

ST. ARILD'S CHURCH OLDBURY ON-THE-HILL

CHURCH PLAN



Introduction

Part A - Current Report

Church Introduction and Statement of Significance
Current Use (bookings) and voluntary activity
Collection Review
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

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

St Arild's Church is a historic Anglican church near the village of Oldbury-on-the-Hill, Gloucestershire. It is recorded in the National Heritage List for England as a designated Grade II* listed building. The church is dedicated to Arilda, an obscure female saint from the local area. This is one of only two churches dedicated to her, the other being nearby at Oldbury-on-Severn. The church originated in the 13th century, although most of its fabric dates from the late 15th or early 16th century. Repairs were carried out in the 18th century.

St Arild's is constructed in stone with a stone slate roof. Its style is Perpendicular. The plan consists of a nave and chancel, with a small north porch, and a west tower. The tower is in three stages divided by string courses, with diagonal stepped buttresses in the lowest stage. The middle stage has a small lancet window on the west side, and on all sides in the highest stage are two-light louvred bell openings. At the top of the tower is a battlemented parapet. The east window in the chancel has a three-light window containing decorated tracery. Internally there is a tall pointed tower arch. The ceiling is plain and plastered. Some 18th-century box pews are still present on the south side of the church, and there is also a two-tier pulpit.

Current use (bookings) & voluntary activity

St. Arild's enjoys a commanding but remote position beside the Beaufort Estate in Gloucestershire. Very occasional services are well patronised by a select group of congregants who know of the church, but no regular services are recorded with CCT or in its visitor book.

Access to the church is uphill along the edge of a field, with a pond of unknown depth at the bottom of the hill where one or two cars can park during dry weather, but regular visits by walkers are rewarded by an extremely charming interior and a church yard full of wildflowers, with larksong accompanying arrivals throughout the season.

At this unelectrified church some heating could be provided by the overhead radiators which might possibly run from a generator. There is no known voluntary activity at the church.

Collection Review

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 the church yard. Very muddy in wet weather
Organ:	Electric, unknown condition
Churchyard:	Not owned by CCT, not maintained by Local Authority
Ringable bells:	Yes
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:	St. Nicholas' Ozleworth, St. James' Charfield, Westonbirt Arboretum, Badminton Horse Trials & Estate, Royal Oak Leighterton
Social media presence:	Nil
Images on CCT website:	One of four
Regular feature parish news:	No
Services per year:	2
CofE support for services:	Yes
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

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.	£4,096.44
Routine maintenance costs: (Per annum and exclusive of VAT): Total cost of two maintenance visits per year exclusive of any additional maintenance items included above. A list of the maintenance tasks included in the twice-annual maintenance visits is available to view at appendix 3.	£552.00
Other maintenance costs: (Exclusive of VAT): Additional maintenance needs discovered during twice-yearly maintenance visits, costed and listed individually below.	£250.00
Window decorations and repairs:	£250.00
Total short term repairs: Small scale items of limited cost which could be fulfilled with minimal fundraising.	£1,950.00
Redesign flashing detail to east and west sides of the tower	£950.00
Pointing repairs to ridge and haunchings	£1,000.00
Total medium term repairs: More expensive needs such as roof repairs and tower repairs which may require more involved fundraising and grant applications.	£30,000.00
Minor patch pointing repairs	£4,000.00
Repairs to windows and glazing	£4,500.00
Remove algal growth, patch repoint, plaster repairs, re-plaster walls or form dado rail and redecorate	£21,500.00
Total long term repairs: Items which are known to require works in the longer term but which are not essential in the near future.	£32,000.00
Structural repair to sw quoin	£12,500.00
Conservation and repair to render	£12,000.00
Repair all ceilings	£5,400.00
Internal joinery repairs	£2,200.00

All cost figures are estimates, exclusive of VAT and professional fees

VAT is charged at 20% of the total costs and can sometimes be recovered. Professional fees vary, but are either charged at an hourly rate or as a percentage of the total project cost. These are usually charged only on larger or more complex projects.

Income, Expenditure & Balances

Income

	Wall Safe	Service Collection	Services Fees	Events	Third Party Hire	Total Income
2022/23	Text £11					£32
2021/22	£0				£200	£210
2020/21	£0					
2019/20	£237					£237
2018/19	£0					£0
2017/18	£225					£225
2016/17	£288					£288

Visitors

		Wall safe income per visitor
2022-23	2641	£0.00
2021-22	955	£0.00
2020-21	Data not collected	
2019-20	3710	£0.06
2018-19	2695	£0.00
2017-18	3487	£0.06
2016-17	3437	£0.08
2015-16	2184	£0.07
2014-15	1134	£0.09

Expenditure

Total spend since vesting 2nd September 1995 (non-maintenance): £128,810

	Conservation (repair) expenditure	Maintenance expenditure
2022-23	£0	£330
2021-22	£0	£688
2020-21	£0	£276
2019-20	£0	£552
2018-19	£0	£552
2017-18	£0	£1,409
2016-17	£0	£697
2015-16	£281	£281
2014-15	£1,219	£1,219

Income less expenditure 2022/23

-£298

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

Income less annualised maintenance 2022/23 -£4,064.44

(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 Jul 19

£0

Local Community Officer's Summary

This extremely tranquil spot divides opinion with some visitors finding themselves completely charmed by what they encounter, others unmoved by the pale, simple interior of the church. Perhaps these various impressions are governed by the prevailing weather, as spring, summer and early autumn detours to St. Arild's often reward visitors through the prodigious wildflower display in the churchyard, the constant tune of skylarks above and a sense of sunlit warmth to sit and absorb.

Despite muddy, insecure parking, good numbers of visitors give reasonably generously through the wall safe at this church, and mobile-phone signal, albeit limited, may enable more donations through text-giving, especially wherever interpretative signage can indicate the repair needs for this site as detailed above.

Local reports of occasional services are not matched by income from congregants' donations, which The Trust collects at most sites through arrangements under The Redundant and Other Places of Worship Act (1969). As a result, correspondence with St. Arild's incumbent vicar may prove helpful in terms of future funding.

Some community activity does take place at the church, with cleaning and churchyard care evident from tools and materials found stored inside, so contact with church neighbours will be a necessary first step in extending thanks for this kind care. Additional consultation may resolve opportunities for future use as well, considering perhaps options for champing ™, private hire, private services or further promotion as an interesting destination for Gloucestershire tourists.

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 (see Appendix 1) in summer 2020 to existing Churches Conservation Trust correspondents, (together with an invitation for correspondents to share the survey and associated Church Plan Part A), **no response** was received for **Oldbury St. Arild's** by the deadline of **August 31st**. A copy of the survey is in Apprendix 1.

Part C - Community Recommendations

Community Meeting. 31st May 2023

Attendees: IM (Local Community Officer) et al.

Services

The community informed the LCO that there is one service per year. The date moves as it takes place when there is a 5th Sunday in the month. The local farmer has previously provided power for events and the organist brings a keyboard and the congregants bring additional chairs and an altar cloth. The service is well attended. Didmarton church close by only has a small congregation. It was noted that the churchyard is open for burials.

IM suggested the possibility of holding a pet service at the church. RT responded that it was certainly a possibility.

Churchyard

The community informed the LCO that in previous years the Cotswold Volunteers have cleared the churchyard. The local farmer mows outside the churchyard.

Stain Glass

The group informed the LCO that there is a local stain glass artist who would be interested in creating a new window as she has family connections to the church. RT to pass on IM's contact details to her.

Local Connections

The group discussed whether the church was suitable for champing. The local farmer has expressed concern about theft, so would be good to keep him informed about any activities planned. Potential links to family names Hatherell and Harford. The nearest Primary School is Leighton Primary. It was noted that the King attends services at the church. Locally homes are owned by The Badminton Estate. MJW to see if anyone else locally might be interested in supporting the church.

Events

IM highlighted the costs associated with maintaining the church and asked if there was any opportunity to hold events to raise funds to go towards this and increase the use of the church. The community felt that artist exhibitions could work well in the church.

RT mentioned that the Ride n Stride event locally started from the church. Previously they raised £250 for the Gloucestershire Historic Churches Trust. RT is on the committee and has set up a Just Giving page. IM suggested they could offer refreshments at the church to raise funds for it.

IM asked if there was anything else the church could be used for. The group talked about other events locally; Didmarton Village Hall have a cinema night. There were no events locally for the Coronation. Sopworth has Open Garden events. Sopworth and Leigherton both have village halls.

The group discussed the lack of parking and IM suggested that perhaps people could park at Didmarton for a walk that included the church. MJW commented that the walk from Didmarton from Oldbury is not that pretty but might be a good wet weather walk.

IM suggested holding talks at the church or holding a fundraising talk or a music event in a local village hall. IM suggested that money raised could go to both churches locally.

The group noted that there were group visits to the church in Didmarton. IM asked if it could be suggested to groups to also visit the Oldbury church.

Keys

The community did not think that anyone locally held keys for the church. The group noted that there is currently no way to open the wall safe and that gift aid envelopes are stuck in the slot. IM said she would investigate whether the wall safe could be replaced. MJW said she possibly has a local locksmith who may be able to help.

Part D - Action Plan

Community Actions

Short term actions (to end Nov 2023)

- Pass on contact details for local stain glass specialist and any other potential to local contacts
- Complete a service booking form for upcoming service
- Explore the potential of a pet service
- Explorer other potential events including music, talks and art exhibitions

Medium term actions (to end Nov 2024)

Review CCT Cleaning Churches standards

Long term actions (to end May 2026)

Actions complete (to end May 2023)

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

Local Community Officer Actions

Short term actions (to end Nov 2023)

- Review church web page to ensure clear directions available for all visitors
- Make contact with local landowner
- Locate wall safe keys or propose wall safe is replaced

Medium term actions (to end Nov 2024)

- Review means for promoting text-based donations led by maintenance and repair information
- Share CCT Cleaning Churches standards
- Complete a community audit to establish other local contacts
- Explorer other potential events including music, talks and art exhibitions
- Establish who is maintaining the churchyard

Long term actions (to end May 2026)

Actions complete (to end May 2023)

- Update church plan according to staff and community feedback.
- Receive, anonymise and collate survey responses and add to Church Plan Part B
- Repeat survey for additional respondents by end January 2021
- Approach Benjamin Dry cellist in case of availability and interest in concert Summer 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'
- Consider suitability for Champing
- Investigate current arrangements for religious services

CCT Actions Other

Short term actions (to end Nov 2023)

• Investigate possibility of replacing the wall safe

Medium term actions (to end Nov 2024)

Long term actions (to end May 2026)

Actions complete (to end May 2023)

• 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

	Minor repairs to the windows such as			
Window repairs	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.		£ 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 amply bottled water for Champers and all visitors to use.

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

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

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