



**Churches
Conservation
Trust**

ALL SAINTS' CHURCH, SHORNCOTE

CHURCH PLAN



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Version Updated June 2023

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 is a historic Anglican church in Shorncote, Gloucestershire, under the care of The Churches Conservation Trust. It is recorded in the National Heritage List for England as a designated Grade II* listed building.

All Saints dates from about 1170. Alterations were made to it, including the addition of a bellcote, in the 14th century. The church was restored by William Butterfield in 1883. The church was declared redundant on 1 July 1984, and was vested in The Churches Conservation Trust on 18 March 1987.

The church is in Norman style. It is constructed in stone rubble, with stone slate roofs. The plan consists of a nave with a north aisle and a south porch, and a small chancel. On the east gable of the nave is a double bellcote, over which is a pierced quatrefoil. In the west, south and east walls are two-light windows. The south doorway is Norman, with Early English capitals on the outer columns. On the south side of the chancel is a priest's door between two straight-headed Perpendicular windows. Inside the church are wagon roofs. The chancel arch is narrow and pointed and contains 15th-century gates. The arch is decorated with Norman style carving. The font is also Norman. In the chancel is a piscina and a credence shelf dating from the 14th century, and in the north wall is a 15th-century Easter Sepulchre. On the chancel walls are medieval wall paintings depicting patterns and foliage. The pulpit dates from the early 18th century and has a tester suspended above it. Also in the church are the Royal coat of arms carved in stone.

Current use (bookings) & voluntary activity

All Saints' is currently not used for either services of worship or for public performances.

There is no known voluntary activity at the church.

Church Information Summary

Open Churches Policy status:	Open
Local Community Officer:	Isobel Milne
Current project:	None
Cleaning schedule:	None
Welcome table:	Maintains stock of current leaflets (note unavailability of future leaflets for re-stock)
Keyholder role:	Not required
Key representative role:	Vacant
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 website
CCT silver plaque:	Installed
CCT information board:	Not installed, overdue (for affix to noticeboard)
Oak post:	Not installed, not needed
CCT freestanding board:	Not installed
Wall safe poster:	Installed, current
CCT A board:	Not installed
Gift Aid envelopes:	Provided
Visitor book:	Installed
Building services:	None
Parking:	Limited, two spaces adjacent to church yard
Organ:	None
Churchyard:	Not owned by CCT, not maintained by Local Authority
Ringable bells:	No
Pews:	Sound, no defects
Fire rated capacity:	120
Seating capacity:	60
Site plan:	Unavailable

Roof alarm:	Uninstalled
CCTV:	Uninstalled
Individual item security measures:	Uninstalled
Nearby attractions:	All Saints' Somerford Keynes, Cotswold Water Park, Sapperton St. Kenelm's, Cirencester, Rodmarton Manor
Social media presence:	Nil
Images on CCT website:	One of four
Regular feature parish news:	No
Services per year:	Nil
CofE support for services:	Unknown
Christmas memory tree:	No
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
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): 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>	£2,414.44
<p>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.</p>	£552.00
<p>Other maintenance costs: (Exclusive of VAT): Additional maintenance needs discovered during twice-yearly maintenance visits, costed, and listed individually below.</p>	£198.00
Removal of decaying sign	£45.00
Minor repointing works	£128.00
Fit bird mesh to open window	£35.00
<p>Other short-term repairs: Small scale items of limited cost which could be fulfilled with minimal fundraising.</p>	£15,150.00
Removal of the build-up of moss on the roof	£650.00
Overhaul of Rainwater goods	£6,000.00
Repairs to the ceiling	£8,500.00
<p>Total medium-term repairs: More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications.</p>	£46,500.00
Structural monitoring and repairs	£16,500.00
Redecorate	£30,000.00
<p>Total long-term repairs: Items which are known to require works in the longer term but which are not essential in the near future.</p>	£130,000.00
Reroofing	£130,000.00
<p>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.</p>	£0.00
<p>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.</p>	

Income, Expenditure & Balances

Income

	Wall Safe	Service Collection	Services Fees	Events	Third Party Hire	Total Income
2022/23	£4					£4
2021/22	£0					£0
2020/21	£0					£0
2019/20	£310					£310
2018/19	£0					£0
2017/18	£253					£877
2016/17	£370					£370

Visitors

		Wall safe income per visitor
2022-23	2989	£0.00
2021-22	483	£0.00
2020-21	Data not collected	
2019-20	3542	£0.09
2018-19	4221	£0.00
2017-18	3752	£0.07
2016-17	4851	£0.08
2015-16	3080	£0.08
2014-15	1106	£0.08

Expenditure

Total spend since vesting 18th March 1987 (non maintenance): £133,728

	Conservation (repair) expenditure	Maintenance expenditure
2022-23	£0	£330
2021-22	£106	£678
2020-21	£3,614	£324
2019-20	£0	£552
2018-19	£0	£626
2017-18	£0	£486
2016-17	£0	£697
2015-16	£7,031	£7,031
2014-15	£15,866	£727

Income less expenditure 2022/23 **-£326**

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

Income less annualised maintenance 2022/23 **- £2,410.44**

(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 March 2022 £0

Local Community Officer' s Summary

A compact, pleasing church with an intriguing history and impressive wall paintings, All Saints' Shorncote is particularly accessible to visitors from Cirencester or Stroud, or for inbound and domestic tourists exploring The Cotswolds.

A relatively high visitor number is reflected in the reasonably high wall-safe contribution, which is supplemented by generous donations from occasional services. Basic maintenance appears to be accomplished thanks to support from local residents, although no formal arrangements for their voluntary support are in place.

All Saints' might be a suitable site for the previously successful Champing™ model as applied to other Trust churches in the area, if an electrical supply could be sourced from local main lines, however additional proposals and options for maintaining and repairing the church should derive from community consultation through the church planning process, inviting the maximum response towards creative solutions for the future of this attractive building.

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), **two** responses were received for **All Saints' Shornocote** by the deadline of **August 31st**.*

The responses received were from respondents writing in a **personal capacity**, who confirmed that their responses related to **All Saints' Shornocote**.

In addressing the question of *a perfect outcome for our work together at the church* one respondent indicated that **they cannot see a role for the church**.

In writing about challenges anticipated in respect of repair liabilities and running costs, respondents indicated that they estimated the challenge to be **dire, but provided no further details**.

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 respondents indicated **no prospect of collaborative work**.

Considering if increased use of the church might benefit the community, or if increased use might benefit the church itself, respondents indicated **that they considered their community to be too small for mutual benefit to be viable**.

In relation to identifying conservation priorities for the church, respondents **considered that probably the exterior stonework of the west window which is on the weather side and is badly eroded**

Regarding priorities, opportunities or ideas for fundraising one respondent noted that **they were not able to come up with ideas**.

In respect of means for initiating fundraising activity, respondents **offered no suggestions**. Both respondents also indicated that they **would not be able 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 available 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, one respondent indicated **no further comment**.

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

Community Meeting. 23rd May 2023

Attendees: IM (Local Community Officer) et al.

Fundraising

The attendees noted the sign for donations needed replacing.

Local Supporters

The attendees identified local supporter P who opens and closes the church and cleans it who were not present and offered to pass on their contact information to the LCO. S to ask M and P who live in the village if there is a Shorncote Residents Association.

Services

Collections for services have been given to Somerford Keynes Church so may not have come to CCT. There is one Sunday service after Christmas which has about 30 to 40 attendees. Local supporters provide mulled wine for the event. IM to send booking form to be completed for the winter service. The date for the next was 31st December.

It was noted that the local incumbent would be leaving his post in September and they would then be in interregnum.

Locally a lady called Liz organises messy church activities in other churches and S and M offered to contact her to see if she would be interested in holding an event at the Shorncote church.

Marketing

The group mentioned that Somerford Keynes which is the village adjacent to Shorncote has a village website. S offered to ask the website owners if they could check details for the church. Information could go into the local benefice magazine and S offered to pass on information to the editor.

Events

IM outlined the costs associated with maintaining the building as outlined in the church plan and asked the community if there was any scope to hold events that might increase footfall and in turn increase donations to go towards the upkeep of the church.

The group noted that no-one had asked to hold events at the church previously and the village itself only had 11 houses. IM offered to create a sign to promote use of the church with her contact details on. It was noted there was a harmonium in the church which could be used.

The attendees suggested a local village art group who could be approached to exhibit in the church.

Walking tours were thought to be an opportunity as they would be lower impact activity. Somerford Keynes is 1 mile away and could be included.

Ride n Stride does usually visit the church via Somerford Keynes. P usually puts out drinks. S to ask local contact about plans for Ride and Stride

Champing

The attendees felt it could be a possibility that the site is used for champing but a temporary toilet would be needed.

Parking

It was noted that the land adjacent to the church that was currently a green where people could park was for sale. IM to check whether with Cirencester Lettings if they might know how this might affect parking/access going forward. The attendees mentioned that at the Christmas concert a couple of local residents offer parking on their land.

Churchyard

Local resident M generously provides gardeners to maintain the churchyard

Post meeting the LCO met two neighboring residents whilst leaving who noted that Gloucester Cathedral Choir used to visit. It was noted **electricity** had been provided from one of the houses locally for previous events and offered to potentially provide power for a future event if required. They also mentioned that there could be potential for a **fete** on the green adjacent to the churchyard depending on developments which may stem from the change of ownership. .

Part D - Action Plan

Community Actions

Short term actions (to end Nov 2023)

- Provide LCO with contact details for residents that help look after the church
- Complete a booking form for winter service and inform incumbent the collections service should go to the CCT
- Make enquiries about the church being used for a messy church event
- Contact website admins for Somerford Keynes village website to review information on the church
- Ask local contact about plans for ride n stride event.

Medium term actions (to end Nov 2024)

- Consider the suitability of the site for Champing
- Consider means for consulting wider community regarding future use

Long term actions (to end May 2026)

Actions complete (to end May 2023)

Local Community Officer Actions

Short term actions (to end Nov 2023)

- Provide a new donations poster
- Provide a poster to promote hire of the church
- Send a service event booking form
- Contact local supporter who did not attend the meeting
- Follow up on potential access/parking on the adjacent green now it is to be sold

Medium term actions (to end Nov 2024)

- Consider the suitability of the site for Champing
- Consider means for consulting wider community regarding future use
- Consider opportunities for promotion

Long term actions (to end May 2026)

Actions complete (to end March 2021)

- Review the initial church plan and update it according to staff and volunteer feedback
- Receive, anonymise and collate survey responses and add them to Church Plan Part B
- Repeat the survey for additional respondents by end of January 2021
- Agree dates for face-to-face or digital community meetings by end of January 2021
- Publish Church Plan Version '2021-22'
- Resolve initial findings, conclusions and recommendations based on Part A & B, expressed as short, medium and long-term actions

CCT Actions Other

Short term actions (to end June 2021)

Medium term actions (to end June 2022)

Long term actions (to end March 2024)

Actions complete (to end March 2021)

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

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, 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
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 ample bottled water for Champers and all visitors to use.

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

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

Church	2017	2018	2019	2020	2021	2022
Langport, Somerset	£10,47	£2,766	£3,810	£3,128	£7,748	£4,938
Emborough, Somerset	/	£2,024	£1,378	£2,625	£5,270	/
Chiselhampton, Oxfordshire	£10,156	£2,696	£5,864	£1,705	/	/
Wolfhamcote, Warwickshire	/	£3,001	£2,214	£1,624	£4,763	£5,924
Holme Lacy, Herefordshire	/	£4,369	£4,759	£1,004	£7,501	£4,144
TOTAL	£20,628	£14,856	£18,025	£10,086	£25,282	£15,006