



## Britain – a nation of building neglecters



- Historic buildings, Schools
  - Hospitals, housing
  - private homes
- Backlogs:
- Schools: £22bn (2011)
  - Museums & Galleries: £150m (2004)
  - Central Edinburgh: £1.4bn (2010)
  - EH: £50m (2010)

Maintain our Heritage

## The Maintain response



- 1998: UWE Seminar in Bath to mark 25<sup>th</sup> anniversary of *Monumentenwacht Nederlands*; *MW visit to Bath & demonstration inspection*
- 1999: Maintain formed
- 2000 -03: studies leading to pilot scheme in Bath

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## The Bath Pilot Maintenance scheme



- critical areas inspected – notably external envelope, rainwater goods, roof spaces
- craftsman-led
- gutters cleared; limited on-the-spot repairs
- illustrated report vetted by chartered surveyor, explained in person to building owner
- gave priorities for maintenance work
- 72 buildings inspected
- cost £100-£350

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## What we learned from Bath



- main technical issue was access
- routine inspection realises major savings in fabric and cost
- inspections appreciated but reports too detailed
- professional indemnity cover obtained but maybe not now
- few owners were prepared to pay the economic cost of the inspections
- a different approach needed
- Churches in the area were given a special £50 deal and were keen



## What we did Next



- *Putting it Off*: research 2004
- market research with Gloucester Diocese churchwardens revealed supply & demand side issues
- rainwater: the main issue



# GutterClear



- GutterClear:
  - accredits contractors;
  - standardised spec, terms & conditions
  - markets service to parishes & other denominations
- Contractor:
  - quotes price to parish
  - clears all gutters & downpipes
  - reports obvious defects
  - invites architect
- Church:
  - pays contractor eg £300 & VAT



# GutterClear in action



- Launched 2007
- 3 contractors; 1 builder
- Approx 25% churches; other DIY or other contractors
- “early bird” grant scheme 2008
- Special measures



## Why GutterClear Works



- Makes *preventive* maintenance easier
- Promotes but doesn't subsidise
- Scaleable
- low startup & management costs
- Uses marketing techniques



## GutterClear & other schemes



- Diocese of London
- Diocese of St Edmundsbury & Ipswich: Elix Scheme
- Diocese of Norwich
- Diocese of Chelmsford
- SPAB Maintenance Co-operative scheme



## The Future



- change the culture!
- more collective maintenance schemes
- enforce existing rules
- recognition schemes
- early-bird grants
- other ideas:
  - bigger EH/HLF repair grants for well-maintained buildings
  - a duty of care
  - US- style minimum maintenance codes



## Guess the Author!



*“Rain is always prepared to wreak mischief, and never fails to exploit even the least opening to do some harm:*

*by its subtlety it infiltrates, by softening it corrupts, and by its persistence it undermines the whole strength of the building, until it eventually brings ruin and destruction on the entire work.”*





## Leon Battista Alberti

1404-1472

*De re aedificatoria,*  
(1450)

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[www.maintainourheritage.co.uk](http://www.maintainourheritage.co.uk)  
[www.gutterclear.org.uk](http://www.gutterclear.org.uk)



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