A STITCH IN TIME SAVES NINE

BUILDING MAINTENANCE MANAGEMENT

• THE RIGHT WORK IS CARRIED OUT OF THE RIGHT QUALITY, AT THE RIGHT TIME AND AT THE RIGHT PRICE TO MEET THE PRESENT AND FUTURE REQUIREMENTS OF THE BUILDING AND ITS OWNER.

• MAINTENANCE SHOULD BE AN ACTIVITY OF PRIMARY IMPORTANCE.

DRIVERS OF FAILURE

• Rainwater penetration 18%
• Rising Damp 11%
• Fungal decay 10%
• Cracking 10%
• Mortar failure 10%
• Paint failure 8%
• Structural movement 4%
HISTORIC ELEMENTS FAILURE

- Gutters and downpipes 16%
- Roofs 12%
- Windows 11%
- External decoration 10%
- Wall renders 7%
- Chimneys 7%

MATERIALS OF CONSTRUCTION

- Timber – roofs, framing, joinery
- Stone/Slate – geology, locality, walls, roofs
- Ceramic – bricks, tiles, terracotta
- Binders and finishes – mortar, renders, plasters
- Metal – Wrought and cast iron, lead, copper
- Glass – cylinder, crown, plate, stained, leaded
NATURE OF THE BUILDING

Basic detail of modern and historic walls

NON HYDRAULIC LIME (Scottish Lime Centre)

NATURALLY HYDRAULIC LIME (Scottish Lime Centre)
MAINTENANCE PLANNING

• Roofs
• Rainwater goods
• Walls
• Windows
• Structure and fabric
• Roofspaces
• Services

CHOOSING YOUR REPAIR PROFESSIONAL AND CONTRACTOR

• Match skills with work planned
• Qualification
• Knowledge
• Experience
• Accredited in Building Conservation, RICS, RIBA, IHBC, CIAT, CIOB

• “The best planned and specified project will fail if insufficient attention is given to the contractors who are to be invited to tender”
**DRONE INSPECTIONS**

**THERMAL IMAGING**

**CONSIDERATIONS**

- What are the characteristics of the material?
- What are the characteristics of the failure?
- Is the defect progressive and if so what is the rate without action?
- Will the stability of the building or wellbeing of uses be threatened? When will this become critical?
- Urgent works v do nothing.
- Environment changes.
- Impact of possible repairs on the significance.
- Correct diagnosis and course of action determined.
CONCLUSION

“STAVE OFF DECAY BY DAILY CARE”
(William Morris 1877
Society for the Protection of Ancient Buildings)