

EXETER DIOCESAN PARSONAGES BOARD

Secretary:
J. F. G. MICHELMORE,
T.D., D.L., M.A.

18 CATHEDRAL YARD
EXETER, EX1 1HE
TEL. 35500

Our Ref.

K/JW/305

Your Ref.

21st December 1987

Dear Mr. Trant,

Ringmore Rectory

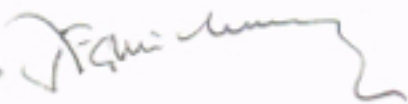
I now have received the bills for central heating installation and Consultancy fees which total £2924.92, including V.A.P.

I would be grateful to receive the P.C.C.'s 25% share which comes to £731.23.

I am informed by the Diocesan Surveyors that the utility room improvements plus windows and electrical works are now virtually completed although there is a minor plumbing problem to be overcome.

Yours sincerely,

R. C. Trant Esq.,
The Veau,
Ringmore,
Kingsbridge TQ7 4HL



Three Ways Ringmore Kingsbridge Devon TQ7 4HL

For the attention of Mr R G Greig
Secretary of the Exeter Parsonages Committee
Diocesan House
Palace Gate
Exeter
EX1 1HX

19 December 2000

Dear Sir

Church House Ringmore

I should be grateful if you would note the house in Ringmore has been vacated by the Reverend and Mrs D Matten and is empty pending appointment of the new minister for the Modbury Team. It would be appreciated if you would let me know of any special requirements by the insurer while the house is unoccupied. I hold a key to the property as does the Ringmore PCC Treasurer Mr Michael Tagent of Challaborough Cottage which is next door. Mr Tagent has agreed to check the house on a regular basis.

Please would you let me know the respective responsibilities and obligations of the Exeter Parsonages Committee and the Church Councils of the Team so that the property can be maintained in a good state of readiness for the new occupant. There is some work to be done, for example, Mr Matten advises the garage door needs to be repaired.

Yours faithfully

Yvonne Sheppard
Churchwarden

Copy to The Reverend Canon R C Campbell-Smith
The Reverend D Matten
Mr M Tagent

Three Ways Ringmore Kingsbridge Devon TQ7 4HL

For the attention of Mr R G Greig
Secretary of the Exeter Parsonages Committee
Diocesan House
Palace Gate
Exeter
EX1 1HX

11 December 2000

Dear Sir

Church House Ringmore

I should be grateful if you would note the house in Ringmore has been vacated by the resident minister and his wife the Reverend and Mrs D Matten and is empty pending appointment of the new minister for the Modbury team. It would be appreciated if you would let me know of any special requirements by the insurer while the house is unoccupied. I hold a key to the property as does the PCC Treasurer Mr Michael Tagent of Challaborough Cottage which is next door.


The hedges have grown very tall around Church House and I should be glad of your instructions to cut the hedges. Please would you also let me know whether the Parsonages Committee would contribute to the cost of hedge trimming and general garden maintenance?

Yours faithfully

Yvonne Sheppard
Churchwarden

Copy to The Reverend Canon R C Campbell-Smith
The Reverend D Matten
Mr M Tagent



 THE CHURCH
OF ENGLAND

DIOCESE OF
EXETER

Yvonne Sheppard
Three Ways
Ringmore
Kingsbridge
Devon
TQ7 4HL

Bob Greig
Property Services Manager

Emma Osmundsen BSc (Hons) ARICS
Diocesan Surveyor

Property Services Department

Our ref: RGG/B.381

12th March 2001

Dear Yvonne,

Church House, Ringmore

Thank you for your letter dated 28th February. I am sorry that you did not have a reply to your letter of 19th December - I do not know what happened to this.

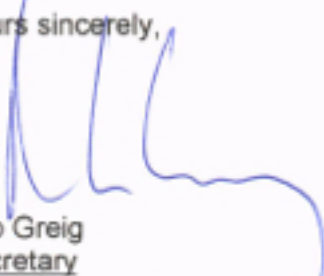
First of all, we do continue insuring houses during vacancies, and the Parsonages Committee remain totally responsible for upkeep. We will also ensure that it is put into good order in readiness for the next occupant.

In order for us to do this work, we do rely on local church people to "cast an eye" over the property from time to time and let us know if any issues arise which require urgent attention. Security, of course, remains one of our prime concerns.

I will be asking one of our surveyors to make contact with you in the next few weeks in order to arrange a convenient time when we may take a look round the property. It would be nice to meet you and your fellow churchwarden then, and I am grateful to you for taking the trouble to write to us.

Thank you for your continued help.

Yours sincerely,


Bob Greig
Secretary

EXETER DIOCESAN PARSONAGES BOARD

Secretary:
J. F. G. MICHELMORE,
T.D., D.L., M.A.

18 CATHEDRAL YARD
EXETER, EX1 1HE
TEL. 35500

Our Ref.

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21st December 1987

Dear Mr. Trant,

Ringmore Rectory


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I would be grateful to receive the P.C.C's 25% share which comes to £731.23.

I am informed by the Diocesan Surveyors that the utility room improvements plus windows and electrical works are now virtually completed although there is a minor plumbing problem to be overcome.

Yours sincerely,

R. C. Trant Esq.,
The Veau,
Ringmore,
Kingsbridge TQ7 4HL.



Care of the Parsonage House

- (a) It is the duty of the Sequestrators to exercise a general supervision of the Parsonage House and fences and to notify the Diocesan Parsonages Board of any repairs appearing to be necessary. The Parsonages Board is responsible for the repair of the Parsonage House and no work should be put in hand without the express authority of the Board. Money in the hands of the Sequestrators may not normally be used to pay for works to the Parsonage House. It should also be noted that trees growing in the grounds of the Parsonage House or in any Churchyard of the Benefice should not be felled, lopped or topped without prior reference to the Parsonages Board unless such action is necessary to avoid immediate danger to the occupants of the Parsonage or to the general public.
- (b) Under the Benefices (Sequestrations) Measure 1933, the Sequestrators may make provision out of the income for the proper care and custody of the house and the upkeep of any garden, or other land belonging to and occupied together with the house. They should not engage a full-time gardener without the express authority of the Bishop, or of the Archdeacon if the Bishop has delegated to him his powers in this respect.
- (c) So long as the Parsonage House remains empty and unfurnished, no rates are payable in respect of it. The Sequestrators should notify the Parsonage Board of the date when the house is vacated. ✓
- (d) If the house is unoccupied, the Sequestrators should see that the water, ✓
gas and electricity ✓ supplies to the house are turned off at the mains, and that in frosty weather all water is drained from the cisterns, pipes, radiators, and boilers etc. Any pumping engine or other machinery should be kept oiled, all gutters and drain pipes should be kept clear, and the house should be aired from time to time.

- (e) The widow of a deceased Incumbent is entitled to remain in the house for two months and is liable for all rates so long as she remains in occupation.
- (f) The Sequestrators have no power to let Glebe or renew leases, this power being vested in the Exeter Diocesan Board of Finance who should be consulted on any problems as to Glebe. This includes the letting of an officially divided-off part of the Parsonage House.
- (g) It is the duty of the Sequestrators to keep the Parsonages Board informed of matters affecting buildings belonging to the Benefice, other than churches, and in particular of matters arising from any notices given by a Government department, local or public authority, public utility undertakers, or, in the case of property held on a lease or tenancy, the landlord of the property. In all matters concerning the care of the Parsonage House, the Sequestrators should work in close consultation with the Secretary to the Diocesan Parsonages Board.

SEQ4 4780 AB
D- AB 2
24.07.86
AB/jj

UNITED BENEFICE OF BIGBURY RINGMORE AND KINGSTON

T 1 0548 810 663

The Vicar

K/JW/385

Ringmore

Kingsbridge

TQ7 4HL

The Secretary
Exeter Diocesan Parsonages Board
18 Cathedral Yard
Exeter EX1 1HE

15 January 1988

Dear Sir,

Ringmore Rectory

Thankyou for your letter of 21 December 1987.

I enclose cheques from Ringmore (£243.75) and Bigbury (£243.74) for their share of the costs of central heating at the Rectory. I have asked the Treasurer of Kingston to let you have their cheque direct.

Yours sincerely

R.C. Trant.

816663

The Vicar
Ringmore
Kingsbridge.
Devon TQ7 4HL

The Treasurer,
Bigbury PCC.

The Treasurer,
Kingston PCC.

28 December 1987.

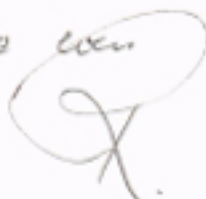
Dear Harry
Bob

Ringmore Rectory - Central Heating

I have now received from the Exeter Diocesan Parsonages Board a request for the payment from the parishes of the 25% share of the cost of installing central heating in the Rectory, amounting to £731.25. As we agreed at our meeting on 11 August last, I shall be glad to receive your cheques, made payable to the Board, for £243.74

I enclose your accounts for 1984 - 86 which Marshall's have now returned to me.

e/lz etc

As ever


R. C. Trant.

I have given your address & tel. number
to Mr. van Hook, the Clerk & Surveyor of
Marshall's Charity in case he wants to
come and see the Rectory. If Charles
Baughen is working there, of course he
may not need to trouble you.

[My opinion of this subject is unspeakable!]

Exe Windows

They may be coming around the third week in October to fit the double-glazing to the other windows. They have your address for the key should Chas Baughan not be working there.

Note

Friday 27 Nov.

Received a call from window man (presumed Eric Windows) saying that their [fitter?] was not able to come to Rectory today - could they come on Sunday. In civic agreed.

Where was key kept. As I had given all keys to Mr Drouley on Wednesday, I said I would have to ring him back. - Sidmouth 78329.

Went to Rectory & while there, Eric Windows arrived 3 menth (whom I knew 2) and a woman. In view of above, I was somewhat perplexed & so were they. After a while I understood that they had not →

Come to fix new windows but
to check up on damp patches under the
bedroom window they had put in.

Turns out that the Sidmouth number belongs
to a salesman who had left them some months
ago and now works for rival: firm - whom
Eve boss does not consider good craftsmen!!

Embarrassing!

RJ
-i

Bigbury
810663

The Vicar
Ringmore
Kingsbridge
Devon TQ7 4HL

Your ref. K/AM/385

6 November 1987.

The Secretary,
Exeter Diocesan Parsonages Board
18 Cathedral Yard
Exeter EX1 1HE

Dear Sir,

Ringmore Rectory

Thank you for your letter of 2 November. On my return this week from a trip abroad, I found a note from the Archdeacon asking me to confirm to you in writing that the PCCs would stand their share of the central heating costs. I am sorry that I did not copy to you my letter to Marshall's Charity returning their application form and saying that we had now agreed to share the costs.

The Charity have now informed us by their Bro forma letter of 23 October that they have agreed to a grant of £2000 in support of the Living

I am sure that we all hope that the work can be completed in time.

Yours sincerely



R. C. Trant

cc. The Archdeacon of Totnes.

EXETER DIOCESAN PARSONAGES BOARD

Secretary:

J. F. G. MICHELMORE,
T.D., D.L., M.A.18 CATHEDRAL YARD
EXETER, EX1 1HE
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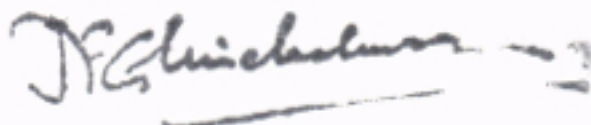
2nd November 1987

Dear Mr. Trant,

Ringmore Rectory

I have just learned that Marshall's Charity have confirmed that they will make a substantial grant towards all the improvements taking place at the Ringmore Rectory and on the basis that the P.C.C. will provide their quarter share for the central heating, I have asked the Energy Consultant, to proceed with the cheapest quotation which was from Jarvis. I hope that this work can now get underway and be completed in time for the arrival of the Rev. A. Drowley.

Yours sincerely,



R.C. Trant Esq.,
The Ven,
Ringmore
Kingsbridge TQ7 4HL
c.c. The Ven. The Archdeacon of Totnes

The Secretary
Exeter Diocesan Parsonages Board
18 Cathedral Yard
Exeter.

Dear Sir

This is by way of 2 Nov. On my return this week from a trip abroad I found a note from the Archdeacon asking me to confirm in writing to you that the P.C.C. would stand their share of the central heating costs. I am sorry that I did not copy to you my letter ~~reply~~ to Marshall's Charity returning the application form (I sent one to the Archdeacon) and saying that we had now agreed to share the costs. ^{by now perform a letter}

The charity has now informed us that they have agreed to a grant of £2000 in support of the heating.

Telephone
Bigbury-on-Sea 810253

26.10.87

Folletts,
Ringmore,
Kingsbridge,
Devon,
TQ7 4HW

M^r. R. B. Van hook FRICS
Marshalls Charity
66 Newcomen Street
London Bridge SE11 4NT

Dear M^r Van hook,

Thank you for your
letters of 30th September and 23rd October
which will be sent on to M^r Grant
on his return from holiday in a
week's time.

Meanwhile, I can indeed
confirm that the Grant is still
required.

Yours sincerely

M B Williams

Deputy Church Warden
Ringmore.

Marshall's Charity

INSTITUTED 1627 INCORPORATED BY ACT OF PARLIAMENT IN 1855

Marshall House 66 Newcomen Street London Bridge SE1 1YT

Telephone 01-407 2979



CLERK & SURVEYOR EDWARD B. VAN LOOCK F R I C S

ACCOUNTANT M. WIGHTWICK F C C A

YOUR REF

OUR REF SOL 1987/47

DATE October 23, 1987

Mrs. Williams,
"Folletts",
RINGMORE,
Kingsbridge, Devon

Dear Mrs. Williams

Diocese: Exeter

Parish : RINGMORE, All Hallows

Grant : £2,000

I am pleased to inform you that at their current meeting the Trustees of the Charity have voted the sum stated above as a grant in support of the Living.

All benefactions are offered for payment to the Church Commissioners in the first instance, but if not accepted by them then they can be paid as they may suggest. The Commissioners have today been informed of the decision of the Trustees, and instructions as to payment are awaited from them.

It is expected that you will acknowledge this notification by return and confirm that the grant is still required. The Commissioners should be informed if you are entitled to receive part or all of the grant to reimburse personal expenditure on the object of the application. In such cases it will be necessary for accounts, receipted or otherwise, to be produced to the Charity before payment can be made to you.

Special conditions of this grant:-

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'E. B. Van Loock'.

E.B. Van Loock
Clerk & Surveyor

Marshall's Charity

INSTITUTED 1827 INCORPORATED BY ACT OF PARLIAMENT IN 1855

Marshall House 66 Newcomen Street London Bridge SE1 1YT

Telephone 01-407 2979



CLERK & SURVEYOR EDWARD B. VAN LOOCK F R I C S

ACCOUNTANT M. WIGHTWICK F C C A

YOUR REF

Mrs. Williams,
"Folletts",
Ringmore,
Kingsbridge,
Devon

OUR REF SOL 87/47

DATE 30th September 1987

Dear Mrs. Williams,

RINGMORE RECTORY

Mr. Trant has returned the application forms and P.C.C. accounts in connection with the proposed grant towards the installation of off-peak electrical central heating. The accounts have been noted and are returned herewith. Your application will be placed before the Trustees at their next meeting at the end of October.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'E.B. Van Loock'.

PP E.B. Van Loock
Clerk & Surveyor

0548 810 663

The Vicar
Ringsmore
Kingsbridge
Devon TQ7 4HL

E. B. Van Look Esq., F.R.I.C.S.,
Clerk and Surveyor,
Marshall's Charity,
66, Newcomen Street,
London Bridge SE1 1YT.

26 September 1987

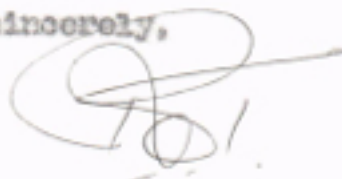
Ringsmore Rectory

On 3 July last you sent me the enclosed form, which I copied for my colleagues in the other churches to complete. (Although Ringsmore and Kingston are in one parish and have been for some fifty years, local geography - but not, I trust, local feeling - is against close combination and we have separate parochial committees. The united Benefice with Bigbury came into effect some three years ago.) We agreed that we would share the cost of the heating on the simple basis of equal thirds for each congregation. I regret the inordinate delay in returning these forms; the last has just come in.

I have signed the form at Section F on behalf of the congregation as the Rectory is in my "patch". The official ~~Secretary~~ ^{Secretary} for the united benefice is Mr. Gardens at Bigbury.

Once again I shall be out of the parish for the immediate future. The deputy Warden for Ringsmore, Mrs Williams of Pollett's, Ringsmore, (Bigbury 810 253) will have the Rectory keys and currently the builder is working on the alterations to the kitchen.

Yours sincerely,



R. G. Trant
Churchwarden, Ringsmore.

cc. The Archdeacon of Totnes.

0548 810 663

The Veon
Ringmore
Kingsbridge.
Devon TQ7 4HL

E. B. Van Loock Esq., F.R.I.C.S.
Clerk and Surveyor,
Marshall's Charity,
66, Newcomen Street,
London Bridge SE1 1YT.

26 September 1987

Ringmore Rectory

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I have signed the form at Section F on behalf of the sequestrator as the Rectory is in my "patch". The official sequestrator for the united benefice is Mr. Bardens at Bigbury.

Once again I shall be out of the parish for the immediate future. The deputy Warden for Ringmore, Mrs Williams of Polletts, Ringmore, (Bigbury 810 253) will have the Rectory keys and currently the builder is working on the alterations to the kitchen.

Yours sincerely,



R. C. Trant
Churchwarden, Ringmore.

cc. The Archdeacon of Totnes.

SECTION D. THE PARSONAGE HOUSE

19. Address, if different from item 2 if *The Rectory, Ringmore*

it is the subject of this application: *Kingsbridge, Devon*

20. Age of house: *Pre-war* No. of Bedrooms: *5* . . . Living Rooms & Study: *3* . . .

Rateable Value: *£ 161* . . . Garden: ~~large~~ / medium / ~~small~~

21. Distance from Church/es: *Ringmore 1/4 mile; Bigbury . . . ; Kingston 3 . . .*

22. Is it adequate as a Parsonage: *Reasonable when the current improvements are completed*

23. Are Improvements needed: *Addition of utility room, replacement of windows etc now in hand by the Parsonages Board.*

SECTION E. WORKS & FINANCE

EXPENDITURE

24. Brief description of Works & Costs £
including decorations & repairs

Installation of off-peak electrical central heating 2419 (including VAT)

FUNDING

25. £

Sale of Land or House

Diocese *25%*

Church Commissioners *25%*

Contribution by P.C.C.

Reserves not being £ . . . contributed

Grants from other Bodies

V.A.T.

Fees @ 300

TOTAL Cost of Works *Say* £ 2,800

FUNDING to date £

26. Amount of Deficit: & funding proposals:

27. Amount of GRANT/LOAN requested of Marshall's Charity: . . . *£ 700*

SECTION F. SUPERVISION

28. Name & Address of Architect or professionally or technically qualified person who will supervise the works and certify the costs. *Mr Spencer, Flourey, Marisco, Chtd. Surr. 56 Lockyer St. Plymouth*

29. Signed by the Incumbent or the Sequestrator.

To the best of my knowledge & belief the forgoing particulars are correct:

signed

Incumbent/Sequestrator Date:

SECTION D. THE PARSONAGE HOUSE

19. Address, if different from item 2 if
 It is the subject of this application:
20. Age of house: No. of Bedrooms: Living Rooms & Study:
 Rateable Value: Garden: large / medium / small
21. Distance from Church/es:
22. Is it adequate as a Parsonage:
23. Are Improvements needed:

SECTION E. WORKS & FINANCE

EXPENDITURE		FUNDING	
24. Brief description of Works & Costs including decorations & repairs	<u>£</u>	25.	<u>£</u>
		Sale of Land or House	
		Diocese	
		Church Commissioners	
		Contribution by P.C.C.	
		Reserves not being contributed	£
		Grants from other Bodies	
	V.A.T.		
	Fees		
	_____		_____
TOTAL Cost of Works	£ _____	FUNDING to date	£ _____

26. Amount of Deficit: & funding proposals:
27. Amount of GRANT/LOAN requested of Marshall's Charity:

SECTION F. SUPERVISION

28. Name & Address of Architect or
 professionally or technically qualified
 person who will supervise the works and
 certify the costs.
29. Signed by the Incumbent or the Sequestrator.
- To the best of my knowledge & belief the
 forgoing particulars are correct: signed
- Incumbent/Sequestrator Date:

Please complete A L L sections of this form, and submit the P.C.C. accounts for the previous THREE years, for perusal and return.

SECTION A. THE LIVING

1. Title of Benefice: RINGMORE RECTORY *Bigbury, St Lawrence & Kingston*
2. Name and address of Incumbent (or Sequestrator):
 Tel.No.
3. Names of Parishes in plurality or the Group: *Bigbury, Ringmore with Kingston*
4. Diocese: *Exeter* 5. County: *Devon*

SECTION B. THE PARISH

6. Are you an Urban Priority Area: *No* 7. Population: *535* 8. Electoral Roll: *29*
9. Occupations (Artisan, Farming, Industrial, Office, Professional, etc.):
Training, Tourism
10. Principal local businesses: *Agriculture, some farms*
11. Average Attendances at the Church:

	Early H.C.	Morning Service	Family Service	Sunday School	Evensong	Weekdays
a. Numbers
b. Time of Day
c. Frequency

SECTION C. THE CHURCH

12. Dedication: Date of Erection: 13. Number of seats:
14. Condition of Repair:
15. Approximate cost of works over £100 in the last 5 years.
- | Works (specific or miscellaneous) | Parish Contribution | Total Cost |
|-----------------------------------|---------------------|-------------|
| | £ | £ |
| | £ | £ |
16. Expected Parish Expenditure within 5 years on repairs or improvements NOT described later.
- To the church:
- To Church Hall or School:
17. Amount of Parish commitments to Loans:
18. Amount of Parish Quota:

^{Draft}
Ira Arthur

The Warden and Treasurer ~~met~~ (on 11 August) ~~and~~ had
a very useful meeting ~~h~~. We agreed to meet 25% of the cost
of the Rectory heating; Ringmore & Kingston appreciated the feelings
of the Bigbury on the subject and were grateful to them for ~~coming~~
their agreement on this ~~to~~. I will get the forms off to Marshall's
Charity, as soon as Harry lets me have his details. ~~to~~

We also discussed the question of "incumbent's expenses".

Of course ^{both} you and we ~~will be~~ ^{are} guessing about these to begin with
but working on George's ^{Corbett's} last figures and ~~will be~~ ~~enlarging~~ bringing
them more up-to-date, we ~~are going to~~ ^{think we should} budget in 1988 for £1800,
divided equally between us, £600 each. ~~During your initial~~
I mentioned this to the ~~year we shall of course~~ ^{who} Rural Dean, ^h thinks this is a not
unreasonable figure ^{for the area} ~~for the area~~; he also ~~mentioned~~ ^{remarked} that his
PCC Treasurer (a bank manager) takes some expenses

on

On the P.C.C. accounts if the simple gross figure would bring the "income" anywhere within range of a $\frac{1}{n}$ ^{tax} threshold (E.g. the P.C.C. might pay the vicarage 'phone bill in total, ^{in their administrative expenditure} receiving ~~the~~ payment for the personal share from the family). This of course must be for you to discuss as you wish. - The net effect on our figures would be the same, even if the nominal amount appeared lower than we are suggesting.

We hope that this will be agreeable to you ~~and~~ - please do not hesitate to come back if there is anything you want to raise

810663

The Veon,

Ringmore,

Kingsbridge, TQ7 4HL

Harry Bardens, Bigbury.

Francis Jarvis, Kingston.

6 July 1987.

Dear Francis

Ringmore Rectory - Marshall's Charity.

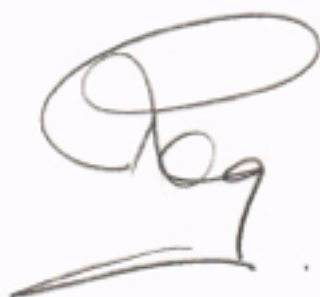
The Archdeacon asked me to approach Marshall's Charity about a grant for the installation of central heating in the Rectory. I had assumed that this could be made by letter, but, when I spoke to the Clerk, he told me that they have to submit each case to their Trustees and needed to use a common form, which he would send me.

I received the enclosed letter and the form - which I have had copied for each of us - on Saturday. I have put in answers as far as I can - the population and electoral roll figures are taken from the Diocesan Directory. (They add Ringmore and Kingston together). The Parsonages Board gave me other figures.

The important point for us is the amount the PCCs are prepared to pay. I quite understand the feelings of Bigbury PCC about making a contribution towards this and it is not for me to attempt to make an answer to their points but I have to say that I understand it is a condition of obtaining a grant from this particular Charity that the local churches pay one quarter of the total. If we do not find the £700 (maximum) between us the scheme must be in some danger. I do hope that it will be possible.

If we can put 25% alongside the PCC contribution in question 25 on page 2, then question 25 needs to be completed the individual details for each church on page 1. I suggest the three first pages go with the 3 years PCC accounts.

As ever



810663

The Veau,
Ringmore,

Kingsbridge, TQ7 4HL

Harry Bardens, Bigbury.

~~Francis Jarvis, Kingston.~~

6 July 1987.

Dear Harry

Ringmore Rectory - Marshall's Charity.

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As ever



Tel. Bigbury-on-Sea
(054 5514) 240

Mr. P. DANKINS
The Henley

E.T.B.
AA RAC

Folly Hill
Bigbury-on-Sea
S. Devon
TQ7 4AR

10th July 87

Dear Jerry.

Harry has passed the enclosed, & we suggest that it may be circulated to all members of the P.E.C. It seems a good chance that the Archdeacon suggests that we are a 'poor living' when the Church authorities have "robbed" us, at or least £50,000. Nevertheless it looks as though we shall have no option other than to support Reg Frank in his efforts to obtain a grant!

I think the Bishop of Exeter should have used the money from the sale of Bigbury Rectory to provide a decent standard of living for his staff.

Yours
Pete.

810663

The Veau,
Ringmore,

Kingsbridge, TQ7 4HL

Harry Bardens, Bigbury.

Francis Jarvis, Kingston.

6 July 1987.

Ringmore Rectory - Marshall's Charity.

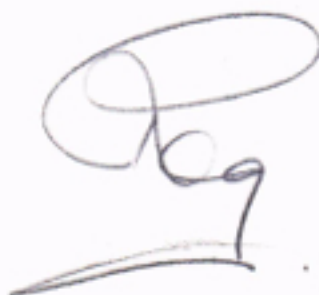
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I received the enclosed letter and the form - which I have had copied for each of us - on Saturday. I have put in answers as far as I can - the population and electoral roll figures are taken from the Diocesan Directory. (They add Ringmore and Kingston together). The Parsonages Board gave me other figures.

The important point for us is the amount the PCCs are prepared to pay. I quite understand the feelings of Bigbury PCC about making a contribution towards this and it is not for me to attempt to make an answer to their points but I have to say that I understand it is a condition of obtaining a grant from this particular Charity that the local churches pay one quarter of the total. If we do not find the £700 (maximum) between us the scheme must be in some danger. I do hope that it will be possible.

If we can put 25% alongside the PCC contribution in question 25 on page 2, then question 25 needs to be completed and the individual details for each church on page 1. I suggest that the three first pages go with the 3 years PCC accounts.

As ever

A handwritten signature in black ink, appearing to be 'R. G.', written in a cursive style.

810663

The Veau,
Ringmore,

Kingsbridge, TQ7 4HL

Harry Bardens, Bigbury.

Francis Jarvis, Kingston.

6 July 1987.

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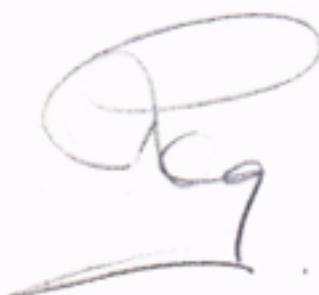
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As ever



Marshall's Charity

INSTITUTED 1627 INCORPORATED BY ACT OF PARLIAMENT IN 1855

Marshall House 66 Newcomen Street London Bridge SE1 1YT

Telephone 01-407 2979



CLERK & SURVEYOR EDWARD B. VAN LOOCK F R I C S

ACCOUNTANT M. WIGHTWICK F C C A

YOUR REF

OUR REF

DATE 3rd July 1987

R.C. Trant Esq.,
The Veau,
Ringmore,
Kingsbridge,
Devon, TQ7 4HL

Dear Mr. Trant, *4/7/87*

SCHEME FOR THE SUPPORT OF POOR LIVINGS

In response to your enquiry the Trustees of this Charity are authorised to make grants for the following purposes:-

- a BUILDING OR PURCHASING PARSONAGES.
- b ALTERING, DIVIDING OR MODERNISING PARSONAGES excluding repairs, and non-consequential decorations.

Conditions governing the Scheme are that:-

- i Work will not commence before submitting the application and not before the Trustees' Meeting without our consent.
- ii In respect of purposes a and b above, it is expected that grants will be met by the Commissioners to the extent of 50%.
- iii Grants are usually offered for payment to the Church Commissioners, but where authorised, payment can be made to a Diocesan Board or to an Incumbent. Application for payment accompanied by Contractors' Accounts or an Architect's Certificate must be made within two years of the date the grant was voted, otherwise it will automatically lapse. Extensions of time are given at the discretion of the Trustees in exceptional circumstances.

If you are able to comply with the conditions and wish to submit an application, the attached form should be completed and returned as soon as possible.

Yours sincerely,

pp E.B. Van Loock
Clerk & Surveyor

SECTION D. THE PARSONAGE HOUSE

19. Address, if different from item 2 if *in Rectory, Ringhorn, Hampshire*

It is the subject of this application:

20. Age of house: No. of Bedrooms: Living Rooms & Study:

Rateable Value: *161* Garden: large / medium / small

21. Distance from Church/es: *500m by gate to church*

22. Is it adequate as a Parsonage: *Reasonably, when the current improvements are completed*

23. Are Improvements needed: *Addition of utility room, replacement of windows now upheld by the Parsonages Board*

SECTION E. WORKS & FINANCE

EXPENDITURE

FUNDING

24. Brief description of Works & Costs including decorations & repairs £

25. £

Installation of off-peak electrical central heating 2413.97

Sale of Land or House

Diocese *20%*

Church Commissioners *25%*

Contribution by P.C.C. *25%*

Reserves not being £ contributed

Grants from other Bodies

V.A.T.

Fees *6* £ *300*

TOTAL Cost of Works *2413.97* £ *2800*

FUNDING to date £

26. Amount of Deficit: *25%* & funding proposals:

27. Amount of GRANT/LOAN requested of Marshall's Charity: *25%*

SECTION F. SUPERVISION

28. Name & Address of Architect or professionally or technically qualified person who will supervise the works and certify the costs. *Mr. S. J. Flynn, Marico, 36, Lockyer St, Hymn*

29. Signed by the Incumbent or the Sequestrator.

To the best of my knowledge & belief the forgoing particulars are correct:

signed

Incumbent/Sequestrator Date:

From the Churchwarden, Church of All Hallows, Ringmore, Dioc. Exon.

Bigbury-on-Sea
(0548)810 663

The Veau,

Ringmore,

Kingsbridge,

Devon, TQ7 4HL

E. B. Van Loock Esq.
Marshalls Charity,
Marshall House,
66 Newcomen Street,
London Bridge, SE1 1YT

1 July 1987.

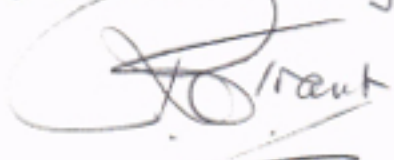
Dear Mr. van Loock

Ringmore Rectory
Benefice of Bigbury, Ringmore and Kingston.

We spoke this afternoon about our application for a grant for the installation of central heating in Ringmore Rectory, the residence of the incumbent of this benefice. I am sorry for the late approach, but, as I explained, I had no idea that there was a fixed date for the application to be submitted until Mr. Kerswell of the Parsonages Board rang me, following your call, on 29 June.

From a letter of the Board to the Archdeacon of Totnes on 22 May I note that "... it will be necessary for the PCCs to confirm that their contributions, not exceeding £700, will be forthcoming and they should then apply to [the Charity] for a 25% grant." I mentioned to you (in confidence, please) that I had 'a little local difficulty' but that I would be prepared personally to guarantee the balance not yet confirmed, in order not to delay this application.

Our Rector-designate will not be arriving here until 1 December next; building work will be taking place in the meanwhile, as well as the installation of the central heating. I shall be in France from 10 July until 23 July inclusive but my Deputy Warden will have the Rectory keys during that period, should you wish to come then. Otherwise I shall be happy to meet you at the Rectory as convenient. If you do not know this part of Devon - a surprisingly large number of people do - I shall be happy to send you directions.

Yours sincerely


R. C. Trant.

From the Archdeacon of Totnes

The Ven Richard Hawkins

Longdown (039 281) 406

R.C. Trant Esq,
The Veau,
Ringmore,
Kingsbridge. TQ7 4HL

The Rectory
12 Church Lane
Whitstone
EXETER EX4 2JT

2nd June 1987.

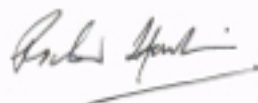
Dear Mr Trant,

I enclose a copy of a letter from the Parsonages Board sent to me last week while I was away.

Perhaps you would be kind enough to get the PCC grant confirmed, and make the required application to Marshalls Charity. If the response is positive on both counts, and you would like to let me know, I can notify the Board that the work can be put in hand.

All good wishes,

Yours sincerely,



EXETER DIOCESAN PARSONAGES BOARD

Secretary:
J. F. G. MICHELMORE,
T.D., D.L., M.A.

18 CATHEDRAL YARD
EXETER, EX1 1HE
TEL. 35500

Our Ref.

Your Ref.

K/JW/385

22nd May 1987

My dear Richard,

Ringmore - Central Heating

I have just received the results of tenders for the off-peak electrical heating at this house and the cheapest will result in a cost of £2418.92, including V.A.T., to which must be added the consultant's fees account of probably £300.

This scheme allows for removal of the Rayburn and associated pipework, and fitting of storage heaters in the study, sitting room, dining room, hall, kitchen, landing, bedroom 1 and bathroom. Before proceeding, it will be necessary for the P.C.Cs to confirm that their contribution, not exceeding £700 will be forthcoming and they should then apply to the Clerk & Surveyor of Marshalls Charity, Marshall House, 66 Newcomen Street, London Bridge SE1 1YT for a 25% grant. I in the meantime, will seek a similar grant from the Church Commissioners. As soon as I hear from you that it is clear to proceed I will put the work in hand.

Yours sincerely,

U1407 2779

The Ven. The Archdeacon of Totnes,
The Rectory,
Whitestone.

E.B. Van Hook

Note

Archdeacon Hawkins called to see the Rectory again today. He had the points made by the Surveyor (for Fleury Mannie - Mr. Spencer?) and wanted to see whether the Board could accept them.

He agreed that the windows might be done; that if Mr. Drowley wanted a door to the garden from the "dining room", the Board would be prepared to consider this as an 'improvement' and to meet half the cost.

Basins in the main bedroom and in the 'quest bedroom' could be allowed. The bath would probably have to wait for the next quinquennium.



19 May.

From Arthur Drowley, Vicar of Rodbourne Cheney.
298, Cheney Manor Road, Swindon, Wilts. SN2 2PF. Tel: (0793) 22379

24th April, 1987.

Dear Reg,

Thank you so much for your letters of the 18th and copy of the Archdeacon's letter of the 13th March. Doreen and I have taken note of the advice of Francis and yourself but we think, on balance, that we shall have to go for the new electric cooker on the grounds that we shall need one anyway and would really like to conserve our financial clout for other things which will need to be done in the house. I have given Mr. Kerswell a ring to confirm that the specification remains as before.

So much looking forward to seeing you all on Tuesday the 5th. We think we shall be with our son and his family on the 4th, coming across the following morning to meet Mr Spencer at 10.30am (in fact, we might well bring the family over on the 4th to have a general look round the area, so perhaps we might call in for the key).

Every blessing to you both,

Arthur

R. Trant, Esq.,
The Veau,
RINGMORE,
Kingsbridge,
S. Devon.

Note The Archdeacon telephoned today 27/4 to say that he agreed with my point about getting the incumbent to be to express his views, and had put him in touch with the Parsonage Board (Mr. Kerswell). I told Mr Hawkins & above. He also agrees that the general point about 2 systems is valid!
RJT. 27/4.

Bigbury S10663

The Veon,
Ringsmore,

Kingsbridge,

Devon, TQ7 4HL

The Archdeacon of Totnes,
The Rectory,
12 Church Lane,
Whitestone,
Exeter, EX4 2JT.

18 April 1987.

Dear Mr. Archdeacon,

Ringsmore Rectory

Thankyou for your letter of 13 March about the heating & for the Rectory. I wonder if the decision to remove the Raeburn is wise; the position in rural areas (especially ours) is not quite the same as in town parishes. Those of us who are householders here consider that a standby form of heating and cooking is desirable, and by no means redundant, should the electricity fail. This is not unusual and, quite naturally, since we are at the end of the line, towns and larger consumers often get reconnected some time before we do. The cost of removing the stove, the boiler and the piping will also be quite considerable. (I had to change my stove when we moved here and I was quite surprised).

My brother Warden at Kingston is an electrical contractor and agrees with this from his much greater knowledge of the local system.

In view of the position today regarding the incumbency, might I suggest that the views of the future residents be sought?

I am sure that the work which has been done and is proposed by the Board will make the house much more attractive. The new bay windows have been the subject of much favourable comment in the village and I hope that the next stage will also be popular.

With best wishes,

Yours sincerely
R. G. Trant

R. G. Trant.

Bigbury S10663

The Veon,
Ringmore,
Kingsbridge,
Devon, TQ7 4HL

The Archdeacon of Totnes,
The Rectory,
12 Church Lane,
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With best wishes,

Yours sincerely
R. G. Trant

R. G. Trant.

3/4/87.

Many thanks for your letter, and for your endeavours
over the Rectory. I very much hope that the Passages
Board will now be able to bring this to a successful
conclusion: and with the provision of the additional
utility room space, the house will compare very favourably
with what is now the standard provision.

All good wishes,

Paul Ford

EXETER DIOCESAN PARSONAGES BOARD

Secretary:
J. F. G. MICHELMORE,
T.D., D.L., M.A.

18 CATHEDRAL YARD
EXETER, EX1 1HE
TEL. 35500

Our Ref. K/JW/385

Your Ref.

2nd April 1987

Dear Mr. Trant, Ringmore Rectory


Thank you for your letter of 28th March 1987.

4/4 I enclose a cheque for £83 and would be grateful if you could pass this on to Mr. Baughan in respect of the work which he has carried out to the Parsonage.

I have asked Mr. Yates the Energy Consultant to seek quotations for the off-peak heating system, suggesting that he also approach Mr. F. Jarvis the electrician you recommended: He may forward the specification to you to pass on to Jarvis as I do not have the full address of the latter.

The figure of £2250 which you mention in your letter to the Archdeacon is the consultant's budget price for the electrical system, and it depends very much upon what the quotations are and to which of course one must add V.A.T. and fees. However, it is noted that the P.C.Cs agree in principle to contribute and with this in mind, I can ask Marshalls Charity and the Church Commissioners for assistance also.

Yours sincerely,

R. C. Trant Esq., 
The Veau,
Ringmore,
Kingsbridge TQ7 4HL

UNITED BENEFICE OF BIGBURY RINGMORE AND KINGSTON

Bigbury-on-Sea
810663

The Veau
Ringmore
Kingsbridge
Devon TQ7 4HL

The Secretary
Exeter Diocesan Parsonages Board
18 Cathedral Yard
Exeter EX1 1HE

28 March 1987

Your Ref K/JW/385

Dear Sir,

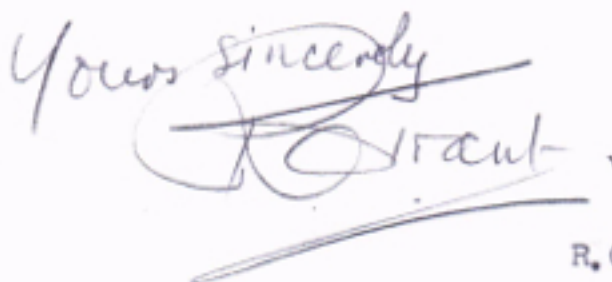
Ringmore Rectory.

As I mentioned to you recently, the contractor for the repairs and renovations at the Rectory found that the water left in the rising main after the system had been correctly drained, had frozen and burst the pipe in several places. He was unable to get a plumber to repair these, and to prevent further delay in the general repairs, I authorised him to repair the bursts himself.

I now enclose Mr. Baughan's account for this work.

Although the Rectory is empty, the correct precautions had been taken and it is possible that this account may qualify under the insurance policy?

I also enclose a copy of a letter I have sent to the Archdeacon about the agreement of the parishes to the payment of one quarter of the cost of installing central heating in the Rectory.

Yours sincerely


R. C. Trant.



WALNUT TREE COTTAGE
RINGMORE
KINGSBRIDGE
DEVON TQ7 4HL

Telephone: Bigbury-on-Sea (0548) 810311

26th March 1987.

Mr R.C.Trant,
The Veau,
Ringmore,
Kingsbridge, Devon.

Dear Reg,

I enclose my account as you asked. I hope all the plumbing at the rectory is now in order.

Without causing damage to the plaster, I cannot be positive that the feed to the bathroom W.C. cistern is watertight, as the wall appears damp.

I will air the building when possible, and hopefully this will cure it:

yours faithfully

Charles

C.D.Baughan.

Labour 12 hrs @ 4 - £72
Materials
£83

to P. Ed. 28/3

UNITED BENEFICE OF BIGBURY RINGMORE AND KINGSTON

Bigbury-on-Sea
810663

The Vicar

Ringmore

Kingsbridge

Devon, TQ7 4HL

The Ven. the Archdeacon of Totnes
The Rectory
12 Church Lane
Whitestone
Exeter EX4 2JT

28 March 1987.

Dear Mr. Archdeacon,

Ringmore Rectory.

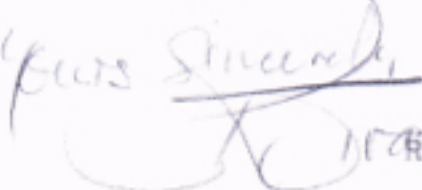
As you requested, the question of the parishes sharing in the proposed installation of a central heating system has been referred to the P.C.Cs. In my letter, I said that "the Board had not of course gone out for any firm quotations and I would guess that the figure which has been mentioned, £3000, is probably somewhat rounded up. Should it be as much as that, the quarter share is £750 or £250 for each parish".

Both the Committee at Kingston and my own (as you probably know, because of the distance between the villages, we have separate 'Committees' of the PCC) agreed to meet their share of the expenses of installing heating in the Rectory, up to the value of £250.

Bigbury PCC have also given qualified approval and have asked that a copy of their letter should be sent to you. I therefore enclose it herewith.

I have been in touch with the Parsonages Board (to whom I am copying this letter) in connection with the current work at the Rectory, and am informed that the latest estimate for the heating is £2250. I have passed this information to the other Wardens.

With best wishes

Yours sincerely,

R.C. Trant.

see 2/4

ST. LAWRENCE CHURCH
BIGBURY

P.C.C. Hon. Sec.
Mrs. M.E. Bardsley,
Wayside,
Bigbury,
S. Devon.

22nd March 1987.

Dear Mr. Trant,

Mr. Darkins asked me to send you
an extra copy of this letter for you
to send to the Archdeacon.

Yours sincerely,


J.E. Hibbin.

Sent with my 28/3

Hon.Sec. Parochial Church Council
St.Lawrence Church.
Bigbury.
1.Folly Hill.
Bigbury on Sea.
S.Devon.
TQ74AR

22nd March 1987.

B.Trant Esq.,
The Veau
Ringmore.
S.Devon.
TQ7 4HL

Dear Mr Trant,

Re: Ringmore Rectory.

Thank you for your letter of the 4th March 1987 giving details of progress of work being carried out.

As a result of this letter, we called an emergency meeting of the P.C.C. and it was agreed that the installation of Economy 7 heating is essential, especially in view of the exposed situation of the property, and the poor quality of the remaining windows.

When the disposal of one of the Rectories was mooted, the Bigbury P.C.C. strongly advised against selling Bigbury Rectory as it was a better and newer building and Ringmore Rectory would require vast sums to be spent on it to bring it into a reasonable state, and forever would require a lot of money to be spent on future maintenance. Nevertheless the Exeter Board of Finance sold Bigbury Rectory for a sum in excess of £50,000 and in addition receive in excess of £4,000 a year in Parochial Shares from Bigbury, Ringmore and Kingston.


Our P.C.C. feel extremely bitter that we should be asked to subscribe towards the Ringmore Rectory because the Exeter Board of Finance made an irresponsible and hasty decision in the past, and against our advice.

We suggest that The Archdeacon and Exeter Board of Finance make sure that we have a Rectory capable of providing a home in keeping with the standards expected in 1987 and if necessary use some of the money taken from the sale of Bigbury Rectory.

As you are aware, we have interviewed several Clergy with a view to coming to our Parish and each one has remarked on the poor standard of accomodation.

Also the sum of £3,000 would seem a little high for the cost of these heaters and we would have thought the sum of £200 each unit fitted, would have been nearer the figure.

Yours sincerely.


J.S.Hibbin.
Hon.Sec.Bigbury.P.C.C.

Note

Visited Exeter, Friday 20 March 1987.

Saw Mr. ~~K~~swell. (Parsonages Board).

1. Left consent form with him.
2. Told him of Charles Baughan's findings about e.g. fascia boarding, windows, chimney. - CB to list and report to Surveyor
3. Plumber's work on burst pipe (in rising main) £10. to bill asap., to me, I certify and send to P Bd.
4. He took water rate demand for Rectory.
5. Central heating likely to be @ £2250.

Mem. Surveyor is M. Spencer of Fleury Manio, Plymouth. 669292

Also saw Mr. Halliday D.B.F. - sequestrator. He took the electricity off from SWEB for the Dec-Feb quarter, rather than cause the sequestrators to need more money.

Elec. A/c. by Mrs. May to Mr. Halliday ^(P.D.) 13/6/87.

EXETER DIOCESAN PARSONAGES BOARD

Secretary:

J. F. G. MICHELMORE,
T.D., D.L., M.A.18 CATHEDRAL YARD
EXETER, EX1 1HE
TEL. 35500

Our Ref. K/LDH/385

Your Ref.

17th March 1987

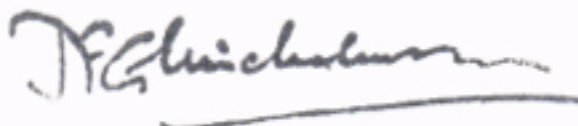
Dear Mr. Trant, 18/3

Ringmore Rectory

In connection with the proposed improvements at the parsonage to provide a utility room etc, the Commissioners require a consent form to be completed on behalf of the P.C.C. as the Benefice is vacant.

I enclose this form and would be grateful if it could be completed and returned to me as soon as is possible please. A similar form has been sent to Mrs. Hibbins at Bigbury.

Yours sincerely,



R.C. Trant, Esq.,
The Veau,
Ringmore,
KINGSBRIDGE
TQ7 4HL

Returned by hand.

Ret

28/3/87.

Church of St James the Less, Kingston

Bigbury-on-Sea 010500

Scobbiscombe,
Kingston,
Kingsbridge,
Devon. TQ7 4EU

R. C. Trant, Esq.,
The Veau,
Ringmore,
Kingsbridge.

16th March, 1987.

Dear Reg,

Cost of installing heating at the Rectory.

This is to confirm that ^{at} our PCC committee meeting held on Monday March 9th 1987 the following proposal was approved unanimously:-

The Kingston Committee of the Ringmore with Kingston PCC are prepared to meet their share of the expense of installing heating in the Rectory at Ringmore up to the value of £250.

Yours sincerely,

Cathy M. Beard .

Mrs C. M. Beard.
Hon. Sec. Kingston Committee
of the PCC.

to the Ringmore Committee

PCC mtg. - 17/3/87.

From the Archdeacon of Totnes

The Ven Richard Hawkins

Longdown (039 281) 406

R.C. Trant Esq,
The Veau,
Ringmore,
Kingsbridge. TQ7 4HL

The Rectory
12 Church Lane
Whitestone
EXETER
EX4 2JT

13th March 1987.

Dear Mr Trant,

I understand from the Parsonages Board that firm estimates are being sought for the central heating system, so I hope that we shall be able to bring that to a satisfactory conclusion in due course.


It will be part of the total system that we ensure that there is an adequate electric cooker, so that the Raeburn will be redundant. We always provide a means of cooking, but we would not want to retain the Raeburn as well. It would be sensible to remove it and make good the space; as the oil tank would also need to be repaired or replaced, it will save unnecessary expenditure, and be less unsightly, if we can take the opportunity to remove it.

I do not think that this will make the house any less acceptable. On the whole, clergy do not favour oil-fired systems if anything else is available, because of the cost. The total works which have been done or are in hand for the house will make it comparable with most other parsonage houses in the diocese - and a deal better than some.

We continue to be most appreciative of all your patient efforts during the period of the vacancy: I hope you will not have to soldier on for too long.

All good wishes,

Yours sincerely,



The Archdeacon has asked me to let you know what has been happening at the Rectory, and what is proposed.

Following the usual ^{regular} inspection of the Rectory, while the Corbitts were still in residence, arrangements were made for the replacement of the four bay windows, ~~then~~ on the sea side of the house, and a schedule of the normal "dilapidation" was drawn up. When "Pector" left, the contract for the new windows was let and these have ^{now} been fitted. The schedule is again ~~drawn~~ ^{sent} out for estimates, and ^{the contract} has recently been awarded.

Meanwhile, following comments and suggestions made by some of the visitors sent by the Patrons, the Rectory has been locked up again and as a result it is probable that the Pavenaggs Board will agree to a plan put forward by the ~~architect~~ ^{surveyor} for the construction of a utility room. ^{The costs} ~~of~~ ^{of} these ~~costs~~ ^{works} ~~of~~ course fall on ~~the~~ ^{the} Pavenaggs Board.

~~It is also~~ The Rectory has also been visited by the consultant

The Vicar,
 -Ingham,
 -Inghambridge,
 -Seven, W. 4th.

4 March 1917.

Ingham Rectory.

The Archdeacon has asked me to let you know what has been happening at the Rectory and what is being considered.

Following the usual regular inspection of the Rectory while the Portetts were still in residence, arrangements were made for the replacement of the four bay windows facing the sea and a schedule of the normal 'dilapidations' was drawn up. When Hector left, the contract for the new windows was let and these have now been fitted. The schedule of repairs went for extinction, the contract was awarded and work is now in hand. Meanwhile, following comments and suggestions made by some of the visitors sent by the Patrons, the Rectory has been looked at again and, as a result, it is probable that the Parsonage Board will approve a plan put forward by the surveyor for the construction of a utility room. The cost of these works of course falls entirely on the Parsonage Board.

The Rectory has also been visited by the consultant on energy matters to the Board, to see about the need for central heating. (The Rectory at some time in the past obviously had some large night storage heaters which people threw out years ago.) His report has been received by the Board. The Rectory is not adequately heated, relying on solid fuel only, and he is recommending a system to enter adequately for heating the ground floor, one bedroom, the bathroom and the landing. Since we don't have gas here, the cheapest form of heating at the present time is an off-peak electric system, using Economy 7 current. The Board will be considering/let now want to how to view it since the costs of central heating are shared four ways - central funds bears quarter, the Mission Parsonage Board one quarter, a charitable trust (I think it is the Marshall Trust for the heating of parsonages) one quarter and the parishes concerned one quarter. The Board have not of course gone out for any firm quotations and I would guess that the figure which has been mentioned, £3,000, is probably somewhat rounded up. Should it be as much as that, the quarter share is £750, or £250 for each parish.

The Archdeacon would like this to be put to the various P.C.s to see if they would be willing to meet this figure. (I should perhaps mention that at least one of our visitors has already remarked on the absence of a heating system in the Rectory.)

Mr. Barden

Mr. Darline

Mr. Jarvis

copies to Mr. Beard

Mr. Mason

^x £2250 - says Kammell. P.B. 20/3/17

Alice
 To see (if you can find it!)
 and return p.c. R.D.

/this

R.C. Trant Esq.

EXETER DIOCESAN PARSONAGES BOARD

With the compliments of the Secretary

18 Cathedral Yard
Exeter
Tel. 35500

.....2.2.87.....19.....

COPY

2nd February 1987

Dear Sir,


Ringsore Rectory

I refer to your letter of 19th December, addressed to Mr. R.C. Trant with quotation for the Schedule of Repairs at the above Rectory in the sum of £1390. (no V.A.T.) and can inform you that this has been accepted. I would however be grateful if you could confirm that you have included the exterior painting on page 4 (item 16 etc.).

Your second quotation for the improvement items listed in Mr. Trant's letter of 3rd December, at £330 (no V.A.T.) also is accepted and works may be commenced as soon as is possible.

Please note that when submitting your accounts, two separate bills are required one for the repairs and one for the improvements as these are funded from different sources.

Yours faithfully


Mr. C.D. Baughan
Walnut Tree Cottage,
Ringsore,
Kingsbridge TQ7 4HL
c.c. R.C. Trant Esq.

K/JW/385

2nd February 1987

Dear Sirs,

Ringmore Rectory

Thank you for your letter of 12th January with quotation for the work required to this Rectory.

The Board has not been able to accept your tender in this instance but it is hoped that you may be asked to tender for similar work to other Parsonage Houses in the area, when required.

Yours faithfully,

Messrs. A.M. King & Son,
Mandava,
Ringmore,
Kingsbridge TQ7 4HL
c.c.R.C.Trant Esq.

EXETER DIOCESAN PARSONAGES BOARD

Secretary:
J. F. G. MICHELMORE,
T.D., D.L., M.A.

18 CATHEDRAL YARD
EXETER, EX1 1HE
TEL. 35500

Our Ref. K/JW/385

Your Ref.

22nd December 1986

Dear Mr. Trant,


Ringmore Rectory

I am making arrangements for the Energy Consultant to report upon the Rectory with recommendations for a central heating scheme and have asked him to contact you for access. This is Mr. M.A. Yates of Ottery St. Mary.

I note that the Schedule of Repairs does not make provision for the existing electrical system to be checked by a qualified electrician. I would be grateful if you could ask one to test the system and provide a report together with an estimate for whatever may be needed to bring the system to safe standard.

Yours sincerely,

R. C. Trant Esq.,
The Vein,
Ringmore,
Kingsbridge TQ7 4HL



① Mr. Wade, of Mr. Yates' office called by arrangement on 30 December 1986 and surveyed the Rectory

② Mr. Jarvis of Kingston agreed to test the system etc - telephone conversation am. 30/12.

12/1/87 Mr. Spence of Fleury, Manics, architects, called by arrangement to measure in order to suggest possibilities for an extra utility room.

SWEB want to test - P.M. 27/1/87 - Reported capacity 21 kW

Exe Windows - 27/1/87

SWEB will plan to visit - 27/1/87

From the Archdeacon of Totnes

The Ven Richard Hawkins

Longdown (039 281) 406

R.C. Trant Esq,
The Veau,
Ringmore,
Kingsbridge.

The Rectory
12 Church Lane
Whitestone
EXETER
EX4 2JT

22nd December 1986.

Dear Mr Trant,

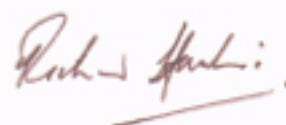
Thank you for so kindly arranging to meet me at the Rectory.

As a result of my visit, I have suggested to the Parsonages Board that the possibility of a utility room extension should be investigated by the Surveyor. I have also asked for a review of the electrics, with a special mention of restoring the off-peak circuit, and suggested that a quotation be obtained for the installation of night storage heaters. When the cost of this latter item is known, we shall have something definite to put to the PCCs in terms of the actual amount required from them.

As regards the quinquennial work, an estimate has been accepted for the replacement of the windows, as a separate item. I believe that the Board is now waiting for a quotation from a builder, through you, for the remaining works.

All good wishes,

Yours sincerely,


Richard Hawkins

The Archdeacon has asked me to let you know what has been happening at the Rectory, and what is proposed.

Following the usual inspection of the Rectory, while the Corbells were still in residence, arrangements were made for the replacement of the four bay windows, ~~four~~ on the sea side of the house, and a schedule of the normal "depreciation" was drawn up. When Pector left, the contract for the new windows was let and these have ^{now} been fitted. The schedule is again ~~drawn up~~ ^{what} out for estimates; and ^{the contract} has recently been awarded.

Meanwhile, following comments and suggestions made by some of the visitors sent by the Parsons, the Rectory has been locked up again and as a result it is probable that the Parsons's Board will agree to a plan put forward by the ~~architect~~ ^{surveyor} for the construction of a utility room. ^{The costs} ~~None~~ of these ^{works} ~~costs~~ for course fall on ~~the Parsons's Board~~ ^{the Parsons's Board}.

~~It is also~~ The Rectory has also been visited by the consultant

on energy matters to the Board to see about the
possibility of central heating. (The Rectory, at some
time in the past, obviously had those large night storage
heaters which people threw out years ago). This report
has now been received by the Board; ~~and it sounds as if~~ ^{the Rectory is}
~~not adequate in heating, relying on solid fuel only, and~~
he is recommending ~~an~~ ~~inadequate~~ ~~off-peak~~ ~~heating~~
system to cater adequately for ^{the ground floor, and for} one bedroom, ^{and for}
(Since we don't have gas here, the cheapest form of heating here is an
a bathroom upstairs.) This Board will be considering ^{off-peak electric system}
using Economy Tariffs.

This, but now want to know how we view it since ~~we~~
the costs of central heating are shared four ways. The
Central funds bear a quarter, the Diocesan Parsonage Board
a quarter, a charitable trust (I think it is the Madale
for the heating of parsonage)
Trust ~~for~~ a quarter and the parishes concerned a quarter.

The Board have not of course gone out for any quotation
and I would guess that the figure of £3000, which has been
mentioned, is probably a rounded up estimate. Should it come
to that, the quarter share is £750 or £250 for each parish
The Archdeacon would like this to be put to the P.C.C. to
see if they would be willing to meet ^{the} ~~it~~. (I should say, that one of
our visitors has already remarked on the lack of a heating system in the Rectory)

old
3976
2294

250
250

Enclos.

EXETER DIOCESAN PARSONAGES BOARD

Secretary:
J. F. G. MICHELMORE,
T.D., D.L., M.A.

18 CATHEDRAL YARD
EXETER, EX1 1HE
TEL. 35500

Our Ref.

Kerswell
K/JW/385 *replace*

Your Ref.

*Check "600"
gallon oil tank*

8th December 1986

Dear Mr. Trant,

Ringmore Rectory

Thank you for your letter of 4th December 1986.

I have examined the Repair Schedule but there is no specific reference to damp in the bedroom although works are required to the roof and the chimney stack. I think the answer is for the builder with the successful tender to examine the damp patch as this may be no more than condensation on an area of more dense plaster.

*King
Bampton*

I would be inclined to defer installation of an additional socket(s) until we know the wishes of the next Incumbent. Normally one handset with three points is the arrangement (study, hall and kitchen or bedroom). However, the cost for telephones normally is met by the Diocesan Board of Finance.

It is the Board's policy to instal off-peak central heating using the new storage heaters, as a result of advice obtained from the Board's heating consultant. Such a system is far cheaper to instal, requires no annual maintenance and no repairs, and provides effective heating at very competitive cost, apart from gas. The long term capital and maintenance costs point to Economy 7 as most appropriate.

Funding for heating installations normally is on a 25% basis from local resources (P.C.C./Incumbent), Marshalls Charity, the Church Commissioners and this Board but the Energy Consultant is required to survey and report with recommendations and eventually obtain satisfactory quotations etc.

Yours sincerely,

R. C. Trant Esq.,
The Veau,
Ringmore, Kingsbridge, TQ7 4HL

*Phoned J.P.B.
(Mr Kerswell)*

BENEFICE OF BIGBURY RINGMORE AND KINGSTON

Bigbury 810663

The Veau

Your ref. K/JW/385

Ringmore

Kingsbridge

4 December 1986 Devon TQ7 4HL

Dear Secretary,

Ringmore Rectory

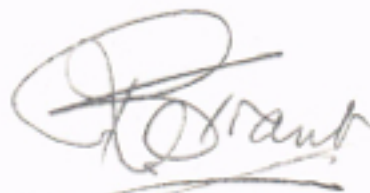
Thank you for your letter of 26 November 1986. I enclose a copy of the letter I have now sent to the builders nominated in your letter of 4 June 1986 and to a fourth who is now working in the village.

Now that the Schedule has left me, I cannot check this point, but we notice that there is a damp patch in one of the bedrooms. Is this covered in the Schedule?

Two other points have arisen during visits of prospective nominees to the Rectory; should British Telecom be asked to install two telephone sockets, one in the hall and another in the study, and the appropriate jack for the handset? (Mr. Corbett remarked dryly afterwards that one could tell that the visitor was a bachelor since he had enquired why the telephone was on the stairs instead of in the study. To anyone with daughters in the family, the reason would have been obvious.) Nevertheless, there is a point...

The second enquiry was about central heating; I doubt if this enquirer will be coming to us, but he hoped that if anything was to be done about it, then the appropriate time would be during the vacancy. One of my brother wardens owns an hotel and has recently installed the new night storage heaters rather than make structural changes. He has found them satisfactory and economical. Has the Board any views? Other interested parties might raise the same point and it would be helpful to have information.

Yours sincerely



The Secretary,
Exeter Diocesan Ecclesiastical Parsonages Board,
18 Cathedral Yard,
Exeter, EX1 1HE.

BENEFICE OF BIGBURY, RINGMORE AND KINGSTON

Tel. Bigbury 810663

The Veau,
Ringmore,

Kingsbridge, TQ7 4HL

3/ December 1986

Ringmore Rectory

I am requested by the Exeter Diocesan Parsonages Board to obtain quotations for the enclosed Schedule of Repairs to Ringmore Rectory. I shall be glad to know if you wish to tender for this work and, if so, to receive a tender in due course.

I am also asked if you would quote separately for

lagging of the cold water tank in the roof,
plus any unprotected plumbing and

provision of a thermostatically controlled electric shower to be fitted over the bath, plus additional tiling at the end of the bath, to the height of the shower head and for a similar height and width along part of one side. A shower rail also should be fitted (but not a shower curtain).

Mr. Corbett has now retired and the Rectory is vacant. Please get in touch with me should you wish to inspect the house.

Yours faithfully

R. C. Trant.

Churchwarden, Ringmore.

sent to

Mr. B. B. Mitchell The Laurels Aveton Gifford
Mr. A. R. Edgecombe Glen Avon Aveton Gifford
Messrs A. M. King & Son Mandava Ringmore
Mr C. D. Baughan Walnut Tree Cottage Ringmore

Quoted 29/12/86

cc Exeter Diocesan Parsonages Board *with enc.*



The Rev. G. Corbett,
The Rectory,
Ringmore,
Kingsbridge TQ7 4HR

See letter
of 26/1/86
Quotations have not been
obtained because we are
awaiting a Report on the
possibility of replacing some
of the windows on the
"weather side" of the house.

The Passengers Board
is also looking into the possibility
of enlarging/improving the kitchen.

EXETER DIOCESAN PARSONAGES BOARD

Secretary:

J. F. G. MICHELMORE,
T.D., D.L., M.A.

18 CATHEDRAL YARD
EXETER, EX1 1HE
TEL. 35500

Our Ref.

K/JW/385

0392

Your Ref.

26th November 1986

Dear Mr. Trant,

Ringmore Rectory

I understand from the Rev. G. Corbett that he has passed to you the Schedules of Repairs which are due upon the house, for tenders to be obtained. I would be grateful if you could now seek these and ask builders to quote separately for lagging of the cold water tank in the roof, plus any unprotected plumbing, and provision of a thermostatically controlled electric shower to be fitted over the bath plus additional tiling at the end of the bath, to the height of the shower head and for a similar height and width along part of one side. A shower rail also should be fitted, but not a shower curtain which is the responsibility of the householder.

In the Repair Schedule on page 6, items 30.1,.2 and .3 should be deleted if not already struck out as instructions have been given to Messrs. Exe Windows to replace 4 bay windows at this house.

Yours sincerely,

R. Trant Esq.,
The Veau,
Ringmore,
Kingsbridge



Exe Windows arrived am. 26/1/87

EXETER DIOCESAN PARSONAGES BOARD

Secretary:
J. F. G. MICHELMORE,
T.D., D.L., M.A.

18 CATHEDRAL YARD
EXETER, EX1 1HE
TEL. 35500

Our Ref.

K/JW/385

Your Ref.

4th June 1986

Dear Mr. Corbett,

Ringmore

I enclose three copies of the Schedule of Repairs and would be grateful if you could obtain quotations from local builders, some of whom could be :-

1. B.B. Mitchell of The Laurels, Aveton Gifford
2. A.R. Edgcombe of Glen Avon " "
3. Messrs. A.M. King & Son of Mandava, Ringmore.

Builders may be asked to quote separately for the following improvements:-

Lagging of cold water tank in the roof plus any un-protected plumbing.
Provision of a thermostatically controlled electric shower to be fitted over the bath plus additional tiling at the end of the bath to the height of the shower head and for similar height and width along part of one side, together with fitting of a shower rail but not shower curtain (which is responsibility of the householder).

Tenders should be forwarded to this office in due course please.

Yours sincerely,

The Rev. G. Corbett,
The Rectory,
Ringmore,
TQ7 4HR

