Churches Conservation Trust

NETHER CERNE ALL SAINTS

MARCH 2021 CHURCH PLAN



Part A - Current Report

Part B - Survey

Results of our open survey conducted in Summer and Autumn 2020, canvassing all community contacts for their reaction to Part A. The survey remains open and available at this location. Please feel free to repeat your survey response or complete the survey for the first time.

Part C - Community Recommendations

Minutes of any community meetings held to discuss the information available in other parts of the Church Plan.

Part D - Action Plan

Details of any actions agreed through Community Recommendations, assigned to community participants, Churches Conservation Trust staff, or to the Churches Conservation Trust Local Community Officer specifically.

Part A - Current Report

Church Introduction & Statement of Significance

All Saints Church in Nether Cerne, Dorset, England was built in the late 13th century. It is recorded in the National Heritage List for England as a designated Grade I listed building, and is a redundant church in the care of the Churches Conservation Trust. It was declared redundant on 1 December 1971, and was vested in the Trust on 8 March 1973.

The church and adjacent manor house are built of bands of flint and stone. Most of the church dates from the 13th century, although the tower, with its pinnacles and gargoyle, and porch were added in the 15th.

The interior of the church includes a melon-shaped 12th century font, believed to date from an earlier church on the same site.

Current use (bookings) & voluntary activity

All Saints currently enjoys permission from The Church of England for six Sunday services each year and four additional services on an occasional basis. Recent years have seen Epiphany and funeral services. Other events have included wassailing and exhibitions.

Voluntary activity undertaken by Gallia family includes

- Keyholders
- Cleaning as appropriate
- Remittance of wall safe funds
- Planning and delivering events
- Ad hoc reporting of building change
- Arranging for church yard to be mowed
- Providing power supply to church

Collection Review

Open Churches Policy status:	Opened daily
Local Community Officer:	Tina Osgood
Current project:	None
Cleaning schedule:	As required, led by volunteers in accordance with CCT guidelines
Welcome table:	Maintains stock of current leaflets (note unavailability of future leaflets for re-stock)
Keyholder role:	Fulfilled
Key representative role:	Fulfilled (remittances, CCT liaison, volunteer management, maintenance reporting)
Area volunteer role:	Fulfilled
Fundraising roles:	Vacant
Stewardship roles:	Surplus to requirements
Research, interp & talks role:	Vacant
Accessibility details:	Provided via website
CCT silver plaque:	Installed
CCT information board:	Not installed, overdue (for affix to noticeboard)
Oak post:	Not installed, not needed
CCT freestanding board:	Installed
Wall safe poster:	Installed
CCT A board:	Not installed
Gift Aid envelopes:	Provided
Visitor book:	Installed
Building services:	Electric lighting
Parking:	Limited, space on lade adjacent to church yard
Organ:	No
Churchyard:	Not owned by CCT, maintained by local volunteers
Ringable bells:	3, hung stationery for chiming
Pews:	Sound, no defects
Fire rated capacity:	60
Seating capacity:	78
Site plan:	Unavailable

Roof alarm:	Uninstalled
CCTV:	Uninstalled
Individual item security measures:	Uninstalled
Nearby attractions:	The Cerne Giant, The Royal Oak Public House, Prince's Farm Tent site, Cerne Abbey, Cerne Abbas Brewery, Minterne House and Gardens
Public transport:	Maiden Newton (5 miles and Dorchester West (6 miles) are on the Bristol-Weymouth line; Dorchester South (6 miles) is on the London Waterloo-Weymouth line; and Sherborne (14 miles) is on the London Waterloo-Exeter line. Nether Cerne is a request stop on the bus between Dorchester and Sherborne (Currently 6 buses per day)
Social media presence:	Nil
Images on CCT website:	One of four
Regular feature parish news:	No
Services per year:	Occasional
CofE support for services:	Yes
Christmas memory tree:	Yes, unsponsored
Tea Party:	No
Heritage Open Days:	No
Ride & Stride:	No
Champing:	No. For further information, please see Champing introduction and typical church income at appendix 4.
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

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.	£3,763.44
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.	£469.20
Other maintenance costs total (Exclusive of VAT): Additional maintenance needs discovered during twice-yearly maintenance visits, costed and listed individually below.	£300.00
Maintenance Liability (Exclusive of VAT):	£1,080
- Remove moss from roof	£450.00
- Replace decaying board by pump	£180.00
- Repair lower edge of plaster damaged in flooding (12LM)	£450.00
Total short term repairs: Small scale items of limited cost which could be fulfilled with minimal fundraising.	£2,550.00
- Rainwater goods	£2,000.00
- Rin parapets	£550.00
Total medium term repairs:	£4,200.00

More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications.	
- Reroof porch	£3,000.00
- Limewash exterior trasept	£1,200.00
Total long term repairs: Items which are known to require works in the longer term but which are not essential in the near future.	£16,000.00
- Re-render south transept	£4,500.00
- Plaster repairs and internal redecoration	£11,500.00
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	Total Income
2019/20	£0	£0
2018/19	£400	£400

2017/18	£650	£834
2016/17	£250	£320
2015/16	£588	£588

Visitors

		Wall safe income per visitor
2019-20	1,939	£0.00
2018-19	2,207	£0.18
2017-18	2,346	£0.28
2016-17	2,061	£0.12
2015-16	2,775	£0.21

Expenditure

Total spend since vesting 13th March 1973 (non maintenance): £197,170

	Conservation (repair) expenditure	Maintenance expenditure
2019-20	£0	£751
2018-19	£0	£509
2017-18	£0	£486
2016-17	£0	£801
2015-16	£999	£999

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	£15.22
Income less expenditure 2019/20	-£751
Income less annualised maintenance 2019/20	-£3,763.44

Local Community Officer's Summary

This pretty Dorset church benefits from the very generous support of the Gallia family.

The church is located directly opposite Nether Cerne Manor, where the resident family very kindly look after the church and churchyard and support the CCT with fundraising activities. Restricted access and the very rural location limit opportunities for fundraising events, but the residents are keen to work with the CCT to develop opportunities such as adding tours of the church to the Historic Houses Association tours of Nether Cerne Manor, as well as planning art exhibitions.

The occasional church services presents an opportunity to review the level of contribution from congregants' collections, given they may be currently unaware of our annualised maintenance liability. This message could be amplified through regular updates to the parish newsletter and inclusion of church reports at parish council meetings. Interest and use by local school 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.

Marketing the venue through location agents for filming, photography, concerts, weddings and additional audio recordings may prove fruitful, but bookings would need to be made with the Gallia family due to the closeness of the church to their home and access being through their property.

A small piscina containing some figures, possibly representing Christ were found in the lady chapel during work after a flood in 2014. Voluntary effort towards further researching these items and interpretation products could encourage group visits as well enriching individual's visitor experience further.

The Community may need to give consideration to supporting the residents of Nether Cerne Manor in caring for All Saints Church, and to review some of the options 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 - September 2020 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), ***one*** *response was received for* ***Nether Cerne All Saints'*** *by the deadline of* ***August 30th****.*

The response received was from a respondent writing in a **personal capacity**, who confirmed that their responses related to **All Saints' Nether Cerne**.

In addressing the question of *a perfect outcome for our work together at the church* the respondent indicated that **improved communication with the CCT would be beneficial and that fundraising the amount required in the Church Plan is going to be difficult at Nether Cerne given the restricted access to the church. The respondent questioned the information in Part A of the church plan in relation to the role that volunteers play.**

In writing about challenges anticipated in respect of repair liabilities and running costs, the respondent indicates that **fundraising the amount detailed in the Church Plan will be difficult due to restricted access to the church.**

Thinking about local life away from the church, in relation to other community projects or activities which might combine with our work to protect the church for the future, the respondent suggested **Dorset AONB, Cerne Abbas Open Gardens (who give 50% of proceeds to local charity each year) and involving Cerne Abbas CE First School in activity.**

Considering if increased use of the church might benefit the community, or if increased use might benefit the church itself, the respondent indicated **that increased use would be disadvantage to Nether Cerne itself due to increased traffic, but the wider community would benefit as it would help to keep the church in good repair, which would be welcomed.**

In relation to identifying conservation priorities for the church, the respondent **indicated the need to make the entrance less slippery and making it clear that the church is always open to visitors.**

Regarding priorities, opportunities or ideas for fundraising the respondent noted **that most opportunities are included in the Local Community Officer's Summary, with the addition of "Art Exhibition".** In respect of means for initiating fundraising activity, the respondent **suggested broadening the volunteer base.** The respondent **did not indicate** if they would be available to participate in fundraising activity.

In seeking respondents' participation in a future group discussion regarding church planning the respondent indicated that **they would be available to meet either in person or through digital meetings.**

In answering our final, open question about any additional church matters not covered in other areas of the survey, the respondent indicated **that some information in Part A is incorrect and that they would have preferred to have received the list of questions along with Part A so that they could give more considered responses. Respondent's amendments are Part A are:**

<u>"Current Use" section - 6th bullet</u>

Gallia family mows the church yard at no cost to CCT

<u>"Collection Review" section - CCT Information Board & Oak Post</u>

These were installed last year at the point where the bridleway is closest to the church.

<u>"Collection Review" section - Nearby attractions</u>

Remove Prince's Farm Tent Site.

Add Maiden Castle, Roman Dorchester, Dorchester Museum (all 6 miles)

“Collection Review” section - Ride & Stride

Due to links with Godmanstone church (active), All Saint’s is a destination for Ride & Striders.

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

Nil

Part C - Community Recommendations

Minutes of Zoom meeting on 17th March 2021

Present: Attendee A

LCO (CCT Local Community Officer)

The idea of potential to use the church as an exhibition space was discussed. The artist who expressed an interest before lockdown has now moved away, so it is not possible to move ahead with an exhibition at present, but the potential is there. It might be possible for an event such as a private view to be included as there is a field that could be used as long as it isn't too wet.

It was reported that lots of visitors are passing through and that chairs have been put out for visitors in the church yard, which have been appreciated.

More could be made of the fact that the church is on the Cerne Valley trail. There are several walks that could start from Nether Cerne or Godmerstone where parking is available.

Nether Cerne is often incorporated in Ride and Stride with Godmerstone and the community welcome the visitors. **ACTION:** Attendee A offered to draw a small walk featuring spots of interest.

LCO thanked Attendee A for the warm welcome that the community offer to visitors, which is appreciated by visitors. One recent visitor very kindly made a donation of £2,000 which will be spent on maintaining the rainwater goods to protect the church from water egress and damp.

Attendee A suggested that champing might be possible at Nether Cerne and would like to hear more. **ACTION:** LCO to send information about champing.

Attendee A confirmed that that the community at Nether Cerne are always happy to consider fundraising opportunities, but are obviously restricted by the location, commitments to harvest in the summer, and parking.

In previous years there has been an Epiphone service, but these were not particularly well attended.

ACTION: LCO to share information about This is My Theatre and Emily Burridge cellist for community to consider performances at Nether Cerne.

CCT Estates Officer has been asked to give tours of the church for the Historic Houses Day and his confirmation of the date is awaited.

The idea of an all year round equivalent to Christmas memory Tree was discussed. This has been done in other churches by inviting visitors to put a pebble into water. It was suggested that this could be replicated with locally collected sea urchin fossils in the font. This idea will be discussed further by the community.

Tina offered perspex stands for signage and text giving posters. Attendee A will let LCO know if they are required.

LCO enquired about the memorial that was on the East wall. Attendee A will locate it. **ACTION:** LCO to ask colleagues about displaying items found in the piscina during the restoration work.

linking with the local historical society was discussed and video material produced at other churches. **ACTION:** LCO to send link to gin trail and other video content produced during lockdown for consideration of projects at Nether Cerne.

Part D - Action Plan

Community Actions

Short term actions (to end June 2021)

- Agree dates for face-to-face or digital meeting to review interim church plan (September 2020 edition)

Medium term actions (to end June 2022)

- Investigate options for recruiting additional volunteers
- Consider local artists that may be interested in holding an Exhibition post Covid-19 restrictions
- Investigate suitability of church for concerts and theatre performances
- Investigate suitability of church for recording and live-streaming of performances
- Discuss potential for regular church related features, parish newsletter and inclusion of church updates in parish council meetings
- Consider options for an all year round alternative to a Christmas Memory Tree
- Identify school parents', governors' and staff's interest in church updates
- Review methods for promoting church to historical societies
- Review prioritisation of and means for repair / conservation works outlined in Conservation report
- Consider means for increasing footfall and consequent donations
- Locate and report back on memorial moved from East wall
- Draft local walk and share with Local Community Officer for website
- Consider the possibility of Champing at the church

Long term actions (to end March 2024)

Complete

Local Community Officer Actions

Short term actions (to end June 2021)

- Publish Part A, B & D as Interim Church Plan to colleagues by end September 2020
- Undertake staff consultation against Interim Church Plan by end November 2020
- By end November 2020 review colleagues' feedback regarding updates to church plan part A, to include:
    - Conservation interpretations
    - Presentation improvements
    - Champing data
- Complete community audit to identify additional survey respondents and participants in face-to-face or digital meetings by end November 2020
- Repeat survey for additional respondents by end January 2021
- Agree dates for face-to-face or digital community meetings by end January 2021
- Resolve updated findings, conclusions and recommendations based on Part A, B & C expressed as short, medium and long-term actions for each site (Part D)
- Publish Church Plan Version '2021-22'
- Investigate sourcing additional volunteers to support existing volunteers to care for the church, put on fundraising events and research the piscina
- Share CCT Cleaning Churches standard and report
- Investigate potential for scheduled cleaning days
- Publish walk around guide
- Review church web page to ensure clear directions and parking information is available for all visitors

Medium term actions (to end June 2022)

- Investigate options for recruiting additional volunteers
- Share information on This is My Theatre and Emily Burridge for consideration for fundraising performance events

- Share examples of video content produced at other churches and work with community to develop opportunities to create video content about Nether Cerne
- Consult with colleagues on possibility on ways to securely display items found in piscina
- Share Champing information with community for consideration
- Investigate suitability of church for recording and live-streaming of performances
- 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
- Consider adding video directions to the church for prospective visitors' information
- Identify school parents', governors' and staff's interest in church updates
- Review methods for promoting church to location agents, wedding companies et cetera
- Review methods for promoting church to historical societies
- Review prioritisation of and means for repair / conservation works outlined in Conservation Report
- Discuss potential with community for a fundraising tea party or barbecue to recognise and acknowledge community support for the church

Long term actions (to end March 2024)

Complete

- Distribution Part A reports for each church to all existing correspondents, together with survey
- Receive, anonymise and collate survey responses and add to Church Plan Part B
- Resolve initial findings, conclusions and recommendations based on Part A & B, expressed as short, medium and long-term actions
- Agree dates for face-to-face or digital meeting to review interim church plan (September 2020 edition)
- Update wall safe signage

CCT Actions Other

Short term actions (to end June 2021)

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

Medium term actions (to end June 2022)

Long term actions (to end March 2024)

Complete

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 (Not Including Twice-Annual Maintenance Visits)

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,	Annual servicing of the heating system to ensure the efficiency and	1	£ 384.00	£ 9,600.00

servicing	safe working order of the boiler etc.			
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	9	£ 450.00	£ 1,250.00

	all required repairs will be created.			
Roof overhaul	Roofs require constant minor maintenance with a major overhaul every seven years	7	£ 2,500.00	£ 8,928.57
Clock maintenance	An annual service of the clock with minor repairs and checks to ensure good timekeeping	1	£ 140.00	£ 3,500.00
Tree inspection	A five yearly inspection of all the trees in the churchyards we are responsible for to check for defects and enable us to plan for any required works.	5	£ 225.00	£ 1,125.00
Churchyard maintenance	Grass cutting and minor trimming of plants and bushes etc.	0.5	£ 200.00	£ 10,000.00
Overheads	Office costs to support maintenance planning etc.	1	£ 20.00	£ 500.00
Staff Costs	Staff costs incurred in preparing the required inspections and reports	1	£ 97.00	£ 2,425.00
TOTAL (Excluding VAT)				£107,598.57
TOTAL (Excluding VAT) / 25 years				£4,303.94

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	Total
Langport, Somerset	£10,472.40	£2,765.60	£3,809.94	£3,128.00	£20,175.94
Emborough, Somerset		£2,024.30	£1,378.49	£2,625.00	£6,027.79
Chiselhampton, Oxfordshire	£10,156.29	£2,696.40	£5,864.11	£1,705.00	£20,421.80
Wolfhamcote, Warwickshire		£3,001.00	£2,213.77	£1,624.00	£6,838.77
Holme Lacy, Herefordshire		£4,368.80	£4,758.55	£1,004.00	£10,131.35
TOTAL	£20,628.69	£14,856.10	£18,024.86	£10,086.00	£63,595.65