



**Churches
Conservation
Trust**

UPPER ELDON ST. JOHN THE BAPTIST'S

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

The Church of St John the Baptist, Upper Eldon, is a redundant Anglican church in the parish of King's Somborne, Hampshire, England. It is recorded in the National Heritage List for England as a designated Grade II* listed building, and is under the care of the Churches Conservation Trust. The church stands in the grounds of Eldon House, to the east of the A3057 road, some 4 miles (6 km) south of Stockbridge.

The church was built in the later part of the 12th century. By the 18th century its condition was dilapidated and the east wall was rebuilt in 1729. Its fabric subsequently deteriorated again, and in 1864 it was being used as a cowshed. Its condition continued to be bad, and in 1973 it had the appearance of a farm building, and a report stated "Its sole occupant is a beautiful white owl". The church was declared redundant on 21 December 1971, and it was vested in the Redundant Churches Fund (the forerunners of the Churches Conservation Trust) on 31 May 1973. In 1975 the church was repaired, including re-tiling the roof and re-plastering the interior. Further repairs were undertaken in 1984. The church is open daily for visitors.

St John's is constructed in flint rubble, partly rendered, with stone dressings. The rebuilt east wall is in brick, and the roofs are tiled. Its plan consists of a single rectangular cell 32 feet (9.8 m) long by 16 feet 8 inches (5.1 m) long. The north wall contains two original single-light windows about 15 inches (0.4 m) wide and 3 feet (0.9 m) tall. At the east end of the north wall is part of another window that was cut in half when the east wall was rebuilt. The west wall contains one similar window, as does the south wall which also contains another window cut in half. The east wall contains another similar window, a wider 19th-century copy of the original windows. At each corner of the church is a buttress. Around the rest of the church, other than along the east end, is a moulded string course at the level of the window sills. In the south wall is a doorway with a pointed arch that was rebuilt in the 20th century. Around the church are nine consecration cross stones. Each of these consists of a circle in which there are five holes which formerly held metal crosses.

Current use (bookings) & voluntary activity

The Church of St John the Baptist currently enjoys permission from The Church of England for six Sunday services each year and four additional services on an occasional basis. In recent years occasional services have been held in this small and rural church. In recent years the residents of Eldon House (the church being situated within their grounds) hosted a tea party.

Voluntary activity undertaken by the residents of Eldon House (although not official CCT volunteers) and the Area Volunteer

- Cleaning as required
- Remittance of wall safe funds
- Ad hoc reporting of building change

Collection Review

Open Churches Policy status:	Unlocked
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:	Vacant
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, no CCT noticeboard to affix to

Oak post:	Not installed
CCT freestanding board:	Not installed
Wall safe poster:	Installed
CCT A board:	Not installed
Gift Aid envelopes:	Provided
Visitor book:	Installed
Building services:	None
Parking:	Limited to two spaces on verge opposite entrance to Eldon House
Organ:	Harmonium
Churchyard:	Not owned by CCT
Ringable bells:	No
Pews:	Chairs only
Fire rated capacity:	60
Seating capacity:	50 chairs and 2 children's benches
Site plan:	Unavailable
Roof alarm:	Uninstalled
CCTV:	Uninstalled
Individual item security measures:	Uninstalled
Nearby attractions:	Danebury Hill Fort, Houghton Lodge Gardens, Danebury Vineyards at Nether Wallop, Mottisfont Historic House, Winchester Cathedral, Sir Harold Hilliar Gardens and the Museum of Army Flying at Middle Wallop
Public transport:	Dunbridge Train Station (3.1 miles)
Social media presence:	Nil
Images on CCT website:	One of two
Regular feature parish news:	No
Services per year:	1+
CofE support for services:	Yes
Christmas memory tree:	No
Tea Party:	No
Historic Church Tour:	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, but possible
Risk assessment general:	Current
Risk assessment fire:	Current
COSHH listing:	Current
Portable appliance listing:	Current
Security Audit:	Current
Children's explorer cart:	No, surplus to requirements
Children's trail:	No

Conservation reports

<p>Annualised maintenance costs (Exclusive of VAT):</p> <p>Annualised maintenance costs express the total costs of church maintenance divided by 25 years. Every cost which relates to maintenance is included except the twice-yearly maintenance visit. Any anticipated repairs are also excluded. A list of typical maintenance tasks for any historic church, forecast over the period, is available to view at appendix 2.</p>	£1,828.44
<p>Routine maintenance costs (Per annum and exclusive of VAT):</p> <p>Total cost of two maintenance visits per year exclusive of any additional maintenance items included above. A list of the maintenance tasks included in the twice-annual maintenance visits is available to view at appendix 3.</p>	£1,356.00
<p>Other maintenance costs total (Exclusive of VAT):</p> <p>Additional maintenance needs discovered during twice-yearly maintenance visits, costed and listed individually below.</p>	£425.00
- Clean church	£200.00
- Monitor cracks	£150.00
- Clean biological growth	£75.00
Total short term repairs:	

Small scale items of limited cost which could be fulfilled with minimal fundraising.	£7,600.00
- External nave wall repairs	£6,800.00
- Re-lead East window	£800.00
Total medium term repairs: More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications.	£14,500.00
- Remove pebbledash render and replace with lime render	£12,000.00
- Internal nave walls - fill cracks and minor repointing	£2,500.00
Total long term repairs: Items which are known to require works in the longer term but which are not essential in the near future.	£3,500.00
- south door - extend door and paved area	£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	Total Income
2019/20	£46	£46
2018/19	£62	£62
2017/18	£51	£217
2016/17	£106	£428
2015/16	£106	£241

Visitors

		Wall safe income per visitor
2019-20	868	£0.05
2018-19	1,049	£0.06
2017-18	868	£0.06
2016-17	1,338	£0.08
2015-16	1,156	£0.09

Expenditure

Total spend since vesting 31st May 1973 (non maintenance): £22,252

	Conservation (repair) expenditure	Maintenance expenditure
2019-20	£0	£2,034
2018-19	£0	£1,356
2017-18	£0	£512
2016-17	£0	£851

2015-16	£0	£0
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Balances

The restricted balance is the amount of money which has been covenanted or restricted for expenditure at the church. Any expenditure needs to match the terms of the covenant under which the money was donated, for example, a term expressing that a donation is intended for roof repairs only.

Restricted Balance Report Jul 2019	£1,920.83
Income less expenditure 2019/20	-£1,988
Income less annualised maintenance 2019/20	-£1,782.44

Local Community Officer's Summary

This small and isolated Hampshire church set in the grounds of Eldon House benefits from the care of the residents of Eldon House (the church being situated within their grounds) and an Area Volunteer. Additional members of the community support the church by attending services.

The occasional church services present 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 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.

Marketing the venue through location agents for filming, photography, concerts, small weddings and audio recordings may prove fruitful, but numbers attending would need to be limited due to the location of the church and limited parking on the road. Additional marketing could focus on historical societies with an interest in local history, (as well as to the Ride & Stride scheme), seeking bookings to tour the church alongside other popular Hampshire venues with a related connection. Voluntary effort towards research and updating interpretation

products could facilitate encouragement of these bookings at the same time as enriching the visitor experience further.

Additional revenue could derive from promotion of local, sympathetic businesses seeking to promote services and products through signage at the church.

The community might also like to consider fundraising events such as concerts, theatre performances with the permission of the owners of Eldon House for access to the Church for an event.

The Community may need 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 **Eldon St John the Baptist** after the deadline of **August 30th**.*

The response received was from a respondent writing on behalf of an organisation, who confirmed that their responses related to **St. John the Baptist Eldon**.

In addressing the question of *a perfect outcome for our work together at the church* the respondent indicated **that the community at Eldon is small, and no-one living there is actively represented in the benefice church community. When there is a benefice service 60 people attend from the 5 open churches in the benefice who are pleased to support the faith perspective of the building. The benefice have never seen that the wider benefice has a responsibility for the church at Eldon and cannot assume such a responsibility. The building is very out of the way and is closer to Kings Somborne than Michelmersh by road, although not across the fields.**

In writing about challenges anticipated in respect of repair liabilities and running costs, the respondent indicates **that the benefice does not see St John's as as their church and that it has been under the care of CCT and their predecessors for a very long time, expressing recognition that the maintenance costs far out strip any income generated.**

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 indicated **that they are not aware of any in the benefice villages.**

Considering if increased use of the church might benefit the community, or if increased use might benefit the church itself, the respondent indicated **that it would be difficult to imagine increased use given the lack of volunteers and parking and the fact that the church is in the grounds of Eldon House.**

In relation to identifying conservation priorities for the church, the respondent indicated that the **benefice is prioritising the 5 open churches and would not have resources to support Eldon.**

Regarding priorities, opportunities or ideas for fundraising the respondent noted **that they have none.** In respect of means for initiating fundraising activity, the respondent indicated that they have **none.** The respondent also indicated that they would **not** 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 not be willing to participate.**

In answering our final, open question about any additional church matters not covered in other areas of the survey, the respondent indicated **regret that they are not in a position to become involved at this point.**

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

In response to the information shared in Part A:

The church is believed to be in the Parish of Michelmersh, rather than Kings Somborne.

The church stands in the private grounds of Eldon House.

The church is 16ft 8 inches wide, rather than long.

There are no official volunteers fulfilling the cleaning role.

Best public transport routes are via Houghton or Stockbridge.

Respondent suggests that retail would not be possible.

Respondent highlights that the church is in the grounds of Eldon House with pedestrian access only.

Respondent highlights that access and location of the church restricts the number of people who could attend events or activities at the church.

Respondent recommended the sale of a book about the church to raise additional revenue and an honesty box for sale of Christmas cards.

Part C - Community Recommendations

Minutes from telephone consultation on 25th January 2021

Present: Attendee A

LCO (CCT Local Community Officer)

Attendee A reported that there are more passing cycling and walkers with Covid 19 restrictions in place with people out getting their exercise.

Attendee A updated that local Historic Society have done trails in the past that have incorporated the church and a tea party was organised in recent years, but not much participation.

It was agreed that it would be a good idea to create a walking route incorporating the church to increase footfall.

ACTION: LCO to talk to Romsey History Society and ask if they have a walking route incorporating the church.

Farleigh Chamberlain is a nearby church (although visitors need to request a key to enter) that could be incorporated in a walk.

A walk from Farleigh Mount could be created to link in with Clarendon Way (middle section).

It would be possible to start at the HCC woodland behind Sparsholt (where there are car parks), on to Farleigh Mount, then on to Ashleigh, Little Somborne, and then on to Stockbridge (either drive via main road or cycle through Cowdrove) and Houghton to Stockbridge.

Alternatively, the route could turn left at Kings Somborne if driving towards Romsey on 3057 (Bear and Ragged Staff Pub at this point), after 2-3 miles turn right to Mottisfont. Kimbridge Farm Shop is near Mottisfont and there is Mottisfont Abbey.

It was agreed that option to increase income at Eldon is limited due to parking, location and size of the church, but a range of leaflets with walk could potentially increase income along with the sale of postcards.

ACTION: LCO to ensure that there is a reminder on website about access and no dogs and for bikes to be left outside. The notice should also highlight that there is limited parking only on verge on other side of the road.

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)
- Investigate potential for scheduled cleaning days - church is clean as and when needed

Medium term actions (to end June 2022)

- Investigate options for recruiting additional volunteers
- Discuss potential for regular church related features, parish newsletter and inclusion of church updates in parish council meetings
- Investigate participation in Ride & Stride scheme
- Identify school parents', governors' and staff's interest in church updates
- Review the level of contribution from congregants' collections, given they may be currently unaware of our annualised maintenance liability
- Consider means for increasing footfall and consequent donations

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'
- Share CCT Cleaning Churches standard and report
- Make links with historic society
- Add walks to website
- Update access information on website
- Investigate potential for scheduled cleaning days
- Review church web page to ensure clear directions and access information available for all visitors

Medium term actions (to end June 2022)

- Investigate options for recruiting additional volunteers
- Publish walk around guide
- Investigate suitability of church for recording and live-streaming of performances
- Investigate participation in Ride & Stride scheme

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- 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
 - Identify means and suitability of Christmas card sales and the sponsored Christmas Memory Tree initiative
 - Identify school parents', governors' and staff's interest in church updates
 - Review the level of contribution from congregants' collections, given they may be currently unaware of our annualised maintenance liability
 - Review methods for promoting church to historical societies

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?

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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 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