

# Michael Atkinson

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## ARCHITECTURE & HERITAGE



### QUINQUENNIAL INSPECTION REPORT

#### CHURCH OF St. AIDAN

TINTERN AVENUE, BILLINGHAM, TS23 2DR

prepared by

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*With thanks to the Billingham Team Parish for their assistance and support in the preparation of this Quinquennial Inspection Report.*

REVISION HISTORY

ISSUE	DATE	BY	NOTES
v.1	24/06/2025	MA	DRAFT ISSUE

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Where work is recommended within the main body of the Quinquennial Inspection Report a code is used to highlight the relevant text and indicate the priority as follows:

<b>R0</b>	Urgent works requiring immediate attention.
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<b>R1</b>	Work recommended to be carried out during the next 12 months.
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<b>R2</b>	Work recommended to be carried out within 18 – 24 months.
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<b>R3</b>	Work recommended to be carried out within 5 years.
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<b>R4</b>	A desirable improvement with no timescale.
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<b>M</b>	Routine items of maintenance.
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**APPENDICES**

<b>A</b>	Practical Path to Net Zero Carbon (PPNZC)
<b>B</b>	Fleche Inspection Report (STS, 2023)
<b>C</b>	Vestry Fire Exit Proposals (MAA+H, 2024)
<b>D</b>	Maintenance Plan
<b>E</b>	Explanatory Notes

**A. THE INSPECTING ARCHITECT**

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**B. BACKGROUND AND GENERAL**

- B.1 Church: **Church of St. Aidan**

Tintern Avenue

Billingham

Stockton on Tees

TS23 2DR

Archdeaconry : Auckland

Deanery : Stockton

Parish : Billingham

- B.2 The church of St. Aidan is located on a small, open grassed site on the north side of Tintern Avenue. To the north is a residential estate and to the south John Whitehead Park and Billingham Forum (leisure and shopping centre) beyond. adjacent to the Rectory, a short distance to the north of Billingham main shopping centre. Billingham is located 5 miles North of Stockton-on-Tees, 7 miles northwest of Middlesbrough and 8 miles southwest of Hartlepool.

Services at the church include Communion for All every Sunday at 11.00am, Pause to pray with Celtic Communion every Thursday at 7pm and pray and praise every Monday at 9.30am. Within the parish the Revd David Brooke has since January 2023 been appointed as Change Rector and Revd Mahala Wachepa as Team Vicar later in the year.

- B.3 Ordnance Survey Map reference – NZ 45979 24230.

**GENERAL DESCRIPTION OF THE CHURCH**

- B.4 The church, designed by G E Charlewood in November 1953, was started in 1955 and consists of a Nave (22 metres long x 10 metres wide), a Lady Chapel to the north (18 metres long x 6 metres wide) together with a Vestry at its east end and WC facilities at the west end. The Sanctuary extends approximately 3 metres eastward under the same roofline as the Nave.

The church was built in two stages. The current Lady Chapel represents the original church, and its commemoration stone is dated and inscribed 25<sup>th</sup> June 1955. The nave, Chancel and Meeting Room are later, and a separate commemoration stone is dated and ascribed 22<sup>nd</sup> December 1960.

A former choir gallery, accessed via an internal spiral stair adjacent to the southwest entrance, is situated within a bay at the west end. The gallery is now predominantly used as a store and houses the heating installation plant. A small Storeroom/Office has been formed by partitioning off the south end of the Gallery.

Beneath the Gallery is a large entrance lobby with level access, a lounge, a large hall with a stage, a kitchen and an accessible WC. The parish office is located at the south end of the large hall and has independent access from the church. The church is planned on a traditional East-West liturgical axis.

- B.5 A slender copper fleche/spire rises from the roof ridge at the west end of the worship space centrally above the former gallery space, the timber framework of which extends downwards to the gallery ceiling rafters.

The principal roof is a simple double pitch and covered in plain clay tiles. The roof of the Lady Chapel is flat and finished with bituminous felt. The Meeting Room flat roof has been resurfaced in a fibreglass resin coating and the WC facilities and Vestry with a PVCu membrane.

Walls are generally constructed of cavity brickwork with facing bricks externally and plastered internally.

Floors in the Nave and Lady Chapel are in oak block laid in herringbone pattern and those in the Chancel are in oak strip. In the WC areas vinyl sheet is laid on a concrete screed. A carpet has been laid to the Nave central aisle and in the Foyer area. The Vestry is also carpeted.

- B.6 The heating installation consists of two gas fired condensing boilers serving copper piping and wall mounted metal radiators located around the perimeter of the building. Boiler 1 serves the main worship space and entrance foyer. Boiler 2 serves the lady chapel, meeting room and hall. The gas boilers are located on the west wall of the upper room (former choir gallery), make and model are Vaillant, ecoTEC 44kw. Boiler installation dates from 2011. Gas metering is sited internally within a cupboard accessed via the WC facilities.

The church electrical intake is located within a small cupboard located to the rear and accessed via the accessible WC. Where adapted cabling is surface mounted and set in white plastic conduit (church hall) or in clipped black PVC sheathing (sanctuary dais steps). Church lighting is generally pendant style, those in the main worship space recently replaced with LED 'halo' style fittings. Elsewhere lighting is a mix of ceiling mounted fixings.

- B.7 The church is not listed nor located in any designated conservation area.

- B.8 Date of Inspection:

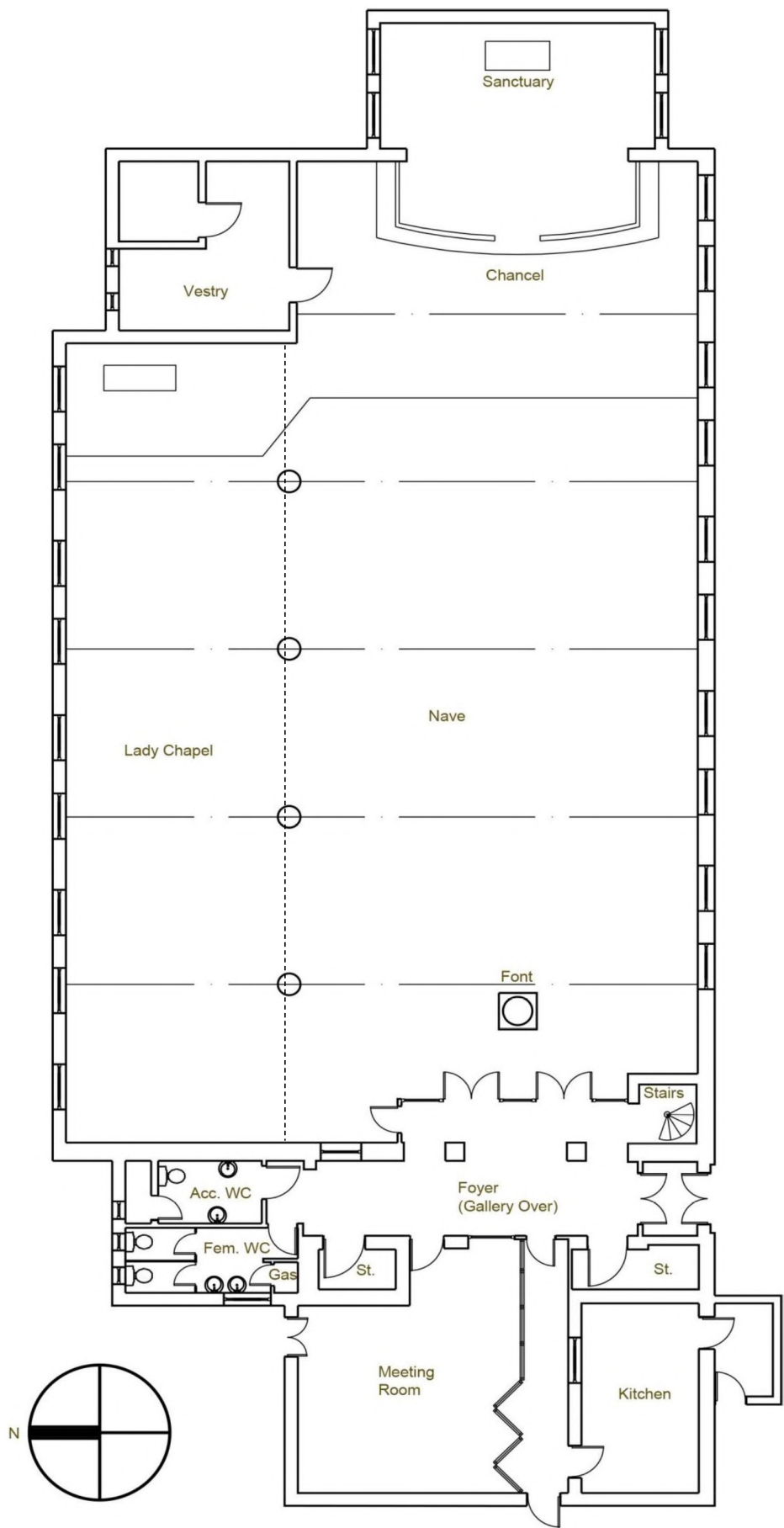
The church was visited and inspected on Thursday 5<sup>th</sup> September 2024.

Weather: Wet, overcast and warm.





**Fig. 1 | Church Location Plan** (not to scale)



**Fig. 2 | Church Floor Plan** (not to scale)









**Fig. 3** | Church Photographs (3.1 - 3.4 Exterior)









**Fig. 4** | Church Photographs (4.1 - 4.4 Interior)

## **C. SCOPE OF THE REPORT**

- C.1 A visual inspection of the church has been carried out such as could be undertaken from ground-level and any accessible roofs, galleries and stagings. Binoculars were used for roof inspections externally. Parts of the structure which were inaccessible, enclosed or covered were not opened or any loose floor coverings lifted.
- C.2 The inspection does not comprise of a structural survey of the Church. Where, in the opinion of the Inspecting Architect, it is apparent that specialist structural or civil engineering advice should be sought; this is recorded in the report.
- C.3 The following inaccessible parts were not included in this inspection:
- a. Enclosed roof space over Nave and Chancel.
  - b. Enclosed structure of the fleche/spire.
  - c. Any hidden floor spaces.
  - d. Roofs were examined internally from floor level and externally from ground level and via the Lady Chapel Roof.
- C.4 The boundary and extent of the church grounds is shown on the location plan (Fig. 1, p. 7).
- C.5 No manhole covers were lifted or drains checked.
- C.6 This report describes defects observed. It is not a specification for execution of any work and must not be used for obtaining builders' estimates. An indication of likely repairs costs is included, but it must be understood that the scope of repair work is undefined, and no measurements have been taken, so the figures are no more than 'educated guesses' and should not be relied upon beyond the purpose of indicating the likely spending commitment to maintain the property to a high standard.
- C.7 The Parochial Church Council is reminded that it must notify the Diocesan Advisory Committee and/or obtain a faculty before putting any repair work in hand. In most cases specifications, schedules and descriptions of the proposed repairs will be required. This report is not a substitute for such documents, but it may be cited in support as identifying the need for repairs.
- C.8 One copy of this Report should be kept with the Church Logbook and Records, for future reference.

Completion of this Quinquennial Inspection Report has referred to the 2019 Quinquennial Inspection Report completed by John White of Padgett White: Architects Ltd., Hunwick, Crook, County Durham.

## **D. SUSTAINABILITY AND NET ZERO CARBON**

On 12 February 2020 General Synod recognised that we are in a climate emergency and committed to an ambitious carbon reduction target of Net Zero by 2030. The culture is changing fast, both outside and within the Church; questions of sustainability should inform all our buildings-related decisions from now on, and this report highlights opportunities for action.

**<https://www.churchofengland.org/resources/churchcare/net-zero-carbon-church>**

See also the Practical Path to Net Zero Carbon (PPNZC) document in the appendix.

The Church of England Research and Statistics Team has created an Energy Footprint Tool. This will tell your church what your 'carbon footprint' is, based on the energy you use to heat and light your buildings, and is part of the Online Parish Returns System. You will need to input the data from the most recent year's electricity and gas/oil etc. bills, and the tool will then tell you the amount of carbon produced annually by heating and lighting your church building; it will also offer some helpful tips to reduce your carbon emissions. As you use the tool each year, you will be able to see how your church improves, as you take steps to cut your carbon footprint.

**<https://www.churchofengland.org/about/policy-and-thinking/our-views/environment-and-climate-change/about-our-environment/energy-footprint-tool>**

Most dioceses now have a Diocesan Environmental Officer in post, who may be able to offer support, including on questions of ecology and biodiversity, and signpost you to further resources.

**<https://www.churchofengland.org/about/environment-and-climate-change/diocesan-environmental-officers-map>**



**1. SCHEDULE OF RECENT REPAIR AND MAINTENANCE WORKS****1.1** *Repair and Maintenance Work*

A schedule of repair and maintenance work carried out over the preceding quinquennial period was not available at the time of inspection.

**1.2** *Terrier and Logbook*

The Terrier and Logbook were examined as part of the inspection.

**M**

It is recommended that as a routine item of maintenance the Logbook is updated and made available for review at every subsequent QI.

## 2. GENERAL CONDITION OF THE CHURCH

This important parish church continues to be maintained in a sound, good structural condition. The PCC is to be commended on their proactive approach and energy over the preceding quinquennium period where repair and reordering projects have been completed. This includes inspect of the fleche, roof tile repairs, installation of new lighting to the main worship space, introduction of new lightweight and stackable seating, introduction of sanctuary furniture from former St. Mary Magdalene, introduction of a modern meeting room 'pod' at rear of lady chapel and new church noticeboard.

The clear repair priority moving into the forthcoming quinquennial period is the retiling of the south slope of the main worship space, which is in a vulnerable condition taking the opportunity to install a large array of inline photovoltaic panels to support the Church of England's ambitious carbon reduction target of Net Zero by 2030. Secondly, the deteriorating condition of the main church entrance door requires attention with the PCC having approval for replacement introducing an element of glazing to improve natural lighting of the entrance porch beyond. Equally installation of a door as secondary means of escape within the vestry is important to address promptly.

Externally, other than the exception above, the roof coverings are all in a sound, weathertight condition. Rainwater goods are in a working condition although will benefit from refurbishment, particularly the timber fascia finish which is peeling badly in places and rusting to the church hall guttering suggesting failure at it joints. Brickwork walling is in a sound, good condition. It is highly recommended that the parish enter a maintenance contract with a local and experienced roofing contractor to ensure that the roof coverings and rainwater goods are checked twice yearly, and any defects attended to.

Internally, the church is well presented and both the main worship space and lady chapel are light, airy, attractive spaces. The decoration finish is a little tired and redecoration over the course of the forthcoming quinquennial period is recommended. Particular focus in improving the church hall facilities is highlighted as an early project priority, including the following proposed changes: extension and refurbishment of the kitchen facilities, removal of the stage area to create a new church/community room and removal of suspended ceiling tiles over the hall to reintroduce hidden clerestorey windows and to create a large, open and welcoming community space.

Service installations are all in a sound, working condition. Checks are recommended to ensure that servicing of installations; heating, electrical, lightning protection and fire extinguishers are all in order and up to date. Considering the Church of England's commitment to net zero carbon and living sustainably it would be highly recommended to commission a feasibility study to assess the existing heating installation, incorporating all areas of the church and to make use of renewable sources of energy.

The on-going life of the church and its buildings depends greatly on the efforts and enthusiasm of its members. Regular maintenance is a key aspect and included with my report is a Maintenance Plan that I hope will assist all over the course of the next quinquennium.

## EXTERNAL

### 3. ROOF COVERINGS

*The main roof form over the church and adjoining church hall consists of steeply pitched roof coverings, terminating at eaves level. All the roof covering is plain clay rosemary tiles to even courses. The ridge is a half round clay tile in matching colour and mortar bedded. To the west end of the roof is a slender fleche clad in copper sheet with lower section of timber louvres. A survey of the fleche was carried out in November 2023 by Stone Technical Services Ltd. of Darlington. A copy of the report is included within Appendix B.*

*The roof covering over the lady chapel to the north consists of torch applied sheet polymer bitumen waterproof membrane with a protective coating of slate granules pressed into the surface. At east and west ends of the lady chapel there are two small flat roof sections over WC's and vestry, these roofs are covered in a single-ply polymeric sheet roof, the vestry being over painted with resin bonded fibreglass.*

*The roof covering over the kitchen and meeting room facilities at the junction between church and church hall is in three parts all flat roofing; two at low level to north and south sides and one at high level. All three sections of roof are covered in a single-ply polymeric sheet.*

#### 3.1 MAIN WORSHIP SPACE

- 3.1.1 The inspection of the fleche in 2023 identified several areas of the tiled roof covering that were defective, either damaged and/or missing tiles. Repairs were carried out in 2024 by Stone Technical Services Ltd. to address these defects. At the time of these repairs, it was identified that the bottom 10-12 courses of tiling to the south slope, across approximately  $\frac{3}{4}$  of its length were sagging and undulating. Inspection of the tiling from scaffolding identified that fixing of the tiling laths had failed hence the sagging. The only course of action would be to recover the south slope in its entirety to fix the defect observed.

In parallel, the church has been exploring the possibility of installing inline solar photovoltaic panels to the south slope, a positive move towards the Church of England's ambitious carbon reduction target of Net Zero by 2030. The need to retile the whole of the south slope has presented an opportune moment to deliver sustainable technologies that can support the ongoing operation of the church.

The lower section of the south slope is vulnerable to tile loss. At the time of inspection, the observed sagging and undulation remains unchanged however any strong storm weather has the potential to dislodge the vulnerable tiling. Urgent action over the course of the forthcoming quinquennial period is warranted.

## RO

It is recommended that the roof covering to the south slope of the main worship space is retiled, integrating a large array of solar photovoltaic panels.

The roof covering to the north slope is in a sound, good condition.

- 3.1.2 The inspection of the fleche in 2023 was prompted by evidence of water ingress visible to the ceiling within the upper room (former choir gallery) at the west end of the main worship space. The inspection found the fleche to be in a weathertight condition with no visible defects. Atop of the fleche the metal cross and ball were found to be in good condition, a small hole was visible to the copper ball. The copper sheeting to the fleche was also in a good condition with no visible signs of defects or creep due to thermal movement, all the weltd seams appeared intact. At the base of the fleche the timber louvres, copper skirt and flashings were in a good condition.

The internal timber structure was also inspected, as much as could be accessed and water staining was evident, although dry at the time of the inspection. At some point historically the area of the roof void immediately below the fleche had been lined out with plastic sheeting with the addition of towels laid on top. It appears that wind-blown rainwater entering via the louvres had been collecting on this sheeted 'lining' and over time this had spilled over into the roof void and created the ceiling staining seen from the upper room. The plastic sheeting and towel 'lining' was removed at the time of the 2023 inspection.

<b>M</b>	It is recommended that as a routine item of maintenance this roof void area is inspected twice annually, particularly after heavy rainfall for water ingress.
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### 3.2 LADY CHAPEL

- 3.2.1 The lady chapel roof covering was installed in 2015 by Freewarm Flat Roofing Systems Ltd. of Bedale, North Yorkshire. Inspection of the roof covering found it to be in a weathertight condition, abutment flashings against the main worship space are sound, overall, in a good condition. Some moss covering at the south edge which would benefit from clearing as part of ongoing maintenance and signs of the occasional patch of pooling water.

Refer to item 3.7.1 regarding maintenance recommendations.

### 3.3 WC FACILITIES

- 3.3.1 The roof covering over the WC facilities at the west end of the lady chapel was installed in 2002 and at the time of inspection was weathertight, all in a sound satisfactory condition. Soiling of the surface noted which could do with cleaning as part of ongoing maintenance.

Refer to item 3.7.1 regarding maintenance recommendations.

### 3.4 VESTRY

- 3.4.1 The roof covering over the vestry at the east end of the lady chapel was installed in 2002, subsequently overcoated with fibreglass and at the time of inspection was weathertight, all in a sound satisfactory condition. Excessive buildup of moss across 40% of the roof covering which should be removed as part of ongoing maintenance.

Refer to item 3.7.1 regarding maintenance recommendations.

### 3.5 KITCHEN/MEETING ROOM

- 3.5.1 Inspection of the roof covering found it to be in a weathertight condition albeit looking increasingly tired. Dirt and soiling across all three surfaces, particularly the larger central section. There is evidence of upturned non-lead flashings, cracking/crazing to the roof surface (south section) and air bubble trapped underneath the covering (south section). Exposure to sunlight and natural weathering potential the cause of degradation to the south section.

Refer to item 3.7.1 regarding maintenance recommendations.

### 3.6 CHURCH HALL

- 3.6.1 Tile roof covering to the church hall is weathertight and all in a sound, satisfactory condition. Tile repairs evident across the east slope.

Refer to item 3.7.1 regarding maintenance recommendations.

### 3.7 MAINTENANCE

- 3.7.1 The ongoing maintenance of the roof coverings is a key component in maintaining a weathertight condition to the church building fabric.

**M** It is recommended that as a routine and regular item of maintenance the roof covering is checked twice yearly, and any defects attended to immediately.

It would be prudent for the PCC to enter into a maintenance contract with a local, experienced roofing contractor.

## 4. **RAINWATER GOODS AND DISPOSAL SYSTEMS**

*To roof coverings the rainwater goods, consist of white polyester powder coated aluminium half round guttering attached to white painted timber fascia's serving white painted circular cast iron downpipes. Black UPVC half round gutters to upper section over kitchen/meeting room. Shoes at base of downpipes discharging over clay gullies.*

### 4.1 MAIN WORSHIP SPACE

- 4.1.1 It is understood that the rainwater installation is in a working condition.

The painted decoration finish is badly deteriorating, particularly to the timber fascia. The gutters and downpipes have occasional breakdown of paint finish, particularly to the south elevation, west end and the underside of gutters are covered in a black 'bloom'. The downpipe to the south elevation, east end has rusting from the pipe joints suggesting failure and possible blockage. To the north elevation, east end the gutter is chocked with moss build up, access via the adjoining property.

**R1** It is recommended to refurbish the rainwater goods including timber fascia.

4.2 LADY CHAPEL

4.2.1 Of similar condition to that of the main worship space.

<b>R1</b>	It is recommended to refurbish the rainwater goods including timber fascia.
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4.3 WC FACILITIES

4.3.1 Of similar condition to that of the main worship space.

<b>R1</b>	It is recommended to refurbish the rainwater goods including timber fascia.
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4.4 VESTRY

4.4.1 Of similar condition to that of the main worship space.

<b>R1</b>	It is recommended to refurbish the rainwater goods including timber fascia.
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4.5 KITCHEN/MEETING ROOM

4.5.1 Of similar condition to that of the main worship space.

<b>R1</b>	It is recommended to refurbish the rainwater goods including timber fascia.
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The black UPVC gutters to be replaced with white PPC aluminium.

4.6 CHURCH HALL

4.6.1 Of similar condition to that of the main worship space.

The coated finish to the gutters, particularly to the east elevation are poor with rusting evident at each joint suggesting leaking and failure of the gutter runs. Similar surface deterioration is noted to the downpipes.

<b>R1</b>	It is recommended to refurbish the rainwater goods including timber fascia.
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4.7 MAINTENANCE

4.7.1 Keeping on top of the operation of the rainwater goods is an important task. Without ensuring their continual free flowing and dispersal of water defects to the building fabric can inevitably occur.

<b>M</b>	It is highly recommended that all the gutters, downpipes, hoppers and gullies are continually checked and cleared out regularly (at least twice a year).
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It would be prudent for the PCC to enter into a maintenance contract with a local, experienced roofing contractor.



## 5. BELOW GROUND DRAINAGE

- 5.1 *Drainage at the church is yet to be determined. It is feasible whoever that surface and foul water is directed into the public mains sewers located in either Tintern Avenue (to the south) or Corfe Crescent (to the north). Alternatively surface water drainage may go direct into soakaways.*
- 5.1.1 The below ground drainage was not assessed and/or tested as part of the quinquennial inspection. It is understood however that the below ground drainage system is working adequately.

<b>M</b>	It is recommended that as a routine item of maintenance the below ground drainage system is checked on a minimum twice-yearly basis.
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## 6. PARAPETS AND UPSTAND WALLS

- 6.1 There are no parapet and upstand walls existing on the church.

## 7. WALLING

*The external walls of the church are generally constructed from a buff wire cut facing brick laid in a Flemish bond pattern, well pointed. Matching facing brickwork to adjoining church hall. A brick dentil course exists at eaves level. To the window head there is a projecting cast stone string/lintel and individual cast stone cills. To the church hall, east elevation there are infill panels immediately below ground floor windows clad in horizontal 'timber effect' composite panels, light blue in colour. Above there are deep exposed reinforced concrete lintels.*

### 7.1 MAIN WORSHIP SPACE

- 7.1.1 The brickwork and pointing are generally in a sound, good condition. Occasional crack noted to cast stone lintel above window openings.

The west section of the main worship space is constructed in a slightly different coloured brick, suggesting that an extension to the original church plans was made, perhaps during the church's original construction. Pointing to the abutment junction is cracked and/or missing in places.

Similarly, there is a vertical joint at the east section of the main worship space at the junction with the chancel, this has been pointed up historically now located within the adjoining properties garden. Repointing appears to have been carried out at high level to both east and west gable ends. The brickwork condition is obscured at the south elevation, low level due to the presence of shrubs and bushes. Remnants of former ivy growth to the east end remains at high level attached to the brickwork.

<b>R2</b>	Point up vertical joint at south elevation, west end adjacent to entrance door.
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- 7.1.2 The brickwork condition at the east end was not able to be clearly inspected due to it now forming part of the adjoining neighbour's garden.

<b>M</b>	Make arrangement for annual inspection of fabric from neighbour's garden.
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## 7.2 LADY CHAPEL

### 7.2.1 The brickwork and pointing are generally in a sound, good condition.

Patch repointing has been carried out to the west elevation, immediately adjacent to the north wall of the WC facilities to combat suspected water penetration into the walling fabric at rear of lady chapel. The brickwork condition is obscured at the north and east elevation, low level due to the presence of shrubs and bushes.

## 7.3 WC FACILITIES

### 7.3.1 The brickwork and pointing are generally in a sound, good condition.

Self-seeded weed and plant growth noted against west elevation.

## 7.4 VESTRY

### 7.4.1 The brickwork and pointing are generally in a sound, good condition.

The condition of the east elevation was not able to be inspected due to it now forming part of the adjoining neighbour's garden.

<b>M</b>	Make arrangement for annual inspection of fabric from neighbour's garden.
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## 7.5 KITCHEN/MEETING ROOM

### 7.5.1 The brickwork and pointing are generally in a sound, good condition.

The bin store enclosure continues to show signs of water soaking at high level. This is also encouraging minor algae growth and staining to the pointing material.

<b>R3</b>	It is recommended that a concrete coping is installed to the wall top to increase its long-term protection against weathering.
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Self-seeded weed and plant growth noted against north elevation.

## 7.6 CHURCH HALL

### 7.6.1 The brickwork and pointing are generally in a sound, good condition. Infill composite panels at ground floor level, east elevation is also in good condition. Small hairline crack noted to south end of cast stone lintel above entrance door.

To the north gable end there is a proliferation of mortar holes at high level indicating an active outbreak of burrowing mortar bees. The bees themselves are not aggressive; they have a sting but are unable to pierce the human skin and are therefore harmless and more of a nuisance insect.

The brickwork condition is obscured at the north and south gable ends, low level due to the presence of shrubs and bushes.

## 8. TIMBER PORCHES, DOORS AND CANOPIES

### 8.1 Church Entrance Porch

*Double doors, timber constructed in frame and panel style, each leaf containing 5 raised panels and all decorated in a dark wood stain. Double metal ring handles. No glazing to porch area beyond.*

- 8.1.1 The door is in a poor condition with daylight observed through the timber panels, some of which are splitting. Stain condition is greatly deteriorated with large areas of exposed timber, particularly at low level. Worn weatherboard at base. Lack of glazing creates a dark entrance porch space behind which is already small and cramped.

**R0**

It is recommended to replace the existing entrance doors with new powder coated aluminium security doors with glazing incorporated.

At the time of inspection, the PCC had obtained approval from the Diocese for a replacement entrance door with glazed fanlight over.

### 8.2 Church Meeting Room

*Double door of similar design to that of the south entrance door.*

- 8.2.1 Door in a sound, satisfactory condition.

### 8.3 Kitchen Door

*Single door, timber constructed in frame and panel style, leaf contains 2 panels: bottom section solid, top section containing Georgian wired glazing and timber decorated in dark wood stain.*

- 8.3.1 The door is in a fair condition. There is a crack running through the Georgian wired glass panel.

The PCC are currently exploring the enlargement and refurbishment of the kitchen facilities. As part of this work, it is well worth upgrading the door.

**R2**

It is recommended to replace the existing kitchen door with a new powder coated aluminium security door with glazing incorporated.

### 8.4 Upper Room (former Gallery) Door

*Single door, timber constructed in frame and panel style, leaf contains 2 panels: bottom section solid, top section solid and all decorated in dark wood stain.*

- 8.4.1 Currently fixed shut following vandalism and the unsafe nature of the roof beyond, ie, no edge protection.

**R1**

It is recommended to reinstate and install new polyester powder coated aluminium fire door with push pad activation.

### 8.5 Vestry Door *None Existing*

- 8.5.1 There is currently no external door leading from the vestry however the PCC in conjunction with the church architect have been considering inserting a door to create a secondary means of escape from the church to compliment that already existing at the west end. A copy of the design proposals is included in Appendix C.

## **R0**

It is recommended to install secondary means of escape within the vestry.

### 8.6 Church Hall Entrance Door *Single door with side panel, grey polyester powder coated aluminium with upper glazed panel in both door and side section.*

- 8.6.1 Door installed over the course of the preceding quinquennial period and is in a sound, good condition.

## **M**

As a routine item of maintenance, it is recommended to service door hinges, ironmongery and locking mechanism by spray lubrication twice annually.

### 8.7 Church Hall Fire Exit Double Doors *Two double Doors, solid timber and grey painted with push bar opening mechanism. Located on west side of church hall.*

- 8.7.1 Doors are in a sound, satisfactory condition.

## **M**

As a routine item of maintenance, it is recommended to service door hinges, ironmongery and locking mechanism by spray lubrication twice annually.

### 8.8 Church Hall Fire Exit Single Door *Singel door, solid timber and burgundy painted with push bar opening mechanism. Located on north side of church hall, egress from stage.*

- 8.8.1 Door is in a fair condition.

## **R2**

Remove door and block up opening as part of planned hall refurbishment.

Proposed refurbishment works include removal of north stage which would make existing north door redundant.

## **9. WINDOWS**

*The windows to the main worship space, lady chapel, WC facilities and vestry are generally of galvanised painted metal frame construction with leaded panes in a mix of square/rectangular pattern. Externally they all have protection in the form of polycarbonate secured back to the frame.*

*To the meeting room there are clerestorey windows (5no. to the north, 5 no. to the south) in the form of squared glass panels set in openable metal frames, centre pivot.*

*Windows to the church hall are white UPVC frame with double glazing.*

## 9.1 MAIN WORSHIP SPACE

- 9.1.1 Glazing is generally in a sound, satisfactory condition albeit could benefit from cleaning. Externally, as reported in past QIR's the condition of the metal frame is deteriorating and needs redecoration.

**R3** Carry out refurbishment of the windows to the main worship space including redecoration of metal frames and cleaning by a local, experienced glazier.

- 9.1.2 Three rectangular (on end) windows to the upper room (former choir gallery) have been damaged following a spate of vandalism and are currently boarded up for security reasons.

**R2** It is recommended to replace with white PPC aluminium with double glazing.

Ensure any new window design incorporates a level of ventilation.

## 9.2 LADY CHAPEL

- 9.2.1 Of similar condition to that of the main worship space.

**R3** Carry out refurbishment of the windows to the lady chapel including redecoration of metal frames and cleaning by a local, experienced glazier.

## 9.3 WC FACILITIES

- 9.3.1 North and west window shows multiple replacement glazing panes. North window shows breakdown of metal frame decoration.

**R4** It is desirable to reglaze windows in entirety.

## 9.4 VESTRY

- 9.4.1 East window shows one cracked pane and one poor replacement pane. North window shows breakdown of metal frame decoration.

Incorporated with the installation of a new door within the vestry the PCC are considering replacing the windows within the vestry with thin white frames of PPC aluminium.

**R1** It is recommended to install replacement windows within the vestry.

Ensure any new window design incorporates a level of ventilation.

## 9.5 KITCHEN/MEETING ROOM

- 9.5.1 The clerestorey windows within the meeting room are completely sealed shut by first over painting and then sheets of plastic stuck to the outer frame, internal secondary glazing is provided via Georgian wired glass panels set in a timber frame. There is no longer any ventilation of the space.

**R2** It is recommended to replace with white PPC aluminium with double glazing.

Ensure any new window design incorporates a level of ventilation.

9.6 CHURCH HALL

- 9.6.1 The UPVC frames and glazing are all in a sound, good condition. The installation however did not make allowance for any openable windows, nor provision of trickle ventilation.

<b>R1</b>	Retrofit trickle ventilation to installed UPVC frames.
<b>R3</b>	9.6.2 Investigate installation of windows to parish office with openable casements.



**INTERNAL****10. TOWERS, SPIRES**

- 10.1 The inside structure of the fleche was examined by Stone Technical Services Ltd. in 2023.

Refer to item 3.1.2 and Appendix B.

**11. CLOCKS AND THEIR ENCLOSURES**

- 11.1 There are no clocks and associated enclosures existing within the church.

**12. MAIN WORSHIP SPACE**

- 12.1 *The main worship space is a large attractive space, lit via tall rectangular windows along the south elevation through plain leaded glass. Ceiling to the congregational seating comprises of a series of mustard coloured square lay-in grid panel construction. Above the sanctuary the ceiling is white painted plasterboard. Walls throughout are painted plaster on masonry substrate. To the north side is a series of wide octagonal columns with curtain infill separating to the lady chapel. Commemorative stone set within north wall of sanctuary dated 22 DEC. A.D.1960. Floor finishes consist of solid construction with woodblocks laid in a herringbone pattern bonded to the sub-floor. At the east end there is a single stone step up to another stone step, this time curved acting as the footprint of a sanctuary dais, projecting into the nave. The flooring in these areas switches to strip timber board running east-west with a central blue aisle carpet which takes up the space around the high altar. Screened entrance lobby at west end with spiral stair giving access to upper room (former choir gallery).*

- 12.1.1 The ceiling panels all appear to be in a sound, satisfactory condition.

**R3**

It is recommended to redecorate prior to the next Quinquennial Inspection.

Examination of the roof structure believed to consist of 5 no. lightweight steel trusses was not feasible at the time of the inspection. It is recommended to carry out inspection of the roof structure at the next QI.

- 12.1.2 A hairline crack exists through the curved sanctuary arch, which traces a little distance eastward over the flat plasterboard ceiling above the high altar.

**M**

It is recommended that as a routine item of maintenance regular checks of the movement line are carried out for any signs of worsening condition.

- 12.1.3 Walling finishes are generally in a sound, satisfactory condition albeit now looking worn and tired in appearance. There are large areas of crazing evident to the plasterwork which is 'grinning' through the decoration. Currently this has not resulted in a failure of the plaster and should be obscured at the next phase of redecoration. It has been assumed that this has been present since application, due to a workmanship and/or environmental issue.

Along the south wall immediately above radiators and below windows there appears a light black 'bloom', suspect to be light soiling of the decoration finish.

**R3**

It is recommended to redecorate prior to the next Quinquennial Inspection.

- 12.1.4 A hairline crack is observed at the east end, south side at the point where the congregational seating ends. The movement crack starts at eaves level and tracks downwards until it meets the window head. A corresponding crack line exists to the north side. These incidents of movement do not appear to have worsened since the last QI, or even previous Qi before that which suggest the movement is minor in nature and no longer active.

**M**

It is recommended that as a routine item of maintenance regular checks of the movement line are carried out for any signs of worsening condition.

- 12.1.5 The floor covering is in a sound, satisfactory condition.

The herringbone woodblock to the congregational seating has lost its protective coating in places, at the west end there is scratch marks caused by dragging of loose items of furniture, other markings noted across the floor with some connected to former pews installation and there is the occasional loose block heard at the west end.

**R3**

It is recommended that the herringbone woodblock floor is refurbished over the course of the forthcoming quinquennial period.

- 12.1.6 The blue aisle and sanctuary carpet is in a sound, good condition.

At the west end where the aisle carpet meets the font it is secured to the floor via a strip of silver duct tape. Seeking an alternative, more appropriate means of fixing would be appropriate.

**R1**

Seek advice from a local and experienced carpet specialist and make necessary repairs to the blue aisle carpet.

- 12.1.7 *West Entrance Lobby*

Screened entrance lobby is all in a sound, good condition.

Some disturbance to walling finish at west side and entrance porch at low level. Area relies on artificial lighting as there are no window openings. Entrance porch is small and cramped. Introduction of new door as described in item 8.1.1 will look to improve light into space and raise church 'welcome'.

**R3**

It is recommended to redecorate prior to the next Quinquennial Inspection.

- 12.1.8 *Upper Room (former choir gallery)*

Upper room is all in a sound, satisfactory condition.

Crack and water staining to plasterboard ceiling following historic water ingress via fleche. Refer to item 3.1.2. Boiler plant located in northwest corner.

### 13. LADY CHAPEL

13.1 *The lady chapel is a large well-lit space, via tall rectangular windows along the north elevation through plain leaded glass. Roof structure consists of 4 no. open lattice steel beams bearing with a flat plastered ceiling above. Walls throughout are painted plaster on masonry substrate. To the south side is a series of wide octagonal columns with curtain infill separating to the main worship space. Floor finishes consist of a solid construction, completely covered with a blue carpet matching that of the main worship space. At east end there is a single stone step to high altar dais with woodblocks laid in a herringbone pattern. Aumbry set into walling at east end, south side. Foundation stone set into north wall dated 25 June 1955. Modern meeting room pod located at west end, installed under temporary reordering license granted by Archdeacon.*

13.1.1 The exposed roof structure and flat plastered ceiling above all appear to be in a sound, satisfactory condition. At the northeast and southeast corners there are signs of 'bleeding' through the board edges, understood to be longstanding. Elsewhere there is occasional hairline crack between boards.

**R3**

It is recommended to redecorate prior to the next Quinquennial Inspection.

13.1.2 Walling finishes are generally in a sound, satisfactory condition albeit now looking worn and tired in appearance. At the west end there is a section of recent replastering which is showing signs of salt efflorescence at its edges. To the north elevation some marking underneath windows and above radiators.

**R3**

It is recommended to redecorate prior to the next Quinquennial Inspection.

13.1.3 Hairline cracking is observed at both east and west elevations. These incidents of movement do not appear to have worsened since the last QI, or even previous Qi before that which suggest the movement is minor in nature and no longer active.

**M**

It is recommended that as a routine item of maintenance regular checks of the movement line are carried out for any signs of worsening condition.

13.1.4 The floor covering is in a sound, satisfactory condition.

**R3**

It is recommended to carry out a professional clean of the carpet prior to the next quinquennial inspection.

### 14. WC FACILITIES

14.1 *Ceiling and walling finishes consist of painted plaster. Suspended ceiling grid tiles to accessible WC. Painted tiles to window cills. Floor finishes consist of non-slip vinyl.*

14.1.1 Ceiling and walling finishes are in a sound, satisfactory condition. Occasional hairline cracks evident across surfaces. Decoration to window cill tiles deteriorating. Bare patches of decoration adjacent to accessible WC washbasin.

**R3** It is recommended to redecorate prior to the next Quinquennial Inspection.

14.1.2 Non-slip vinyl flooring is in a sound, good condition.

## **15. VESTRY**

15.1 *Ceiling and walling finishes consist of painted plaster. Floor finishes consist of blue carpet laid on solid floor construction.*

15.1.1 Ceiling and walling finishes are generally in a sound, satisfactory condition albeit now looking worn and tired in appearance.

**R3** It is recommended to redecorate prior to the next Quinquennial Inspection.

15.1.2 The floor covering is in a sound, good condition.

**R3** It is recommended to carry out a professional clean of the carpet prior to the next quinquennial inspection.

## **16. KITCHEN/MEETING ROOM**

### **16.1 Kitchen**

*Ceiling consists of flat painted plasterboard. Walling finishes consist of painted plaster on masonry substrate, white tiled splashback. Floor finishes consist of non-slip vinyl on solid construction. Serving hatch to north and west sides with bench/wall units with timber effect laminate bench top. Cooker and fridge facilities.*

16.1.1 Ceiling, walling and floor finishes are generally in a sound, satisfactory condition. The church and community need are currently not served appropriately by the size and setting out of the existing kitchen facilities. The serving hatch to the north side is not used, there are limited wall cupboard provision, the existing handwash basin is located adjacent to the kitchen washbasin and therefore is incorrectly used for dishes etc. and the overall layout of the units is not ideal.

There is scope to extend the kitchen layout to the west side, thus increasing floor area and revise the unit layout to create a functional kitchen space that meets the parishes need.

**R1** It is recommended to extend and refurbish the existing kitchen facilities.

16.1.2 There is mechanical extract provided as part of the cooker/oven via a stainless-steel vent hood, terminating through the south wall. There is however no provision for continuing mechanical extract as required by the Building Regulations. This is evidenced through badly rusted bar handles to the bench units which suggest that a degree of moisture is being retained in the space through its current use without any mechanical means to ventilation.

**R1** Install mechanical ventilation as part of kitchen refurbishment works.

**16.2 Meeting Room**

*Ceiling consists of flat/pitched painted plasterboard. Walling finishes consist of painted plaster on masonry substrate. Floor finishes consist of blue carpet covering laid on solid construction.*

- 16.2.1 Ceiling and walling finishes are generally in a sound, satisfactory condition albeit now looking worn and tired in appearance.

**R3**

It is recommended to redecorate prior to the next Quinquennial Inspection.

- 16.2.2 Floor finishes are in a sound, satisfactory condition. There is a large stain patch noted to the centre of the carpet.

**R1**

It is recommended to carry out a professional clean of the carpet.

- 16.2.3 As part of the reordering and refurbishment of the church hall and kitchen the PCC are considering changing the use of the meeting room into storage space while establishing a new meeting room area at the north end of the church hall.

Refer to item 17. Church Hall.

**17. CHURCH HALL**

- 17.1 *To the west side of the church is located the church hall, a large open plan space with stage at its north end (storage underneath) and parish office at the south end. Access to the church is via a corridor which splits the kitchen and meeting room. Ceiling to the hall consists of a suspended ceiling with large rectangular tiles. Over the stage the ceiling consists of pitched painted plasterboard set between dark stained purlins. Walls throughout are painted plaster on masonry substrate. Floor finishes consist of solid construction with woodblocks laid in a herringbone pattern bonded to the sub-floor. The hall stage has a timber floor and accessed via timber steps at N and S sides.*

- 17.1.1 The suspended ceiling and rectangular tiles are in a sound, satisfactory condition albeit somewhat dated and tired. The painted plasterboard panels above the stage are in a fair condition.

- 17.1.2 Equally, walling finishes are generally in a sound, satisfactory condition.

The walling condition to the stage area is showing signs of mould growth, particularly at high level at the apex where there is a black 'bloom' covering the decoration finish. Elsewhere over the stage the window reveals are deteriorating and peeling in places. This is all indicative of a ventilation issue, lack of where warm air internally rises, becomes trapped and turns to condensation once in contact with colder surfaces. The introduction of trickle vents into the UPVC windows as described in 9.6 may go some way to help the situation.

**R3**

It is recommended to redecorate prior to the next Quinquennial Inspection.

17.1.3 The floor covering is in a sound, satisfactory condition.

**R3**

It is recommended that the herringbone woodblock floor is refurbished over the course of the forthcoming quinquennial period.

17.1.4 The PCC are considering reordering and refurbishment of the church hall to better make use of the space available to them for the benefit of the church and local community. The stage area is very rarely (if ever) used and has become a haven for storage, an element of which is no longer required so a thorough sort out is beneficial. In addition, the timberwork to the stage structure is known to have been affected by woodworm, its removal would therefore also remove this issue. Once removed the space could be used for both church and community purposes independently accessed from either the church or church hall entrances. The suspended ceiling to the hall, although practical and in satisfactory condition has 'cut off' natural daylight from clerestorey windows along both east and west sides of the hall, therefore reinstating the original ceiling, maintained in good condition above the ceiling grid will create a much more attractive, airy and light filled space.

**R1**

It is recommended to draw up design proposals for the church hall reordering.

**R2**

17.1.5 Implement reordering proposal to the church hall.

An initial phase of the above works includes the extension/refurbishment of the kitchen and change of use of the meeting room to storage.

## **18. PARTITIONS, SCREENS, PANELLING, DOORS AND DOOR FURNITURE**

### **18.1 Entrance Lobby Inner Door**

The Entrance Lobby consists of an inner double door, each leaf containing glazed panels.

18.1.1 All appears to be in a good condition.

**M**

As a routine item of maintenance, it is recommended to service door hinges, ironmongery and locking mechanism by spray lubrication twice annually.

### **18.2 Main Worship Space Screen & Doors**

The junction between the west end of the Nave and Foyer consists of a run of glazed screens and doors all in hardwood frames.

18.2.1 All appears to be in a good condition.

**M**

As a routine item of maintenance, it is recommended to service door hinges, ironmongery and locking mechanism by spray lubrication twice annually.



## 19. FIXTURES, FITTINGS, FURNITURE AND MOVABLE ARTICLES

### 19.1 FONT

Splayed and chamfered rectangular stone pedestal, set on slate base and supporting oval shaped stone font bowl with some fine cut lettering around the top edge. Round timber lid with pewter ball and dove handle. Font located centrally at west end of main worship space.

Stonework to font is in a good condition.

### 19.2 MAIN WORSHIP SPACE CHAIRS

Individual, stackable chrome plated wire frame chairs with fabric seat and back, some seats have additional interchangeable fabric back supports. At time of inspection laid out in traditional east-west liturgical setting with central aisle. Stacking trolleys located to southwest corner of main worship space.

Use of individual chairs gives flexibility for differing patterns of worship and arrangements within the church for community events including east-west layout, north-south layout, in the round layout and cabaret layout.

The chairs are all in a sound, good condition.

<b>M</b>	It is recommended that as a routine item of maintenance the fabric seats and backs are cleaned twice annually.
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### 19.3 LADY CHAPEL CHAIRS

All as per the main worship space.

The chairs are all in a sound, good condition.

<b>M</b>	It is recommended that as a routine item of maintenance the fabric seats and backs are cleaned twice annually.
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### 19.4 PULPIT

The Pulpit is located to the south side of the main worship space atop the initial sanctuary dais. It has a timber base, three steps up to the pulpit platform and timber top section clad in vertical fluted timber strips.

The pulpit is in a good condition.

<b>M</b>	It is recommended to carry out regular checks for any possible signs of woodworm attack and/or staining from moisture penetration.
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### 19.5 ALTAR RAIL

Curving altar rail to upper sanctuary dais made from solid timber with chunky moulded ends and rail. Intermediate posts of fluted turned timber. Central hinged section to permit access up to high altar.

The altar rail is in a good condition.

<b>M</b>	It is recommended to carry out regular checks for any possible signs of woodworm attack and/or staining from moisture penetration.
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**19.6 SANCTUARY FURNITURE (FORMER St. MARY MAGDALENE, BILLINGHAM)**

Following closure of St. Mary Magdalene, Billingham in 2024 as part of a parish wide restructure the sanctuary furniture was transferred to St. Aidan's Church and is located on the first sanctuary dais.

The furniture introduced, architect designed and constructed from clear stained birch plywood are as follows:

- altar + four candles which were normally placed at the corners of the altar
- font and stand for paschal candle
- lectern/preaching desk
- three seats with prie-dieus
- credence table

19.6.1 Sanctuary furniture is in a sound, satisfactory condition. Some water damage is noted to certain elements, side sections of seats etc.

<b>M</b>	It is recommended to carry out regular checks for any possible signs of woodworm attack and/or increased staining from moisture penetration.
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<b>R1</b>	19.6.2 It is recommended to carry out joinery repairs, addressing water staining.
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**19.7 MAIN WORSHIP SPACE AND LADY CHAPEL CURTAIN**

There is a full height screen hung between the main worship space and lady chapel suspended from a curtain track. This gives the church flexibility to draw aside if numbers dictate a large space for worship.

19.7.1 The curtain is generally in a satisfactory condition.

<b>R3</b>	It is recommended to carry out a professional clean of the curtain screen.
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**20. ORGANS AND OTHER MUSICAL INSTRUMENTS**

20.1 There exists an electronic church organ, located to the north side of the main worship space made by Norwich Organ Manufacturers.

It is understood to be in a sound, good working condition.

<b>M</b>	Although no testing of the musical instrument was made as part of the inspection it is recommended that it is checked and inspected regularly.
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All maintenance and repair works associated with the organ to be undertaken by a competent and experienced organ tuner.

**21. MONUMENTS, TOMBS, PLAQUES, ETC.**

21.1 There are two plaques of note existing within the church.

1. Commemorative Stone – dated 25 June 1955
2. Commemorative Stone – dated 22 December 1960

Both are in a good condition.

## 22. SERVICE INSTALLATIONS GENERALLY

- 22.1 The comments made in the Quinquennial report regarding service installations are based on a visual examination only and that no tests or services have been undertaken.

Recommendations for the interval of inspections and tests to be carried out are indicated below as part of the continued maintenance of the Church building.

## 23. HEATING INSTALLATION

- 23.1 The heating installation consists of two gas fired condensing boilers serving copper piping and wall mounted metal radiators located around the perimeter of the building. Boiler 1 serves the main worship space and entrance foyer. Boiler 2 serves the lady chapel, meeting room and hall. The gas boilers are located on the west wall of the upper room (former choir gallery), make and model are Vaillant, ecoTEC 44kw. Boiler installation dates from 2011. Gas metering is sited internally within a cupboard accessed via the WC facilities.

- 23.1.1 It is understood that the system is in a good, working condition.

It was understood that the annual servicing had been undertaken. Certification was not available to review at the time of the inspection.

<b>M</b>	It is recommended that the existing heating installation is continued to be checked and tested on an annual basis.
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- 23.1.2 The issue of climate change and global warming is very much on the world agenda. At the Church of England's General Synod in Feb 2020 new targets were set for all parts of the church to become carbon 'net zero' by 2030.

<b>R2</b>	It would be recommended that a feasibility report is commissioned to assess the heating installation, its sustainable future all by an M&E consultant.
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## 24. ELECTRICAL INSTALLATION

- 24.1 The church electrical intake is located within a small cupboard located to the rear and accessed via the accessible WC. Where adapted cabling is surface mounted and set in white plastic conduit (church hall) or in clipped black PVC sheathing (sanctuary dais steps). Church lighting is generally pendant style, those in the main worship space recently replaced with LED 'halo' style fittings. Elsewhere lighting is a mix of ceiling mounted fixings.

- 24.1.1 It is understood that the electrical system is in a satisfactory condition.

It was understood that the 5 yearly test and inspection had been undertaken. Certification was not available to review at the time of the inspection.

The electrical installation should have a Fixed Wiring and Inspection Testing (FWIT) at least every five years by a registered National Inspection Council for Electrical Installation Contracting (NICEIC) or NAPIT full scope or ECA full competence accredited registered electrician. A resistance and earth continuity test should be obtained on all circuits. The inspection and testing should be carried out in accordance with part 6 of the IEE Regulations, (BS 7671:2008) guidance note no. 3. The engineer's test report should be kept with this report.

**M** It is recommended that the electrical installation is inspected every five years by a competent, experienced and accredited electrician.

## **25. SOUND SYSTEM**

25.1 The Church operates a sound reinforcement system that includes an induction loop for hearing aid users.

25.1.1 The operation of the system is understood to be in a good, working condition.

**M** It is recommended that periodic testing of the sound system is carried out to ensure that the system is kept in good working order.

## **26. LIGHTNING CONDUCTOR**

26.1 There is a lightning protection system installed on the church, a copper tape located on the fleche running down the south roof slope and terminating at ground level. Lower sections of the installation are protected by brown powder coated metal conduit.

26.1.1 It is understood that the system is in a good, working condition.

It was understood that the test and inspection of the installation had been undertaken. Certification was not available to review at the time of the inspection.

**M** It is recommended that the lightning conductor installation is tested every two and a half years by a suitably competent and experienced engineer.

## **27. FIRE PRECAUTIONS**

27.1 Fire safety rules affecting all non-domestic premises came into effect on 01 October 2006 (The Fire Safety Order 2005). Further advice can be obtained from the fire prevention officer and from the PCC's insurers. Under the Fire Regulatory Reform Act the PCC need to appoint a 'responsible person' to carry out a Fire Risk Assessment, which includes clear plans in case of fire (identification of risk, evacuation strategies, safe removal of valuables etc). The PCC should ensure that there is a suitable and sufficient risk assessment in place. Further guidance is available at [www.churchcare.co.uk/churches](http://www.churchcare.co.uk/churches) and [www.ecclesiastical.com/churchmatters/churchguidance/fireguidance](http://www.ecclesiastical.com/churchmatters/churchguidance/fireguidance)

Fire extinguishers are inspected annually and are in good working order.

**M** All fire extinguishers should be inspected annually by a competent engineer to ensure they are in good working order with the inspection recorded in the logbook and on the individual extinguishers.

A minimum of two water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below. As a rule of thumb, one water extinguisher should be provided for every 250m<sup>2</sup> of floor area. A service of portable extinguishers report should be kept with this report.

## **28. ACCESSIBLE PROVISION AND ACCESS**

- 28.1 The Equality Act 2010 makes it unlawful to discriminate against disabled persons relating to the provision of goods, facilities and services or the management of premises. The Act covers all forms of disability such as sensory, mobility, manual dexterity, hearing, sight and speech impairments and learning difficulties.

There is level access from the public footpath across the church grounds up to the south entrance door of the church a ramped access is provided to the entrance door of the church hall. Once in the church level access is provided to both the main worship area and lady chapel. Steps exist at the threshold to the sanctuary dais in both spaces. Level access is also provided through to the church hall from the church entrance lobby.

The church has an induction loop covering the seating areas within the main worship space and lady chapel. The use of individual seating allows for space to be accommodated within the main body of the congregation for those who are wheelchair bound. There is an accessible WC at the north side of the entrance lobby area to the rear of the main worship space.

## **29. INSURANCE**

- 29.1 Insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the PCC's insurance company to ensure that insurance cover is adequate. When construction works are being planned, it is recommended that the PCC's insurers are notified.

## **30. HEALTH AND SAFETY**

- 30.1 Overall responsibility for the health and safety at the church, church hall and any grounds lie with the PCC. This report may identify areas of risk as part of the inspection, but this does not equate to a thorough and complete risk assessment by the PCC of the building and any attached grounds.

*The Construction (Design and Management) Regulations 2015*

The PCC is reminded that construction and maintenance works undertaken may require the appointment of a competent Principal Designer to discharge their legal responsibilities.

The role of the Principal Designer is to advise the PCC on their duties in respect of the health and safety aspects of the construction works to include ensuring that a Health and Safety Plan is prepared, impartially advise on the health and safety aspects of the design, advise on the satisfactory resources for health and safety and assist with coordination of the Health and Safety file on completion of the works.

### **31. MANAGEMENT OF ASBESTOS IN THE BUILDING**

- 31.1 The Control of Asbestos at Work Regulations contain duties for the PCC. The Regulations came into force in May 2004. They require an assessment of the building by the PCC. If the presence of asbestos that has not been encapsulated is suspected a survey by a competent specialist should be carried out, including testing where necessary.

The location and condition of asbestos containing materials should be recorded in an asbestos register. Where recommended by the survey report, the asbestos should be removed.

An assessment has not been covered by this report.

An asbestos register should be available for any Contractors working on the building. Further information is included in the HSE code of practice The Management of Asbestos in Non-Domestic Premises L127 and guidance is available at [www.churchcare.co.uk/churches](http://www.churchcare.co.uk/churches)

When construction works are being planned at an initial stage an appraisal and investigation into the presence of asbestos should be carried out.

- 31.1.1 It is understood that asbestos in the form of amosite may still be contained in insulation board within a single decommissioned Constor Heater existing within the upper room (former choir gallery).

**R1**

It is recommended to make asbestos checks of the heater and remove.

### **32. PROTECTED WILDLIFE**

- 32.1 The siting of the church is such that risk against the presence of bat roosts or other ecology of special interest is presumed to be at a low level.

Several wildlife species typically found in chapels and chapel burial grounds are protected by legislation under the Wildlife and Countryside Act 1981, under which it is an offence to kill, injure, handle or disturb bats or bat roosts and prosecutable with heavy fines. Approval of Natural England will be required for works in the protected species habitat. This may affect the timing of any proposed repairs. For general repairs, the presence of bats is most likely to have implications for the timing of works. Natural England may carry out an initial inspection of the building and churchyard free of charge. It is a serious criminal offence to be in breach of parts of this legislation. This is particularly pertinent where roofing works are concerned.

### **33. MAINTENANCE**

- 33.1 The repairs recommended in the report (except for some minor maintenance items) will be subject to Diocesan Faculty Approval. Inspection every 5 years is recommended, and it should be recognised that serious defects may develop between these surveys if minor defects and maintenance are left unattended. The PCC are strongly advised to enter into a contract with a local competent and experienced builder for the cleaning-out of gutters, valleys, hoppers and downpipes twice a year; towards the end of Autumn (November) and beginning of Spring (April).

Cement based mortars, renders, plasters and products, modern polymer-based emulsion and proprietary sealant systems which prevent breathability of the historic fabric should be avoided. All these systems are now known to have a steady deleterious effect on the materials, environmental conditions and character of historic buildings.

**CURTILAGE****34. CHURCHYARD**

- 34.1 The church sits centrally within squared church grounds existing of grassed areas with planting to the east and south boundaries. Concrete paved paths lead to the principal church and church hall entrances with similar paths to the rear leading from exits.

The churchyard grassed and planted areas are well maintained and are generally in good condition.

**35. RUINS**

- 35.1 There are no ruins existing within the church grounds.

**36. MONUMENTS, TOMBS AND VAULTS**

- 36.1 There are no monuments, tombs or vaults existing within the church grounds.

**37. BOUNDARY WALLS, LYCHGATES AND FENCING**37.1 NORTH BOUNDARY

Generally, grassed lawns up to the public pavement line without any boundary and/or fence marker. The condition of the grass is maintained by the Local Authority.

This length of boundary is in good condition and well maintained.

37.2 EAST BOUNDARY

The east boundary is the adjacent properties garden.

37.3 SOUTH BOUNDARY

The south boundary is hedge lined with a large, grassed lawn behind running up to the south elevation of the church.

This length of boundary is in good condition and the lawn well maintained.

<b>M</b>	It is recommended that as a routine item of maintenance shrub and plant growth is managed across the seasons.
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37.4 WEST BOUNDARY

Generally, grass up to the public pavement line without any boundary and/or fence marker. The condition of the grass is maintained by the Local Authority.

This length of boundary is in good condition and well maintained.

**38. TREES AND SHRUBS**

- 38.1 There are no trees located within the church grounds.



- 38.2 There is considerable plant growth along the south elevation of the main worship space and north elevation of the lady chapel.

<b>M</b>	It is recommended that as a routine item of maintenance shrub and plant growth is managed across the seasons.
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### **39. HARDSTANDING AREAS**

- 39.1 There are simple paved concrete paths leading up to the church entrance on the south and from the fire exit door to the meeting room on the north.

- 39.1.1 Both are generally in a sound, satisfactory condition.

There is considerable plant growth emanating from the path to the north side, also against the external walling of the WC facilities and meeting room.

<b>RO</b>	It is recommended that the plant growth is removed.
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### **40. NOTICEBOARD AND SIGNBOARDS**

- 40.1 The church signboard is located on the south side of the church adjacent to the boundary hedge. It is held up via two round posts and constructed from blue colour coated aluminium; at the top there is a curved section with the words: 'THE CHURCH OF ENGLAND/PARISH OF BILLINGHAM'. The rest of the noticeboard consists of a similar blue colour coated aluminium frame with clear Perspex case with the facility for changing advertisements.

It is in a sound, good condition.

- 40.2 To the south side of the church there is a wall fixed signboard in similar blue coated aluminium with the following words inscribed: 'ST AIDAN'S CHURCH/WELCOME TO THE PARISH CENTRE'.

It is in a sound, good condition.

- 40.3 To the north side of the church there is a wall fixed signboard in similar blue coated aluminium with the following words inscribed: 'THE CHURCH OF ENGLAND/PARISH OF BILLINGHAM/ST AIDAN'S CHURCH AND PARISH OFFICE/ENTRANCE ON TINTERN AVENUE.'

It is in a sound, good condition.

**RECOMMENDATIONS**

**R0**

Urgent works requiring immediate attention.

QI Ref.	Recommendations	Budget Cost (£)
3.1.1	<i>Roof Coverings – Main Worship Space</i>	
	It is recommended that the roof covering to the south slope of the main worship space is retiled, integrating a large array of solar photovoltaic panels.	100,000.00
8.1.1	<i>Doors – Church Entrance Porch</i>	
	It is recommended to replace the existing entrance doors with new powder coated aluminium security doors with glazing incorporated.	05,000.00
8.5.1	<i>Doors - Vestry</i>	
	It is recommended to install secondary means of escape within the vestry.	10,000.00
39.1.1	<i>Hardstanding Areas - North</i>	
	It is recommended that the plant growth is removed.	00,150.00

**R1**

Work recommended to be carried out during the next 12 months.

QI Ref.	Recommendation	Budget Cost (£)
4.1.1	<i>Rainwater Goods – Main Worship Space</i>	
4.2.1	<i>Rainwater Goods – Lady Chapel</i>	
4.3.1	<i>Rainwater Goods – WC Facilities</i>	
4.4.1	<i>Rainwater Goods - Vestry</i>	
4.5.1	<i>Rainwater Goods – Kitchen/Meeting Room</i>	
4.6.1	<i>Rainwater Goods – Church Hall</i>	
	It is recommended to refurbish the rainwater goods including timber fascia.	35,000.00
8.4.1	<i>Doors – Upper Room (former choir gallery)</i>	
	It is recommended to reinstate and install new polyester powder coated aluminium fire door with push pad activation	03,000.00
9.4.1	<i>Windows - Vestry</i>	
	It is recommended to install replacement windows within the vestry.	04,500.00
9.6.1	<i>Windows – Church Hall</i>	
	Retrofit trickle ventilation to installed UPVC frames.	05,000.00
12.1.6	<i>Main Worship Space - Flooring</i>	
	Seek advice from a local and experienced carpet specialist and make necessary repairs to the blue aisle carpet.	01,500.00
16.1.1	<i>Kitchen</i>	
	It is recommended to extend and refurbish the existing kitchen facilities.	45,000.00
16.1.2	<i>Kitchen</i>	
	Install mechanical ventilation as part of kitchen refurbishment works.	Incl. 16.1.1
16.2.2	<i>Meeting Room</i>	
	It is recommended to carry out a professional clean of the carpet.	00,500.00
17.1.4	<i>Church Hall</i>	
	It is recommended to draw up design proposals for the church hall reordering.	05,000.00
19.6.2	<i>Sanctuary Furniture</i>	
	It is recommended to carry out joinery repairs, addressing water staining.	00,750.00
31.1.1	<i>Asbestos – Upper Room (former choir gallery)</i>	
	It is recommended to make asbestos checks of the heater and remove.	01,500.00

**R2**

Work recommended to be carried out within 18 – 24 months.

QI Ref.	Recommendations	Budget Cost (£)
7.1.1	<i>Walling – Main Worship Space</i>	
	Point up vertical joint at south elevation, west end adjacent to entrance door.	01,500.00
8.3.1	<i>Doors - Kitchen</i>	
	It is recommended to replace the existing kitchen door with a new powder coated aluminium security door with glazing incorporated.	03,000.00
8.8.1	<i>Doors – Church Hall Fire Exit Single Door</i>	
	Remove door and block up opening as part of planned hall refurbishment.	01,500.00
9.1.2	<i>Windows – Upper Room (former choir gallery)</i>	
	It is recommended to replace with white PPC aluminium with double glazing.	06,000.00
9.5.1	<i>Windows – Meeting Room</i>	
	It is recommended to replace with white PPC aluminium with double glazing.	18,000.00
17.1.5	<i>Church Hall</i>	
	Implement reordering proposal to the church hall.	150,000.00
23.1.2	<i>Heating Installation</i>	
	It would be recommended that a feasibility report is commissioned to assess the heating installation, its sustainable future all by an M&E consultant.	03,500.00

**R3**

Work recommended to be carried out within 5 years.

QI Ref.	Recommendations	Budget Cost (£)
7.5.1	<i>Walling – Kitchen/Meeting Room</i>	
	It is recommended that a concrete coping is installed to the wall top to increase its long-term protection against weathering.	04,500.00
9.1.1	<i>Windows – Main Worship Space</i>	
	Carry out refurbishment of the windows to the main worship space including redecoration of metal frames and cleaning by a local, experienced glazier.	15,000.00
9.2.1	<i>Windows – Lady Chapel</i>	
	Carry out refurbishment of the windows to the main worship space including redecoration of metal frames and cleaning by a local, experienced glazier.	15,000.00
9.6.2	<i>Windows – Church Hall</i>	
	Investigate installation of windows to parish office with openable casements.	05,000.00
12.1.1	<i>Main Worship Space - Ceiling</i>	
	It is recommended to redecorate prior to the next Quinquennial Inspection.	15,000.00
12.1.3	<i>Main Worship Space - Walling</i>	
	It is recommended to redecorate prior to the next Quinquennial Inspection.	Incl. 12.1.1
12.1.5	<i>Main Worship Space - Flooring</i>	
	It is recommended that the herringbone woodblock floor is refurbished over the course of the forthcoming quinquennial period.	07,500.00
12.1.7	<i>Main Worship Space – West Entrance Lobby</i>	
	It is recommended to redecorate prior to the next Quinquennial Inspection.	03,500.00
13.1.1	<i>Lady Chapel - Ceiling</i>	
	It is recommended to redecorate prior to the next Quinquennial Inspection.	12,000.00
13.1.2	<i>Lady Chapel - Walling</i>	
	It is recommended to redecorate prior to the next Quinquennial Inspection.	Incl. 13.1.1
13.1.4	<i>Lady Chapel - Flooring</i>	
	It is recommended to carry out a professional clean of the carpet prior to the next quinquennial inspection.	02,000.00
14.1.1	<i>WC Facilities</i>	
	It is recommended to redecorate prior to the next Quinquennial Inspection.	02,500.00

QI Ref.	Recommendations	Budget Cost (£)
15.1.1	<i>Vestry</i>	
	It is recommended to redecorate prior to the next Quinquennial Inspection.	02,500.00
15.1.2	<i>Vestry</i>	
	It is recommended to carry out a professional clean of the carpet prior to the next quinquennial inspection.	00,500.00
16.2.1	<i>Meeting Room</i>	
	It is recommended to redecorate prior to the next Quinquennial Inspection.	02,500.00
17.1.2	<i>Church Hall – Walling</i>	
	It is recommended to redecorate prior to the next Quinquennial Inspection.	10,000.00
17.1.3	<i>Church Hall - Flooring</i>	
	It is recommended that the herringbone woodblock floor is refurbished over the course of the forthcoming quinquennial period.	04,500.00
19.7.1	<i>Main Worship Space and Lady Chapel Curtain</i>	
	It is recommended to carry out a professional clean of the curtain screen.	03,000.00

**R4**

A desirable improvement with no timescale.

QI Ref.	Recommendations	Budget Cost (£)
9.3.1	<i>Windows – WC Facilities</i>	
	It is desirable to reglaze windows in entirety.	10,000.00



This concludes the Quinquennial Report of the inspection of  
Church of St. Aidan, Tintern Avenue, Billingham.

A handwritten signature in dark ink, reading 'M Atkinson.' The signature is fluid and cursive, with a period at the end.

MICHAEL ATKINSON RIBA AABC

**Michael Atkinson Architecture + Heritage**

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