days. CCT volunteer empties the donation box and banks the cash for which we are very grateful.

The National Trust arrange for choirs to sing in the church to enhance the visitor experience for the site and this increases footfall and donations to the CCT. A hire fee is not paid for these non-ticketed events.

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 **St Mary Magdalene's Croome D'Abitot** by the deadline of August 30th. An example of the survey is in appendix 1.

Part C - Community Recommendations

Croome Church Planning meeting held October 2024. Attending TG (LCO), MS (Heritage Learning Offficer and 4 members of the NT staff. Volunteers had spoken to the LCO separately and this was ongoing as some had been difficult to contact.

Volunteers

Most of the volunteer stewards are NT volunteers and coordinated by the NT team. In the colder months, these volunteers tend to steward in the main house as the church is very cold due to its location. One CCT volunteer continues to empty the donation box and bank the takings and we are very grateful for this.

Additional volunteering activities may be available from the NT in future. There may also be volunteers available to help clean the monuments in the church, in agreement with the CCT conservation team.

The bellringers are not classed at NT volunteers and so full under the CCT remit. Bell ringing will resume each Sunday once the bells are rehung.

Maintenance and Events
Churchyard – Croome Heritage Trust currently pay the NT to keep the churchyard tidy but this is renewed annually and could change back to CCT. Previously it was thought that some of the wall safe income could be used for this.

Flowers – there were some issues with the flowers in the porch as they had been added to and the pots were becoming varied. It was felt important that the porch flower containers were in keeping with the church and the estate. Christmas flowers in the church – the National Trust were happy to decorate the church. LCO will discuss with the volunteers how this could work.

Three community choirs have been booked to sing in the church on Saturdays in December. These are free to visitors and are not ticketed.

The CCT HLO expressed an interest in future family education activities in the church to tie in with Croome Park themes, such as sanctuary. Croome NT agreed to share their plans.

Income at events – we don't generally split income for events during the day. The increase in footfall to the church brings in additional income to the CCT. Booking the church for religious occasions – always check with NT to ensure access and parking, etc.

Tower finial – there is currently safety fencing around the outside of part of the tower where the finial is unsafe. The bells are due to be rehung very shortly.

During December there are plans to have a light on the church tower as part of a light show at the Park. NT to let CCT know the details for approval.

NT currently writing bid for funding for 300th Robert Adams anniversary in 2028. LCO to tell CCT fundraising. Potentially for funding to paint the interior.

Croome Church Planning Meeting Held - March 2023, Attending GS (Local Community Officer), National Trust staff, et al.

Volunteers

Lead volunteer (**DS**) visits the church atlaest every fortnight to empty and bank the donations money, he has done this for many years and is greatly appreciated.

Volunteers meet and greet visitors and talk about the history of the church.

This church greatly benefits from a very committed team of volunteers.

Events

A very special venue for weddings, but not many held here.

Christmas concerts are very popular.

Parochial Church Council are involved with organising the July service at the church.
Before any events are confirmed at the church, need to inform the National Trust (NT) due to logistics e.g. parking.

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

On 30th October 2023 it will be 50 years since the church was declared as a redundant church, a big bell ringing event will take place at 10.00am to 1.30pm.

Churchyard

A big and ongoing issue has been the funding of the maintenance of the churchyard, Croome Heritage Trust have very generously agreed to fund this and it has been agreed with the CCT that they will facilitate this through the NT.

National Trust Croome

National Trust (NT) staff very kindly open and close the church every day.

General Discussion

It would be good to concentrate on the visitors to NT, make the church visit more attractive to them.

Parish Council could possibly contribute towards the costs of the broadband signal.

Croome Church Planning Meeting Held – May 2023, Attending GS (Local Community Officer), National Trust staff, et al.

Volunteers
Lead volunteer (**DS**) has been involved with the church for nearly 20 years and this includes placing lovely flowers in the church, he is very upset as someone keeps moving them from where he has always put them. Can we please ask a big favour and that the flowers are not moved. If they are to be moved for health and safety reasons at a service/event, could we please ask that they are put back in their original spot. Many thanks for your cooperation with this request. Lead volunteer (**DS**) has replaced the stolen Christmas decorations and he very kindly decorates the church at that time of the year.

Events
NT will very kindly continue to help with logistics e.g., parking, display saying church is shut, etc. when the church is being used.

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

National Trust Croome
CCT Volunteers praised the National Trust (NT) staff for the great support they provide to them and also the church.

General Discussion
There is an increased number of visitors at the church.

In the West region there are 120 churches, Croome was the 2nd most visited site last year, Imber was first, only by about 300. According to CCT data in the previous 5 years, Church of St Mary Magdalene, Croome was the most visited every year of the 120 churches.

NT thanked for hosting the meeting and all the staff' s support and partnership working with CCT.

Croome Church Planning Meeting Held – September 2023, Attending GS (Local Community Officer), National Trust staff, et al.

Events
This Is My Theatre project discussed and possibly could be held in June 2024.

A Christmas tree exhibition/competition was mentioned as a potential project in the future, with a judging panel and prizes possibly to be funded by the Parish Council.

The Women's Institute may want to volunteer their time to make floral displays.

Churchyard
The churchyard is being very well maintained and much improved on previous years and the contractors are doing a great job.

The PCC have generously said they will possibly pay for the maintenance of the churchyard again next year, especially as they are very pleased how well it is being maintained.

National Trust Croome
NT will be organising flower arranging sessions for the festive season.

On 6th June 2024, there will be events to mark 80 years of D-Day at the site, including possibly involving the church/CCT with the occasion.

The storytelling sessions organised by the NT and held at the church during August, were very successful and very positive feedback received from parents.

General Discussion
GS is updating the church plan, and a new version will be sent.

DS mentioned that there are three Christmas trees at the church, which he puts out every year.

GS confirmed as part of a pilot roll-out of contactless devices at CCT churches, one will be provided for Croome very soon.

The CCT Church at Evesham has some great display boards, GS to progress this including finding out the costs.
The booking system between the NT and CCT is working very well, with both organisations aware in advance about what is taking place at the church.

CCT are orgainsing an event to bring together volunteers from Worcestershire, Warwickshire and Herefordshire, this event is very kindly being hosted by NT Croome.

Part D - Action Plan

Community Actions

Short term actions (to end March 2024)

- Church Tour companies bring visitors to the site, **NT** staff to liaise with CCT volunteers and let them know that they are visiting so that volunteers can be available to talk about the history of the church and enhance the visitor experience.
- Local scout groups previously undertook a project of cleaning and polishing the church as part of their programme of activities, **MW** explore if this possible again.
- Bells to be rehung and rung each Sunday again **PS.**

Medium term actions (to end March 2025)

- Potential exciting re-enactment event jointly organised by the community and **NT**, would need to fit with NT themes and avoid duplication.
- Identify and approach contacts who may wish to use the church for exhibitions, use as gallery space or for other events.
- Investigate suitability of church for more regular religious use.
- Possible "This Is My Theatre" project, this would be jointly promoted by **NT** and CCT and a percentage of the proceeds to NT,
- Discuss potential for regular church related features, parish newsletter and inclusion of church updates in parish council meetings.
- Consider means for increasing footfall and consequent donations.
- **NT** in process of producing a 5-year plan of activities at the site, will send the document to CCT and work jointly with CCT to support events at the church. The plan will also help shape what activities can take place at the church.

Long term actions (to end March 2026)

Actions complete (to end September 2024)

- Successful church service held in July.
- **JH** passed to Gurdev, contact details of the flower arranging lady.
- **NT** sent details to CCT details of the 4 choir performances.
- NT will explore putting a board in the reception saying the church is open, reception staff do mention the church to all visitors.
- NT agreed to send to CCT their events spreadsheet.
- The black mark on one the monuments seems to be getting worse, NT said they will kindly look to see if they can get it cleaned.
- NT staff member will attend the CCT volunteer event and undertake a short presentation about the site.
- NT said they will remove the grey plastic chairs from the church, as they are not required and this could free up space for the display boards.

- NT kindly will consider promoting to visitors the history presentations undertaken at the church by the volunteers.
- Musical performances could be held on a Saturday; this would be an exciting project, community to progress.

Local Community Officer Actions

Short term actions (to end March 2024)

- Send risk assessment for church to NT.
- Discuss with CCT Heritage Learning Officers the involvement of local schools and visits/projects at the church.
- Display boards would be good and new things put on periodically, again to make it more attractive for the visitors. Obtain costs of the display boards from the volunteer at Evesham.
- Raise with CCT Estate's team that some of the gravestones are leaning and could be a health and safety hazard.
- Email the new CCT cleaning guidance to NT.
- Progress "This My Theatre" project.

Medium term actions (to end March 2025)

- Explore system of a beam counter at the church, this will mean every person visiting will be recorded.
- Try to recruit new volunteers.
- Investigate suitability of church for hire to increase usage and income.
- Consider means for increasing footfall and consequent donations.
- HLO to look at family education activities to compliment Croome Park themes.

Long term actions (to end March 2026)

Actions complete (to end March 2024)

- Informed CCT Estates team that no organ at the church.
- Estates team informed about water ingress and also photographs sent to them.
- New visitors book and leaflets provided.
- Information provided to NT about Baptism on 20th August 2023.
- CCT County Guides provided.
- Regular meetings organised, three have been held on 2023.
- Bookings system in place with CCT.
- CCT Estates team stated that signs on font is against CCT policy.
- Organ costings removed from the church plan as requested.
- Explore having a system of taking contactless payments at the church.

Appendix 1: Summer 2020 Questionnaire

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

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 Marchand 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