

GENERAL SYNOD

LEGISLATIVE COMMITTEE

Chancel Repair (Church Commissioners' Liability) Measure

Comments and Explanations

The Chancel Repair (Church Commissioners' Liability) Measure provides for any liability of the Church Commissioners to repair the chancel of a church which currently takes the form of an interest in land or a contractual obligation to take the form of a statutory duty instead. Land owned by the Commissioners will therefore be relieved of the burden of the liability and can be dealt with free from it and its blighting effect.

Introduction

1. The Legislative Committee of the General Synod, to which the Measure entitled the Chancel Repair (Church Commissioners' Liability) Measure ("the Measure") has been referred, has the honour to submit the Measure to the Ecclesiastical Committee with these Comments and Explanations.

Background

2. Chancel repair liability is an enforceable liability to repair, or to contribute to the cost of repairing, the chancel of a parish church (usually its eastern part).
3. In some cases, chancel repair liability is attached to the ownership of land. That could be because the land concerned had been glebe and had formed part of the endowment of a rectory or because the land now represents the right to tithes that had originally belonged to a rectory.
4. During the Middle Ages, monasteries acquired many rectories. After the dissolution of the monasteries in the 1530s, some of their property went to cathedrals, which inherited the liability to repair the chancel of the relevant parish church. Some former monastic property was used to endow the new bishoprics founded by Henry VIII, with each new bishop inheriting the chancel repair liability.
5. After its foundation in 1704, Queen Anne's Bounty inherited former rectorial property. In the nineteenth and twentieth centuries, the then Ecclesiastical Commissioners inherited all episcopal estates and much cathedral property. In each case, chancel repair liability was also inherited.
6. In 1947, the Church Commissioners took over the property that had belonged to Queen Anne's Bounty or to the Ecclesiastical Commissioners as well as all chancel repair liability attached to that property. The land which the Commissioners took on carried liability for around 350 parish churches. In some cases, the Commissioners have the whole liability; in others, they share it. In 2023, they incurred net expenditure of around £354,500 on chancel repair, which is considerably down on the £608,000 incurred in 2022. Based on estimations in the light of current projects, they anticipate such

expenditure for 2024 and 2025 respectively, to be in the region of £1.2 million for each of those coming years.

7. The Commissioners also have power under section 28(6) of the Cathedrals Measure 2021 to make grants to cathedral Chapters towards the cost of repairs to the chancels of parish churches for which cathedrals are liable (There are around 200 such parish churches). Grants currently stand at 100% of the cost and, in 2023, the Commissioners made net grants of totalling around £124,000.
8. Chancel repair liability was classified in land law as an overriding interest, which is an interest to which a registered title is subject, even though it does not appear on the register of title. It binds the registered proprietor and anybody who acquires an interest in the title. Before the Land Registration Act 2002, chancel repair liability would pass to the purchaser of land when land was sold, whether or not the purchaser knew about it. But from 13th October 2013 (the end of the applicable transitional period under the 2002 Act), chancel repair liability passed (except in very limited circumstances) to the purchaser only if it had been registered against the title or (in the case of unregistered land) protected by a caution against first registration. In general, therefore, if the liability is not registered, a person buying the land without knowledge of the liability will now obtain the land free from that liability.
9. If a parochial church council (“PCC”) wished to retain the benefit of chancel repair liability, it had (ideally before 13th October 2013) to have the liability registered. In 2009, the Church Commissioners decided to relieve PCCs of this task in the case of land which the Commissioners owned and, where the land was registered, themselves took on the job of registering notice of the liability.
10. By 2016, though, it had become clear that the process of registering chancel repair liability was creating technical legal issues and adversely affecting the value of the land concerned. The process damaged relationships between the public, PCCs and the Commissioners and led to Parliamentary Questions and unfavourable publicity. In 2015, following a campaign by the National Secular Society, Lord Avebury introduced a private peer’s bill in the House of Lords to abolish chancel repair liability entirely (HL Bill 21, 2015-16 Session). The Bill made little progress, largely because of the compensation the Church of England would have required from the government to put chancels into repair.
11. The Commissioners abandoned the policy of registering chancel repair liability against their own land and, where they had already done that, sought to have it removed from the register in return for providing the relevant PCC with an indemnity against the cost of repairing the chancel. But that policy too proved unsatisfactory, with various legal and practical difficulties arising.
12. The Commissioners propose now that their chancel repair liability be detached from land of theirs that is affected by it and instead become a free-standing statutory duty, whether or not the Commissioners continue to own the land. The Commissioners could then sell their land free from chancel repair liability and its associated difficulties. The interest of PCCs would still be protected because the Commissioners would have a continuing statutory duty to repair the chancel of the relevant parish church.

13. In the Annex, Table 1 sets out each chancel for which the Commissioners have land-based liability to repair and the percentage used to represent their share of liability. Table 2 sets out each chancel for which the Chapter of a cathedral has liability to repair and the percentage used to represent its share liability; under the Measure the Commissioners will take on those liabilities.
14. The Measure will not abolish chancel repair liability. Nor will it change the liability of third parties to pay contributions to chancel repair.
15. HM Land Registry was consulted on the text of the Measure and is content.

The provisions of the Measure

Section 1 – Existing liabilities on title or under contract

16. Subsection (1) provides for the conversion to a statutory duty of the Church Commissioners' current chancel repair liability, whether it operates as an interest in land or as a contractual obligation (including under an indemnity).
17. Subsection (2) provides that the extent of the Commissioners' share of chancel repair liability in each case will crystallise immediately before the Measure comes into force.
18. Subsection (3) provides that the change made by this section will supersede all previous deeds and agreements relating to the Commissioners' chancel repair liability. But the provisions of such a deed or agreement will cease to have effect only in so far as it relates to the Commissioners' chancel repair liability and their liability (and the former extent of their liability under such deed or agreement) will become statutory instead contractual; in all other respects, however, the relevant deed will continue to have effect. So, for example, when the Commissioners transferred part of their land near Ryhope, Sunderland, which was subject to such liability in respect of Sunderland Minster, to CC Projects by a TR5 transfer dated 17 December 2019, they included indemnity provisions in favour of CC Projects in respect of the Commissioners' chancel repair liability attaching to the 2 registered titles involved. These contractual indemnity provisions will be superseded by the statutory obligation, but, for example, their exception and reservation of the mines and minerals out of that transfer (and related ancillary rights of access and to work the mines and minerals), will still continue to have effect. Similarly, in the case of the sale of Greatwood Farm, Staffordshire, the indemnity provisions in paragraph 12.9 of transfer dated 21.12.2018 (which was subject to chancel repair liability in respect of the Eccleshall Holy Trinity in the Diocese of Lichfield) will be superseded by the statutory obligation pursuant to the Measure, but all the other provisions of the transfer .e.g. the restrictive covenants in paragraph 12.4, the positive covenants in paragraph 12.5, and the overage provisions set out in the Schedule etc. will all continue to apply.
19. Subsection (4) provides that notices and other entries at HM Land Registry relating to chancel repair liability will cease to have effect.
20. Subsection (5) provides for references in this section to liability of the Commissioners to include liability of any of their subsidiaries. This clause will therefore apply where the Commissioners have an indirect liability through a subsidiary. The term

“subsidiary” is defined by section 5(4) to have the standard meaning given in the Companies Act 2006.

Section 2 – Existing statutory liabilities

21. Subsections (1) and (2) provide for the continuation of certain existing statutory liabilities of the Commissioners for chancel repairs. Each of the local Acts listed imposes chancel repair liability on the Commissioners; accordingly, in each of those cases, the liability is already statutory rather than land-based or contractual. Section 1 will not therefore impact on those cases and it is appropriate for the liability under each Act to continue as it is.
22. Subsection (3) provides for those existing statutory liabilities of the Commissioners to remain with them even if the land that is subject to one of the local Acts mentioned in this clause is transferred to another person.
23. Subsection (4) qualifies section 1(3) so that the reference there to an “instrument” does not include any of the local Acts mentioned in this clause. There might otherwise be a conflict between the operation of the two sections.

Section 3 – Future liabilities

24. Subsection (1) is concerned with the future liability of the Commissioners following their acquisition of land to which chancel repair liability is attached. The liability will, on the acquisition, take effect instead as a statutory duty.
25. Subsection (2) provides for the extent of the chancel repair liability in such a case to crystallise immediately before the acquisition.
26. Subsection (3) provides that any notices or other entries at HM Land Registry relating to chancel repair liability that would otherwise have taken effect as an interest in or over the land being acquired will cease to have effect on the acquisition of the land.
27. Subsection (4) provides that the clause also applies to an acquisition of land held by a subsidiary of the Commissioners.

Section 4 – Liabilities on cathedrals

28. As things stand under section 28(6) of the Cathedrals Measure 2021, the Chapter of each cathedral has a statutory duty in respect of chancel repair liability. But each Chapter is supported in carrying out that duty by the Commissioners who have a discretion to make grants to Chapters from their general fund.
29. Subsection (1) provides for the conversion of the current statutory liability of a Chapter into a statutory duty of the Commissioners.
30. Subsection (2) provides that the extent of the chancel repair liability in each such case will crystallise immediately before its conversion into a statutory duty of the Commissioners under subsection (1).
31. Subsection (3) provides that any notices or other entries at HM Land Registry relating to chancel repair liability which would otherwise have taken effect as an interest in or

over the land concerned will cease to have effect on the conversion of the liability into a statutory duty of the Commissioners.

32. Subsection (4) makes a consequential repeal of section 28(6) of the Cathedrals Measure 2021, as it will be superseded by this section.

Section 5 – Supplementary matters

33. Subsection (1) provides for chancel repair liability under the Measure to be enforced under the Chancel Repairs Act 1932. That Act entitles a PCC to serve a notice of repair and, if the notice is not complied with, to bring proceedings in the county court.
34. Subsection (2) provides for disputes about the size of the Commissioners' share of the relevant chancel repair liability under the Measure to be resolved by arbitration. The reference to "arbitration" has the effect of applying the Arbitration Act 1996. Three principles underlie that Act – first, achieving a fair resolution by an impartial tribunal without unnecessary delay or cost; second, giving the parties freedom to agree how the dispute should be resolved; third, keeping the court's involvement to a minimum. Flexibility is a key feature, so the parties can adopt procedures suitable to the particular case and avoid unnecessary delay or expense (for example, whether to have legal representation and, if so, at what level).
35. Subsection (3) defines the label of "Land Registry entry", used throughout this Measure, as an entry in either of the registers maintained by the Land Registry.
36. Subsection (4) defines other expressions used in the Measure. It supplements the standard definition of "land" in Schedule 1 to the Interpretation Act 1978 (which includes "buildings and other structures, land covered with water, and any estate, interest, servitude or right in or over land") by adding an express reference to "mines and minerals". That expression is itself defined by reference to the standard definition in the Law of Property Act 1925. This was done, because, on occasion, in the past, the Commissioners retained the liability attaching to the mines and minerals, when they severed and disposed of the surface.

Section 6 – Short title, commencement and extent

37. Subsection (3) provides for the main provisions of the Measure to be brought into force by way of commencement order.
38. Subsection (4) provides that the Measure does not form part of the law of the Channel Islands or the Isle of Man.

Proceedings in the General Synod

First Consideration

39. The Measure was introduced into the General Synod for First Consideration in February 2024. A handful of general points about the Measure were raised but it was favourably received and was committed to a Revision Committee.

Revision Committee

40. The Revision Committee met once in April 2024. Only one member of Synod submitted a proposal for amendment of the Measure within the time allowed by the Standing Orders. No member of the Revision Committee proposed amendments.
41. The single proposal for amendment was to enable small amounts of chancel repair liability to be waived by the making of a one-off payment to the relevant PCC. It was argued that the cost to the PCC of claiming small amounts of chancel repair liability payments, alongside the possibility that certain grants may not be available to the PCC because of that chancel repair liability, could become burdensome.
42. The Revision Committee was advised that the proposed amendment was out of order. Not coming within the scope of the Measure, it was therefore not relevant to it. The Measure has the sole purpose of placing all the Church Commissioners' chancel repair liability on a statutory footing; it is not concerned with chancel repair liability in general. Accordingly, it had a very narrow scope and could not be used as a vehicle for other, unrelated provisions about chancel repair liability. The proposal had no necessary connection to the creation and imposition of statutory liability on the Commissioners.
43. However, the Revision Committee was further advised that an existing statutory provision already gave effect to what was proposed. Section 52 of the Ecclesiastical Dilapidations Measure 1923 provides that any person liable for the repair of the chancel of a church is entitled to pay the relevant PCC an amount sufficient to cover the cost of the future repairs for which that person would be liable. Therefore, even if the proposed amendment had been within the scope of the Measure, no amendment to the Measure would have been required because section 52 of the 1923 Measure already achieved the result sought.

Revision stage at General Synod

44. The Revision Committee reported to the Synod in July 2024 and the Measure was then considered at the Revision Stage in full Synod. No member of Synod submitted a proposal for amendment.

Final Drafting and Final Approval

45. The Final Drafting and Final Approval Stages were also taken in July 2024.
46. On Final Drafting, the Steering Committee proposed a single drafting amendment. On its introduction, the Measure had included in section 4 (liabilities on cathedrals) a transitional provision to reflect the staggered implementation of the Cathedrals Measure 2021. The reference in section 4 to section 28(6) of the 2021 Measure was, in the case of a cathedral to which that provision did not yet apply, to be read instead as a reference to the corresponding provision of the Cathedrals Measure 1999. However, section 28(6) of the 2021 Measure was, by July 2024, in force for all

cathedrals and so the transitional provision could be removed. An amendment to that effect was carried.

47. On Final Approval, the Measure received widespread support across all three Houses. The voting on the motion for the final approval of the Measure was as follows:

	In favour	Against
Bishops	16	0
Clergy	82	0
Laity	94	0

Two members of the House of Laity recorded abstentions.

Conclusion

48. The Legislative Committee invites the Ecclesiastical Committee to issue a favourable report on the Measure. Should the Ecclesiastical Committee require any further information or explanation, the Legislative Committee stands ready to provide it.

Approved by the Legislative Committee

[] 2024

ANNEX

Table 1 - Church Commissioners' land-based chancel repair liability

Chancel	Diocese	Church Commissioners' liability %
Timberscombe St Petroc	Bath and Wells	58.10
Westbury-Sub-Mendip St Lawrence	Bath and Wells	52.58
Wells St Cuthbert	Bath and Wells	24.20
Lovington St Thomas	Bath and Wells	21.13
West Bradley	Bath and Wells	11.77
Banwell St Andrew	Bath and Wells	10.16
Churchill St John the Baptist	Bath and Wells	10.16
Merriott All Saints	Bath and Wells	10.06
Tintinhull St Margaret	Bath and Wells	7.10
Kingstone St John and All Saints	Bath and Wells	5.41
Winscombe St James	Bath and Wells	4.98
Burnham St Andrew	Bath and Wells	4.45
Whitelackington the Blessed Virgin Mary	Bath and Wells	2.59
Glastonbury St John	Bath and Wells	2.59
West Pennard St Nicholas	Bath and Wells	2.59
Glastonbury St Benedict	Bath and Wells	2.59
Congresbury St Andrew	Bath and Wells	2.30
Compton Bishop St Andrew	Bath and Wells	1.34
Cheddar St Andrew	Bath and Wells	1.28
Berrow Blessed Virgin Mary	Bath and Wells	1.27
Combe St Nicholas	Bath and Wells	0.57
Stoke St Gregory	Bath and Wells	0.53
West Hatch St Andrew	Bath and Wells	0.53
North Curry St Peter and St Paul	Bath and Wells	0.53
Dulverton All Saints	Bath and Wells	0.17
Iminster St Mary	Bath and Wells	0.06
Handsworth St Mary	Birmingham	56.38
Sutton Coldfield Holy Trinity	Birmingham	1.63

King's Norton St Nicholas	Birmingham	1.34
Wanborough St Andrew	Bristol	100.00
Bishopstone St Mary the Virgin	Bristol	100.00
Womenswold Wymynswold	Canterbury	100.00
Sibertswold St Andrew (or Shepherdswell)	Canterbury	47.08
Hougham St Lawrence	Canterbury	40.51
Chislet St Mary the Virgin	Canterbury	31.92
Appledore St Peter and Paul	Canterbury	20.48
Bekesbourne St Peter	Canterbury	19.35
Hoath Holy Cross	Canterbury	15.15
Guston St Martin of Tours	Canterbury	14.18
Herne St Martin	Canterbury	12.56
Sturry St Nicholas	Canterbury	8.71
Sholden St Nicholas	Canterbury	4.71
Margate St John the Baptist	Canterbury	2.86
Ash St Nicholas	Canterbury	2.83
Northbourne St Augustine	Canterbury	1.33
Kennington St Mary	Canterbury	0.70
Alkham St Anthony	Canterbury	0.37
Marden St Michael and All Angels	Canterbury	0.03
Camerton St Peter	Carlisle	53.53
Dalston St Michael	Carlisle	25.34
Kirkby Ireleth St Cuthbert	Carlisle	0.82
Maldon St Mary	Chelmsford	100.00
Barling Magna All Saints	Chelmsford	56.33
Horndon on the Hill St Peter and St Paul	Chelmsford	28.27
Feering All Saints	Chelmsford	22.29
Heybridge St Andrew	Chelmsford	15.91
Takeley Holy Trinity	Chelmsford	14.44
Great Sampford St Michael	Chelmsford	4.84
Hempstead St Andrew	Chelmsford	4.84
Chigwell St Mary	Chelmsford	2.31

Boreham St Andrew	Chelmsford	1.00
Ardleigh St Mary	Chelmsford	0.58
Witham St Nicolas	Chelmsford	0.40
Shalford St Andrew	Chelmsford	0.12
Rickling All Saints	Chelmsford	0.08
Stoke (or Stoak) St Lawrence	Chester	81.14
Mottram-In-Longendale St. Michael	Chester	7.78
Bowdon St Mary the Virgin	Chester	4.24
Tarvin St Andrew	Chester	3.09
Weaverham St Mary	Chester	1.89
Over St Chad	Chester	0.26
Singleton St Mary the Virgin	Chichester	100.00
Oving St Andrew	Chichester	57.17
Apuldram St Mary the Virgin	Chichester	48.01
Amberley St Michael	Chichester	45.02
Chidham St Mary	Chichester	33.80
Sidlesham St Mary	Chichester	26.82
Friston St James	Chichester	26.42
West Wittering St Peter and St Paul	Chichester	24.73
South Bersted St Mary Magdalene	Chichester	23.98
Pagham St Thomas à Becket	Chichester	9.29
Aldingbourne St Mary	Chichester	5.58
Bosham Holy Trinity	Chichester	3.36
Bolney St Mary Magdalen	Chichester	2.05
East Preston St Mary the Virgin	Chichester	0.14
Ryton Upon Dunsmore St Leonard	Coventry	100.00
Claverdon St Michael and All Angels	Coventry	0.93
Norton Lindsey Holy Trinity	Coventry	0.93
Sandiacre St Giles	Derby	3.06
Ashbourne St Oswald	Derby	1.97
Hognaston St Bartholomew	Derby	1.97
Parwich St Peter	Derby	1.97

Wirksworth St Mary	Derby	1.30
Auckland St Andrew	Durham	69.73
Aycliffe St Andrew	Durham	56.19
Heighington St Michael	Durham	34.45
Sunderland Minster St Michael and All Angels	Durham	33.25
Billingham St Cuthbert	Durham	21.06
Pittington St Laurence	Durham	20.42
Kirk Merrington	Durham	10.07
Madingley St Mary Magdalene	Ely	100.00
Spaldwick St James	Ely	100.00
West Wrating St Andrew	Ely	100.00
Swaffham Bulbeck St Mary	Ely	100.00
Barham St Giles	Ely	100.00
Buckden St Mary	Ely	100.00
Godmanchester St Mary	Ely	100.00
Leighton Bromswold St Mary	Ely	100.00
Ickleton St Mary Magdalene	Ely	100.00
Bassingbourn St Peter and St Paul	Ely	89.80
Ely St Mary	Ely	53.17
Stuntney Holy Cross	Ely	41.73
Wisbech St Peter and St Paul	Ely	36.50
Witchford St Andrew	Ely	29.29
Witcham St Martin	Ely	27.43
Stow Longa St Botolph	Ely	13.27
Whaddon St Mary the Virgin	Ely	11.48
Comberton St Mary	Ely	10.20
Sutton St Andrew	Ely	9.59
Foxton St Lawrence	Ely	1.02
Southoe St Leonard	Ely	0.20
Melbourn All Saints	Ely	0.01
Malborough All Saints	Exeter	72.55
Clyst Honiton St Micheal and All Angels	Exeter	71.71

Ide St Ida	Exeter	48.56
Staverton St Paul de Lyon	Exeter	39.79
Colaton Raleigh St John the Baptist	Exeter	10.52
South Molton St Mary Magdalene	Exeter	10.14
Paignton St John Baptist	Exeter	5.48
Plympton St Mary Blessed Virgin	Exeter	5.00
Plymstock St Mary and All Saints	Exeter	5.00
Upottery St Mary the Virgin	Exeter	4.28
Uffculme St Mary the Virgin	Exeter	2.62
Kingsteignton St Michael	Exeter	2.59
Northam St Margaret	Exeter	2.41
Culmstock All Saints	Exeter	2.29
Broadwood-Widger St Nicholas	Exeter	1.40
Axminster St Mary	Exeter	0.78
Membury St John the Baptist	Exeter	0.78
Kilminster St Giles	Exeter	0.78
South Milton All Saints	Exeter	0.75
West Alvington All Saints	Exeter	0.75
Galmpton (South Huish) Holy Trinity	Exeter	0.75
Ilsington St Michael	Exeter	0.29
Maisemore St Giles	Gloucester	100.00
Churcham St Andrew	Gloucester	79.25
Barnwood St Lawrence	Gloucester	76.51
Church Honeybourne St Ecgbwyn	Gloucester	47.50
Chaceley St John the Baptist	Gloucester	1.84
Newland All Saints	Gloucester	1.14
Wellington St Margaret	Hereford	30.76
Upper Bullinghope St Peter	Hereford	30.32
Mathon St John the Baptist	Hereford	22.46
Bosbury Holy Trinity	Hereford	13.56
Bockleton St Michael	Hereford	2.69
Little Hereford St Mary Magdalene	Hereford	0.97

Ashford Carbonell St Mary	Hereford	0.97
Almeley St Mary	Hereford	0.02
Ferry Fryston St Andrew (Ferrybridge)	Leeds	2.80
Thornton Steward St Oswald	Leeds	0.65
Kirkby Ravensworth St Peter and St Felix	Leeds	0.34
Ripon Cathedral	Leeds	0.08
Great Easton St Andrew	Leicester	100.00
Brighthurst St Nicholas	Leicester	100.00
Hinckley St Mary	Leicester	0.81
Dadlington St James	Leicester	0.81
Weeford St Mary the Virgin	Lichfield	61.10
Eccleshall Holy Trinity	Lichfield	11.24
Lichfield St Michael	Lichfield	5.40
King's Bromley All Saints	Lichfield	3.14
Hanbury St Werburgh	Lichfield	2.73
Brewood St Mary and St Chad	Lichfield	1.05
Lichfield St Chad	Lichfield	0.93
Prees St Chad	Lichfield	0.03
Scamblesby St Martin	Lincoln	100.00
Dunston St Peter	Lincoln	100.00
Mumby St Thomas of Canterbury	Lincoln	100.00
Lusby St Peter	Lincoln	100.00
Quadring St Margaret	Lincoln	100.00
Hibaldstow St Hybald	Lincoln	100.00
High Toynton St John the Baptist	Lincoln	100.00
Kirton-In-Lindsey St Andrew	Lincoln	100.00
Wrangle St Mary the Virgin and St Nicholas	Lincoln	68.03
Tetney St Peter and St Paul	Lincoln	37.50
Welton St Mary	Lincoln	23.02
Strubby St Oswald	Lincoln	10.50
Thurlby St Germain	Lincoln	6.12
Burgh-Le-Marsh St Peter and Paul	Lincoln	5.73

Tathwell St Vedast	Lincoln	2.11
Northorpe St John Baptist	Lincoln	1.07
Holbeach All Saints	Lincoln	0.08
Edmonton All Saints	London	100.00
Fulham All Saints	London	60.24
Kingsbury Holy Innocents	London	13.04
Tottenham All Hallows	London	2.58
Bywell St Peter	Newcastle	28.51
Newburn St Michael and All Angels	Newcastle	10.45
Norham St Cuthbert	Newcastle	2.34
Bedlington St Cuthbert	Newcastle	2.23
Horning St Benedict	Norwich	100.00
Aldeby St Mary	Norwich	5.61
Ingham Holy Trinity	Norwich	2.56
Swaffham St Peter and St Paul	Norwich	1.46
Upper Sheringham All Saints	Norwich	1.27
Gayton St Nicholas	Norwich	0.79
Ludham St Catherine	Norwich	0.27
Upton St Margaret	Norwich	0.08
Datchet St Mary the Virgin	Oxford	100.00
Lyford St Mary	Oxford	100.00
Deddington St Peter and St Paul	Oxford	100.00
Aylesbury St Mary	Oxford	100.00
Ashbury St Mary	Oxford	100.00
Haddenham St Mary	Oxford	100.00
Mollington All Saints	Oxford	73.95
Claydon St James the Great	Oxford	73.95
Cropredy St Mary the Virgin	Oxford	73.95
Wardington St Mary Magdalene	Oxford	73.95
North Marston Assumption of the Blessed Virgin	Oxford	61.65
East Challow St Nicholas	Oxford	29.34
West Challow St Lawrence	Oxford	29.34

Letcombe Regis St Andrew	Oxford	29.34
Steventon St Michael and All Angels	Oxford	4.10
Winkfield St Mary	Oxford	3.66
Wraysbury St Andrew	Oxford	3.35
Wantage St Peter and St Paul	Oxford	1.46
North Moreton All Saints	Oxford	1.42
Hurst St Nicholas	Oxford	0.78
Appleford Ss Peter and Paul	Oxford	0.59
Sutton Courtenay All Saints	Oxford	0.59
Bierton St James	Oxford	0.47
Peterborough St John	Peterborough	100.00
Hambleton St Peter and St Paul	Portsmouth	15.42
Stoke St Peter and St Paul	Rochester	31.08
Frindsbury All Saints	Rochester	8.77
West Peckham St Dunstan	Rochester	0.55
Sutton At Hone St John the Baptist	Rochester	0.46
Otford St Bartholomew	Rochester	0.30
Bromley St Peter and St Paul	Rochester	0.17
Salisbury St Martin	Salisbury	73.64
West Lavington All Saints	Salisbury	33.99
Durnford St Andrew	Salisbury	27.92
Marden All Saints	Salisbury	8.74
Laverstock St Andrew	Salisbury	7.92
Froxfield All Saints	Salisbury	6.51
Stratford-Sub-Castle St Lawrence	Salisbury	5.34
Ebbesbourne Wake St John the Baptist	Salisbury	3.84
Powerstock St Mary the Virgin	Salisbury	3.51
Broadwindsor St John	Salisbury	3.37
Coombe Bissett St Michael and All Angels	Salisbury	3.36
West Harnham St George	Salisbury	3.36
Whitchurch Canonorum St Candida and Holy Cross	Salisbury	0.13
Seend Holy Cross	Salisbury	0.06

Doncaster St George	Sheffield	16.24
Wimbledon St Mary	Southwark	1.47
Orston St Mary	Southwell and Nottingham	100.00
Syerston All Saints	Southwell and Nottingham	100.00
Farndon St Peter	Southwell and Nottingham	100.00
Norwell St Lawrence	Southwell and Nottingham	100.00
Upton St Peter and St Paul	Southwell and Nottingham	100.00
Beckingham All Saints	Southwell and Nottingham	100.00
Bleasby Saint Mary	Southwell and Nottingham	100.00
Halloughton St James	Southwell and Nottingham	95.13
Halam St Michael	Southwell and Nottingham	66.67
Caunton St Andrew	Southwell and Nottingham	45.49
East Drayton St Peter	Southwell and Nottingham	30.36
Ollerton St Giles	Southwell and Nottingham	1.80
Edwinstowe St Mary	Southwell and Nottingham	1.80
Wellow St Swithin	Southwell and Nottingham	1.79
Caddington All Saints	St. Albans	100.00
Leighton Buzzard All Saints	St. Albans	5.06
Stanbridge St John the Baptist	St. Albans	5.06
Sawbridgeworth Great St Mary	St. Albans	2.34
Winston St Andrew	St. Edmundsbury and Ipswich	67.13
Burstall St Mary	St. Edmundsbury and Ipswich	4.44
Bramford St Mary	St. Edmundsbury and Ipswich	4.44
Mendlesham St Mary	St. Edmundsbury and Ipswich	0.12
Egloshayle St Conan	Truro	32.45
St Newlyn East St Newlina	Truro	7.56
Altarnon St Nonna	Truro	2.28
St Goran	Truro	0.03
Himbleton St Mary Magdalen	Worcester	100.00
Cleeve Prior St Andrew	Worcester	100.00
Hallow St Philip and St James	Worcester	16.00
Grimley St Bartholemew	Worcester	16.00

Longdon St Mary	Worcester	15.75
Kempsey St Mary	Worcester	12.42
Norton Kempsey St James the Great	Worcester	12.42
Marton-In-The-Forest	York	100.00
Preston In Holderness All Saints	York	100.00
Millington St Margaret	York	100.00
Kilburn St Mary	York	68.66
Easingwold St John the Baptist	York	41.44
Westow St Mary	York	37.81
Stockton on the Forest Holy Trinity	York	36.32
Kirklevington St Martin and St Hilary	York	30.72
Felixkirk St Felix	York	28.87
Northallerton All Saints	York	20.06
Bossall St Botolphs	York	12.06
Bishophill Junior	York	12.05
Whitby St Mary	York	8.31
Ugglebarnby All Saints	York	8.31
Fylingdales St Stephen	York	8.31
Wawne St Peter	York	8.11
Stainton in Cleveland	York	7.76
Pocklington All Saints	York	4.52
Pickering St Peter and St Paul	York	1.56
Ellerburne St Hilda	York	1.56
Ricall St Mary	York	0.91
Lastingham St Mary	York	0.06

Table 2 – Cathedral Chapters’ chancel repair liability

Chancel	Diocese	Chapter	Chapter's Liability %
Minety St Leonard	Bristol	Gloucester	91.68
Sevenhampton St James	Bristol	Gloucester	99.97
Alveston St Helen	Bristol	Gloucester	84.70

South Marston St Mary Magdalene	Bristol	Gloucester	99.97
Highworth St Michael	Bristol	Gloucester	99.97
Almondsbury St Mary	Bristol	Gloucester	93.84
Olveston St Mary	Bristol	Gloucester	76.92
Stone in Oxney St Mary the Virgin	Canterbury	Canterbury	99.31
Sittingbourne St Michael	Canterbury	Canterbury	95.12
Bearsted Holy Cross	Canterbury	Rochester	62.81
Maidstone All Saints	Canterbury	Canterbury	66.47
Lydden St Mary The Virgin	Canterbury	Rochester	13.22
Preston-next-Faversham	Canterbury	Canterbury	98.06
Sheldwick St James	Canterbury	Canterbury	79.32
Stockbury St Mary Magdalene	Canterbury	Rochester	63.60
Charing St Peter and St Paul	Canterbury	Canterbury	51.63
Boughton Monchelsea St Peter	Canterbury	Rochester	99.52
Brookland St Augustine	Canterbury	Canterbury	79.30
Sutton Valence St Mary	Canterbury	Rochester	100.00
Preston-next-Wingham	Canterbury	Canterbury	100.00
Sellindge St Mary	Canterbury	Canterbury	78.40
Minster in Sheppey	Canterbury	Canterbury	98.69
Eastry St Mary	Canterbury	Canterbury	88.86
Birchington All Saints	Canterbury	Canterbury	96.71
Fairfield St Thomas à Becket	Canterbury	Canterbury	18.72
Rolvenden St Mary	Canterbury	Rochester	98.58
Throwley St Michael and All Angels	Canterbury	Canterbury	96.29
Woodnesborough St Mary	Canterbury	Rochester	82.95
Sutton-By-Dover St Peter and St Paul	Canterbury	Canterbury	71.74
Cranbrook St Dunstan	Canterbury	Canterbury	99.10
Tenterden St Mildred	Canterbury	Canterbury	99.71
Littlebourne St Vincent	Canterbury	Canterbury	58.62
Hartlip St Michael	Canterbury	Rochester	82.90
Minster in Thanet St Mary	Canterbury	Canterbury	98.76
Worth St Peter	Canterbury	Canterbury	88.86
Hollingbourne All Saints	Canterbury	Canterbury	80.43
Lympne St Stephen	Canterbury	Canterbury	99.12

Stalisfield St Mary	Canterbury	Rochester	75.14
Faversham St Mary	Canterbury	Canterbury	99.26
Teynham St Mary	Canterbury	Rochester	100.00
St Peter in Thanet	Canterbury	Canterbury	94.70
Lenham St Mary	Canterbury	Rochester	8.77
Goudhurst St Mary	Canterbury	Rochester	97.18
Bapchild St Laurence	Canterbury	Rochester	44.91
Brabourne St Mary	Canterbury	Canterbury	92.85
Boughton under Blean St Barnabas	Canterbury	Canterbury	82.06
Lower Halstow St Margaret	Canterbury	Rochester	48.15
Monkton St Mary Magdale	Canterbury	Canterbury	96.71
East Sutton St Peter and St Paul	Canterbury	Rochester	100.00
Ashford St Mary	Canterbury	Rochester	100.00
Westcliffe St Peter	Canterbury	Canterbury	92.51
Milton Regis Milton next Sittingbourne	Canterbury	Canterbury	98.68
Thursby St Andrew	Carlisle	Carlisle	58.44
Crosby On Eden	Carlisle	Carlisle	39.87
Stanwix St Michael	Carlisle	Carlisle	80.25
Carlisle St Cuthbert	Carlisle	Carlisle	56.28
Hesket in the Forest	Carlisle	Carlisle	100.00
Hayton St Mary Magdalene	Carlisle	Carlisle	63.56
Cumwhitton St Mary The Virgin	Carlisle	Carlisle	62.14
Wetheral Holy Trinity	Carlisle	Carlisle	86.08
Tillingham St Nicholas	Chelmsford	London	83.03
Stoke (Or Stoak) St Lawrence	Chester	Chester	8.00
Sidlesham St Mary	Chichester	Chichester	0.00
Ferring St Andrew	Chichester	Chichester	36.50
West Wittering St Peter and St Paul	Chichester	Chichester	75.27
Stoughton St Mary	Chichester	Winchester	87.81
Felpham St Mary	Chichester	Chichester	98.35
Westbourne St John	Chichester	Chichester	75.07
Billingham St Cuthbert	Durham	Durham	31.89
Aycliffe St Andrew	Durham	Durham	14.67
Melbourn All Saints	Ely	Ely	5.24

Newton St Margaret	Ely	Ely	43.00
Crimplesham St Mary	Ely	Norwich	62.87
Woodbury St Swithun	Exeter	Exeter	100.00
Hardwicke St Nicholas	Gloucester	Gloucester	100.00
Old Sodbury St John	Gloucester	Gloucester	100.00
Churchdown St Bartholomew	Gloucester	Gloucester	99.72
Moreton Valence St Stephen	Gloucester	Gloucester	24.20
Standish St Nicholas	Gloucester	Gloucester	93.01
Whaddon St Margaret	Gloucester	Gloucester	100.00
St Briavel St Mary the Virgin	Gloucester	Hereford	100.00
Westbury on Severn St Peter and St Paul	Gloucester	Hereford	100.00
Lydney St Mary	Gloucester	Hereford	99.78
Stone All Saints	Gloucester	Gloucester	99.46
Berkeley St Mary the Virgin	Gloucester	Gloucester	99.46
Sandhurst St Lawrence	Gloucester	Gloucester	99.22
Bulley St Michael	Gloucester	Gloucester	91.81
Hill St Michael	Gloucester	Gloucester	100.00
Kingstone St Michael	Gloucester	Hereford	40.18
Upleadon St Mary	Gloucester	Gloucester	39.90
Upper Bullinghope St Peter	Hereford	Hereford	67.56
Hereford All Saints	Hereford	Hereford	76.30
Bridstow St Bridget	Hereford	Gloucester	54.15
Holmer St Bartholomew	Hereford	Hereford	88.00
Blakemere St Leonard	Hereford	Hereford	100.00
Much Marcle St Bartholomew	Hereford	Gloucester	100.00
Walford on Wye St Michael	Hereford	Gloucester	72.95
Little Dewchurch St David	Hereford	Hereford	5.29
Tyberton St Mary	Hereford	Hereford	16.41
Madley Nativity of St Mary	Hereford	Hereford	81.55
Upper Bullinghope St Peter	Hereford	Hereford	67.56
Upton Bishop St John the Baptist	Hereford	Hereford	100.00
Diddlebury St Peter	Hereford	Hereford	91.65
Bridge Sollers St Andrew	Hereford	Hereford	27.14
Canon Pyon St Lawrence	Hereford	Hereford	96.47

Clelonger All Saints	Hereford	Hereford	100.00
Weston Beggard St John the Baptist	Hereford	Hereford	85.38
King's Capel St John the Baptist	Hereford	Hereford	99.90
St Weonards St Weonard	Hereford	Hereford	85.54
Long Stanton St Michael and All Angels	Hereford	Hereford	99.91
Hentland St Dubricus	Hereford	Hereford	99.97
Lugwardine St Peter	Hereford	Hereford	48.30
Preston on Wye St Lawrence	Hereford	Hereford	100.00
Sellack St Tyssilio	Hereford	Hereford	100.00
Llangarren St Deinst	Hereford	Hereford	94.24
Fownhope St Mary	Hereford	Hereford	100.00
Hereford All Saints	Hereford	Hereford	76.30
Goodrich St Giles	Hereford	Gloucester	100.00
Yarkhill St John the Baptist	Hereford	Hereford	97.16
Woolhope St George	Hereford	Hereford	100.00
Pencoyd St Dennis	Hereford	Gloucester	100.00
Marden St Mary	Hereford	Hereford	89.09
Withington St Peter	Hereford	Hereford	93.12
Bridstow St Bridget	Hereford	Gloucester	54.15
Much Dewchurch St David	Hereford	Gloucester	98.95
Holmer St Bartholomew	Hereford	Hereford	88.00
Breinton St Michael	Hereford	Hereford	100.00
Pipe cum Lyde St Peter	Hereford	Hereford	83.63
Kingstone St Michael	Hereford	Hereford	59.82
Allensmore St Andrew	Hereford	Hereford	48.58
Norton Canon St Nicholas	Hereford	Hereford	100.00
Gedney Our Lady St. Mary	Lincoln	Ely	53.70
Corbridge St Andrew	Newcastle	Carlisle	24.27
Martham St Mary	Norwich	Norwich	97.97
Ingham Holy Trinity	Norwich	Norwich	44.50
Hindringham St Martin	Norwich	Norwich	100.00
Loddon Holy Trinity	Norwich	Norwich	23.85
Whitwell St Michael and All Angels	Norwich	Norwich	100.00
Halvergate St Peter and St Paul	Norwich	Norwich	100.00

Walcott All Saints	Norwich	Norwich	87.64
Kenninghall St Mary	Norwich	Norwich	97.99
Honing St Peter and St Paul	Norwich	Norwich	100.00
Ringland St Peter	Norwich	Norwich	56.31
Witton St Margaret	Norwich	Norwich	65.54
Sedgeford St Mary	Norwich	Norwich	100.00
Wighton All Saints	Norwich	Norwich	100.00
Brundall St Lawrence	Norwich	Norwich	100.00
Worstead St Mary	Norwich	Norwich	98.07
Tharston St Mary	Norwich	Norwich	57.97
Dilham St Nicholas	Norwich	Norwich	100.00
Narford St Mary	Norwich	Norwich	100.00
West Bradenham St Andrew	Norwich	Norwich	100.00
Great Plumstead St Mary	Norwich	Norwich	59.18
Ridlington St Peter	Norwich	Norwich	100.00
Bawburgh St Mary and St Walstun	Norwich	Norwich	27.15
Buxton St Andrew	Norwich	Norwich	4.71
Hopton St Margaret	Norwich	Norwich	46.54
Shinfield St Mary	Oxford	Hereford	99.75
Hungerford St Lawrence	Oxford	Winchester	100.00
Newchurch All Saints	Portsmouth	Winchester	89.41
Halling St John the Baptist	Rochester	Rochester	30.13
Meopham St John the Baptist	Rochester	Rochester	65.81
Allhallows At Hoo	Rochester	Rochester	100.00
Eynsford St Martin	Rochester	Rochester	100.00
Aylesford St Peter and St Paul	Rochester	Rochester	99.89
West Farleigh All Saints	Rochester	Rochester	100.00
Hoo St Werburgh	Rochester	Rochester	91.20
Farningham St Peter and St Paul	Rochester	Rochester	57.61
Lamberhurst St Mary	Rochester	Rochester	90.55
Shorne St Peter and St Paul	Rochester	Rochester	70.99
Amesbury St Mary And St Melor	Salisbury	Salisbury	100.00
Mere St Michael the Archangel	Salisbury	Salisbury	64.18
Figheledean St Michael and All Angels	Salisbury	Salisbury	0.38

Tisbury St John the Baptist	Salisbury	Salisbury	94.00
Damerham St George	Salisbury	Salisbury	45.47
Preshute St George	Salisbury	Salisbury	79.80
Britford St Peter	Salisbury	Salisbury	80.58
Shalbourne St Michael and All Angels	Salisbury	Winchester	98.52
Durrington All Saints	Salisbury	Salisbury	26.80
Stapleford St Mary	Salisbury	Salisbury	92.66
Martin All Saints	Salisbury	Salisbury	100.00
Wingfield St. Andrew	St Edmundsbury and Ipswich	Norwich	65.55
Lakenheath St. Mary	St Edmundsbury and Ipswich	Ely	60.06
Kingsley All Saints	Winchester	Winchester	100.00
Sparsholt St Stephen	Winchester	Winchester	74.83
Alton St Lawrence	Winchester	Winchester	100.00
Binsted Holy Cross	Winchester	Winchester	84.48
Wootton St Lawrence	Winchester	Winchester	75.27
Combe St Swithin	Oxford	Winchester	100.00
Nether Wallop St Andrew	Winchester	Winchester	100.00
Hurstbourne Tarrant St Peter	Winchester	Winchester	100.00
Vernham Dean St Mary the Virgin	Winchester	Winchester	100.00
Bullington St Michael and All Angels	Winchester	Winchester	100.00
York St Michael Le Belfry	York	York	100.00
Topcliffe St Columba	York	York	60.15