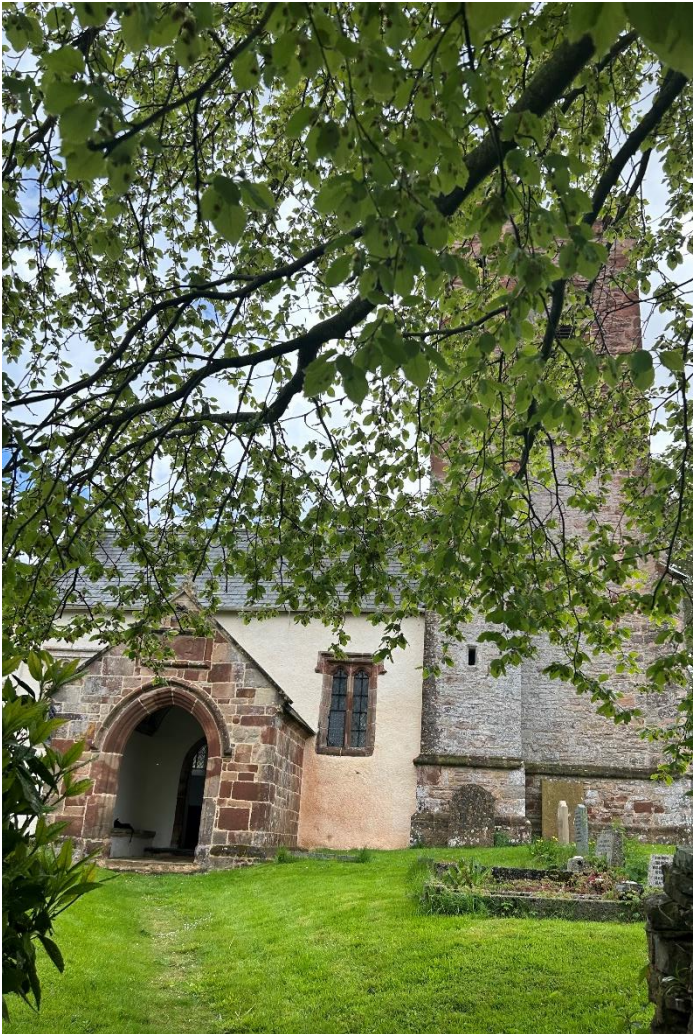




# **ALL SAINTS' CHURCH, DODINGTON**

## **CHURCH PLAN**

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### **Introduction**

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

Church Introduction and Statement of Significance  
Current Use (bookings) and voluntary activity  
Church Information  
Conservation Reports  
Income, Expenditure and Balances  
Local Community Officers Report

#### **Part B - Survey**

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

#### **Part C - Community Recommendations**

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

#### **Part D - Action Plan**

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

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## Introduction

The Churches Conservations Trust's strategy is to empower and support communities to care for historic places of worship, for the benefit of all. A sustainable CCT church is well used by its community(ies), generates sufficient funds for the maintenance that keeps it in a good state of repair and is able to raise funds for specific repair and improvement projects. Local Community Officers facilitate this through their work with the community to co-create Church Plans.

Church plans are a living document which combines information on the church's history, significance, maintenance and repair needs and the current use of the church, with feedback and recommendations from the community, and concludes with an action plan setting out agreed short, medium and long term goals to support the sustainable use and care of the church.

## Part A - Current Report

### Church Introduction & Statement of Significance

All Saints Church at Dodington in the parish of Holford, Somerset, was rebuilt and enlarged in the 15th century. It has been designated by English Heritage as a grade I listed building.

Its chief points of interest include the C16 wagon roof in the nave, the medieval stained glass in the east window, which, although fragmentary, is of excellent quality, and the altar table which has a Jacobean base and legs.

In the church is a memorial to Admiral Sir Edward Codrington. The Church forms an important group with the well-conserved Tudor Dodington Hall to the east and the old rectory to the north.

The nave was refenestrated and re-roofed in the 16th century, and the chancel refenestrated early in the 17th century, having been previously rebuilt in the 15th century. A chapel was added in 1610, and the upper stage of the tower added in 1772. New pews were added in 1874 and further restoration, including the building of the lych gate took place after World War I.

All Saints' was vested with the Churches Conservation Trust in 2016.

### Current use (bookings) & voluntary activity

Following the vesting of All Saints' Church with CCT an extensive programme of repairs has been undertaken which has included renewing all the roof coverings, replacing the rainwater goods, and digging French drains and a soak away. In addition the walls to the nave, chancel and family chapel have been re-rendered externally and re-plastered internally, the church has been re-wired, a new lighting system installed, and a lightning conductor fitted.

In 2019 the repair work on the roof was shortlisted for the Society for the Protection of Ancient Building's John Betjeman Award, acknowledging it as one of the top four repair projects to churches in the country. All remaining work on the bells has been completed, and the interpretation resources for the church have been installed. The church is now open.

The church benefits from extremely generous support and care from the local community, and in addition to a guided tour of the church, a community cream tea was held to celebrate the completion of the bulk of the repairs.

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## Church Information

Open Churches Policy status:	Open
Local Community Officer:	Marie Leverett
Current project:	None
Cleaning schedule:	Regular
Welcome table:	Installed
Keyholder role:	Fulfilled
Key representative role:	Fulfilled
Area volunteer role:	Surplus to requirements
Fundraising roles:	Vacant and necessary
Stewardship roles:	Surplus to requirements
Research, interp & talks role:	Vacant and necessary
Accessibility details:	Provided via CCT website
CCT silver plaque:	Not installed, not due
CCT information board:	Not installed (for affix to noticeboard)
Oak post:	Not installed, not needed
CCT freestanding board:	Not installed
Wall safe poster:	Not installed
CCT A board:	Not installed
Gift Aid envelopes:	Provided
Visitor book:	Provided
Building services:	Electric lighting
Parking:	Limited, two spaces on verge by road
Organ:	None
Churchyard:	Not owned by CCT
Ringable bells:	Yes, rehung for ellacombe chime
Pews:	Sound, no defects
Fire rated capacity:	80
Seating capacity:	50
Site plan:	Available
Roof alarm:	Uninstalled
CCTV:	Uninstalled
Individual item security measures:	Uninstalled

Nearby attractions:	Quantock Hills AONB, Mendip Hills AONB, Dunkery & Horner Wood National Nature Reserve, Bridgwater, Weston-Super-Mare, Glastonbury, and other nearby CCT churches: Otterhampton, Elworthy, Sutton Mallet and Uphill.
Social media presence:	Nil
Images on CCT website:	One
Regular feature parish news:	Not known
Services per year:	4
CofE support for services:	Yes
Christmas memory tree:	No
Tea Party:	No
Heritage Open Days:	No
Ride & Stride:	No
Champing:	No
Retail:	No
Risk assessment general:	Done
Risk assessment fire:	Done
COSHH listing:	None
Portable appliance listing:	None
Security Audit:	?
Children's explorer cart:	No, surplus to requirements
Children's trail:	No (children's baskets created for church)

## Conservation reports

<p><b>Annualised maintenance costs (Exclusive of VAT):</b>  <b>Annualised maintenance costs express the total costs of church maintenance divided by 25 years. Every forecasted cost which relates to the maintenance of this church over a period of 25 years is included. Any anticipated repairs are excluded. A list of typical maintenance tasks for any historic church, forecast over the period, is available to view at Appendix 2.</b></p>	£3,367.16
<p>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.</p>	£700.80
<p><b>Other maintenance costs total (Exclusive of VAT):</b>  <b>Additional maintenance needs discovered during twice-yearly maintenance visits.</b></p>	None
<p><b>Total medium term repairs:</b>  <b>More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications (costed and listed individually below).</b></p>	£3,500.00
- Limewash every 8-10 years	£3,500.00
<p><b>Total long term repairs:</b>  <b>Items which are known to require works in the longer term but which are not essential in the near future (costed and listed individually below).</b></p>	£3,750.00
- Repaint rainwater goods every 12 years	£3,750.00
<p><b>Total desirable repairs:</b>  <b>Repairs which are not essential to the conservation health of the church but which might improve aesthetics or usability of the building.</b></p>	None
<p>All cost figures are estimates, exclusive of VAT and professional fees.</p> <p>VAT is charged at 20% of the total costs and can sometimes be recovered. Professional fees vary, but are either charged at an hourly rate or as a percentage of the total project cost. These are usually charged only on larger or more complex projects.</p>	

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## Income, Expenditure & Balances

### Income

Year	Wall Safe	Service Collection	Services Fees	Events	Third Party Hire	Total Income
2022/23	£0	£565				£565
2021/22						
2020/21						Not available
2019/20						Not available
2018/19						Not available
2017/18						Not available
2016/17						Not available

### Visitors

Year	Visitors	Wall safe income per visitor
2022-23	967	0
2021-22		
2020-21	Not available	Not available
2019-20	Not available	Not available
2018-19	Not available	Not available
2017-18	Not available	Not available
2016-17	Not available	Not available

### Expenditure

Total spend since vesting (non maintenance): Not available

	Conservation (repair) expenditure	Maintenance expenditure	Utilities expenditure
2022-23	£0	£2200	-£52
2021-22	Not available	Not available	Not available
2020-21	Not available	Not available	Not available
2019-20	Not available	Not available	Not available
2018-19	Not available	Not available	Not available
2017-18	Not available	Not available	Not available
2016-17	Not available	Not available	Not available

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Income less expenditure 2022/23 -£1635

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

Income less annualised maintenance 2022/23 -£3128

(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 Jul 2019 Not available

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## Local Community Officer's Summary

This beautiful church is cared for by a very dedicated local volunteer, who also organises four services a year. These services are very helpful in increasing visitor numbers, and the service collections and wall safe donations make a very helpful contribution to CCTs ongoing annualised maintenance costs.

The church has a tiny local population which makes it very difficult to organise and get support for further activities and events to increase the use of the building and to raise additional income. Ideas such as musical concerts, theatre performances, lecture or speaker events, art or photography exhibitions, craft skills events, plant and seed sales/swops etc are beyond the scope of the dedicated local community volunteer who already helps CCT substantially with church maintenance and care and organising services.

There are possibilities for the church being used by location agents for filming and photography, and weddings or blessings would also be possible depending upon Archbishops Special Licenses being obtained.

Additional marketing of the Church could focus on local historical, Archaeology, ecological or other relevant special interest societies with an interest in the history of the local area. If a local volunteer was interested in learning about the architecture and history of the church it may be possible to offer tours to visiting groups to encourage footfall, interest and donations (eg for Heritage Open Day or ticketed special events during the Summer). The Church could also be promoted through inclusion on local walking routes or heritage trails, including routes linking up with other nearby CCT churches (or active Church of England churches).

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



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## 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 **All Saints' Church, Dodington** by the deadline of **August 31st**.

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

In addressing the question of **a perfect outcome for our work together at the church and what they would like to see happen in terms of community involvement and other use of the building** the respondent indicated the following:

- The church remaining open and unlocked for quiet reflection: 1 person

In writing about challenges anticipated in respect of repair liabilities and running costs, the respondent indicated that **the challenges they anticipated for a sustainable future at the church included:**

- Parking is limited and high visitor numbers are unlikely: 1 person
- There are limited numbers of community members to fundraise or volunteer: 1 person
- However the recent repair programme should mean it only needs low cost routine maintenance: 1 person

Thinking about local life away from the church, when asked **which other community projects or activities might combine with our work to protect the church for the future**, the respondent stated the following:

- The community is approximately 30 people, there is no other local community project: The recent repair programme should mean it only needs low cost routine maintenance: 1 person

Considering **if increased use of the church might benefit the community, or if increased use might benefit the church itself**, the respondent replied:

- No: 1 person
  - Less than a third of the 30 residents of Dodington were involved with the church, and nearby villages have their own church, so there is no unfulfilled requirement for increased community use of All Saints: 1 person

In relation to identifying **the most important conservation priorities for the Church**, the respondent stated:

- Only routine maintenance and periodic inspections should be required: 1 person

Regarding priorities, opportunities or ideas for fundraising, the respondent suggested the following **ideas and opportunities for fundraising** for the church:

- This is problematic due to insufficient residents young enough to be actively involved: 1 person
- Unable to actively fundraise due to other commitments: 1 person

Also when asked what would be **the best ways to get started with the above suggested fundraising** the respondent stated:

- Skipped the question: 1 person

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When asked whether they would be **interested and available to take part in future fundraising** the respondent answered accordingly:

- Skipped the question: 1 person

In seeking the respondents' **participation in a future group discussion regarding church planning**:

- Available either in person or through digital meetings: 1 person
- Available in person only: 0 people
- Available via phone or digital meetings: 0 people

In answering our final, open question about **any additional church matters not covered in other areas of the survey**, the following response was received:

- Skipped the question: 1 person

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

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## **Part C - Community Recommendations**

### **Summary of Community Meeting 1: 5<sup>th</sup> May 2023**

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

##### **Postcards to sell**

M has some historic postcards of Dodington to sell in the church for a donation to the CCT. The LCO left it to M to decide on an appropriate donation request amount.

##### **Services**

M organises four services a year but it is difficult going forwards because there's currently no incumbent vicar.

##### **Fundraising**

M is currently the only CCT volunteer at Dodington and their work is greatly appreciated. There are very few people (about 30) in the parish so low potential for getting more people involved in fundraising and event organising at All Saints. Ideas for increasing visitor footfall should be prioritised. Getting a brown 'historic church' sign and getting Dodington into the CCT's Somerset Guide brochure would help.

### **Summary of Community Meeting 2: 18<sup>th</sup> Oct 2023**

#### **Attending: Local Community Officer and 2 members of the community**

##### **Publicity**

Brown signs – the CCT made an application to Somerset County Council for a brown sign at Dodington. The LCO still needs to follow this up.

Leaflets – we are nearing the end of the print run for the Somerset guide leaflets. There is currently no plans to print more but the LCO has raised the issue of Dodington not appearing in either the printed guides or online PDF version.

##### **Maintenance checks**

There was some discussion about whether there could be a way of letting volunteers know about when contractors will visit so they know it is a CCT contractor at the church. M also wanted a better understanding of what the maintenance contractors do when they visit.

##### **Fundraising**

S is interested in organising a concert fundraiser at All Saints, Dodington. It would be held in the summer months since there is no heating at the church. M can help with local publicity.

### **Summary of Community Meeting 3: 20<sup>th</sup> Feb 2024**

#### **Attending: Local Community Officer and 2 members of the community**

##### **Fundraising**

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The concert idea was discussed further. S will approach local musicians about supporting the event as a fundraiser for All Saints. It was decided that August would be a good date and the price of £10/head the right amount.

### **Maintenance checks**

M noted that the door was catching on the floor. The maintenance contractor put a cut up plastic pot/container around the hinges. It's solved the problem but looks unusual/out of character. Do the maintenance contractors go up the tower when they visit as M is never asked for the key.

## **Part D - Action Plan**

### **Community Actions**

#### **Short Term Actions (to end Sept 2024)**

- S to investigate the 2024 concert with local musicians, with publicity/logistical support from M

#### **Actions complete (to end Sept 2023)**

- C1 to try selling the Dodington postcards in the church.
- C1 is currently already organising services for the church and will continue to do so for now.

### **Local Community Officer Actions**

#### **Short Term Actions (to end March 2024)**

- Look at finances to check income from M
- Ask conservation re door and tower visits by maintenance
- Send volunteer application form to S

#### **Medium/Long Term Actions (to end Feb 2026)**

- Consider means for increasing additional public interest, footfall and consequent donations
- Identify means and suitability of the sponsored Christmas Memory Tree initiative
- Review methods for promoting church to historical, archaeological or ecological societies, and inclusion in local heritage trails or walking/cycling routes.
- Review methods for promoting church to location agents, wedding companies etc
- Consider potential for introduction of venue to prospective new participants for events, hires, group visits etc

#### **Actions complete (to end Sept 2023)**

- The LCO has investigated the application for a brown sign. It was not successful at Dodington as the village itself is clearly sign posted.
- Look into getting Dodington All Saints added to CCT's Somerset Guide. Update: There are currently no plans to reprint the Somerset Guide once the print run ends but the LCO will keep this action active in the hope that Dodington All Saints can at least be added to the online guide (this has been requested).
- Discuss what last year's £2200 spend at Dodington was for with the Estates Officer and also whether there can be better communication re maintenance contractor visits [discussed with conservation – very difficult to achieve this as maintenance contractors often visit ad-hoc or last minute].

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## Appendix 1: Summer 2020 Questionnaire

1. This is the first of fourteen questions in the survey - thank you in advance for working through each one. First of all, we need to know if you're completing the survey on behalf of an organisation or writing in a personal capacity (If you're writing on behalf of an organisation, please use the text box to let us know which one. Thank you!)
2. Which church are you writing about? (Don't worry, you can complete additional questionnaires for other sites if you like!) Please state the location and dedication, as in 'Sapperton, St. Kenelm's'. Thank you.
3. People are involved with our sites in so many different ways. In your own words, please describe your relationship with the church building.
4. Some people are actively involved at the churches we look after together. If you're part of this group, tell us about your involvement. Cleaning, attending services and fundraising are just a few of the most frequent activities we share, but we'd appreciate as much detail as you might be happy to provide.
5. In your own words, and having reviewed 'Part A' of our church plan (sent to you by email with the invitation to this questionnaire), please describe a perfect outcome for our work together at the church. What would you like to see happen in terms of community involvement and other use of the building?
6. Bearing in mind the repair liabilities and running costs described in the report you've read, what challenges do you anticipate for a sustainable future at your church?
7. Thinking about local life away from the church, which other community projects or activities are you aware of that could combine with our work to protect the church for the future?
8. Here are two questions together... Could increased use of the church benefit the community? How would this increased use benefit the church itself?
9. What do you think are the most important conservation priorities at your church? For each or all of these priorities, please also let us know about any ideas you have for addressing them.
10. Income and expenditure for the church is detailed in 'Part A' of the report we sent you. Addressing conservation priorities will entail finding new ways to raise funds. Tell us about any ideas or opportunities you have identified for raising additional income at the church.
11. What do you think might be the best ways to get started with any fundraising activities you have suggested?
12. If you don't already, would you be interested and available to take part in future fundraising activity?
13. Almost done! We'd like to invite you to join us in a group discussion about the church later this year, either in person or through 'phone / video conference. Would you be willing to join the discussion?
14. Last question! Is there anything else you'd like to share about your interest in the church which we haven't asked you already? Otherwise, thank you again so much for reflecting on the future of the church through your answers.

## Appendix 2: Typical Maintenance Tasks Forecast - 25 Years

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	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

electrical fittings				
Replacement of lamps	General wear and tear - Bulbs require regular replacement. Note LED bulbs will be used where possible	2	£ 250.00	£ 3,125.00
Heating installation, servicing	Annual servicing of the heating system to ensure the efficiency and safe working order of the boiler etc.	1	£ 384.00	£ 9,600.00
Roof alarm, servicing	Roof alarms require annual servicing to check that the system is in good working order and to replace minor parts such as the batteries in sensors.	1	£ 316.80	£ 7,920.00
Rainwater goods, redecoration	All external rainwater Goods (RWG) require redecoration as they are in exposed locations and are exposed to significant amounts of water. The redecoration significantly extends the lifespan of the RWGs and ensures that they are working correctly and are securely fixed in position.	7	£ 1,560.00	£ 5,571.43
Internal & external ironwork redecoration	Redecorating the ironwork prolongs the life of the item and improves the aesthetic of the church. The redecoration of ironwork also provides a good opportunity to inspect the item for damage.	7	£ 1,500.00	£ 5,357.14
External joinery, redecoration	Redecorating external joinery prolongs the life of the item and improves the aesthetic of the church. The redecoration of ironwork also provides a very good opportunity to inspect the item for damage.	7	£ 1,875.00	£ 6,696.43
Window repairs	Minor repairs to the windows such as broken panes of glass, replacement of glazing bars, mortar repairs or lead work repairs are important to exclude the weather and birds and other animals.	5	£ 350.00	£ 1,750.00
Bell maintenance	Bells require ad hoc inspection and minor maintenance to fixtures and fittings	5	£ 235.00	£ 1,175.00
Condition inspection report, all specialists	We have a 9 yearly architect or surveyors inspection plan. When the survey is undertaken all elements of the church will be inspected and a prioritised plan for all required repairs will be created.	9	£ 450.00	£ 1,250.00
Roof overhaul	Roofs require constant minor maintenance with a major overhaul every seven years	7	£ 2,500.00	£ 8,928.57
Clock maintenance	An annual service of the clock with minor repairs and checks to ensure good timekeeping	1	£ 140.00	£ 3,500.00
Tree inspection	A five yearly inspection of all the trees in the churchyards we are responsible for to check for defects and enable us to plan for any required works.	5	£ 225.00	£ 1,125.00
Churchyard maintenance	Grass cutting and minor trimming of plants and bushes etc.	0.5	£ 200.00	£ 10,000.00
Overheads	Office costs to support maintenance planning etc.	1	£ 20.00	£ 500.00
Staff Costs	Staff costs incurred in preparing the required inspections and reports	1	£ 97.00	£ 2,425.00

The total cost over 25 years for this example of a typical church is £107,598.57 (exc. VAT)

The average yearly cost for this example of a typical church is £4303.94 (exc VAT)

### Appendix 3: Typical Maintenance Tasks Forecast - (Twice-Annual Maintenance Visits)

Item	Method & Purpose
Gutters, downpipes and gully clearance	Gutters, hoppers and downpipes are easily blocked by leaves and debris both windborne and dropped by birds which can lead to overflowing and water damage to the building.
Roof, inspection & replacing slipped/missing slates/tiles	Over time some slates/tiles or the pegs/nails which hold them will reach the end of their useful lifespan. When this happens it will allow slates to move from their correct position which can let rain in to the building and potentially poses a risk to visitors as the slate/tiles can fall.
Vegetation, control of growth	Overgrown vegetation against walls and buildings can hold moisture against the building potentially causing damage and some plant species are invasive. Vegetation can also obscure the building hiding potential damage and can provide shelter for vermin such as mice.
Tower stairs & boiler room steps, sweeping	Leaves and other debris can build up on steps which could lead to accidents if people slip. Regular sweeping reduces the risk for potential accidents.
Principal steps and paths, clearance	Leaves and other debris can build up on steps which could lead to accidents if people slip. This is especially the case for churches with trees in the area. Regular sweeping of the steps reduces the risk for potential accidents.
Wall Safe, servicing	Servicing of the wall safe helps to ensure that the donations can be easily collected and also checks to ensure that there hasn't been an attempt to steal from the safe.



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## Appendix 4: Typical Champing™ Arrangements and Related Income

Champing™ is the exclusive overnight hire of a church to visitors. Camp beds and chairs are set up inside the church, along with tea making provisions, battery lighting, and cushions and blankets to give guests a cosy stay.

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

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

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

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

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

Church	2017	2018	2019	2020	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