



Development
Trusts Association
Scotland

A Thriving Community-led Network

New Futures: Former Places of Worship Workshop Series 2

Your Building: A Guide

What is the 'New Futures: Former Places of Worship' programme?



- A three-year programme (January 2025 – December 2027) – now in year two
- Part of the [Community Ownership Support Service](#), within [Development Trusts Association Scotland](#)
- Funded by National Lottery Heritage Fund (NLHF), Historic Environment Scotland (HES) and Development Trusts Association Scotland (DTAS)
- To provide enhanced support to community groups considering taking on a former place of worship (typically a church) across Scotland
- In direct response to the significant and unprecedented number of former places of worship that are due to for disposal over the next several years



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA



Development
Trusts Association
Scotland

A Thriving Community-led Network

Who delivers the programme, and what does it offer?



Staffing: three Churches Advisors and a Churches Programme Officer



Audrey Dunn

Churches Advisor

North Scotland

audrey@dtascot.org.uk

07956 730149

Working days: Monday, Tuesday, Thursday, Friday



Claire Martin

Churches Advisor

South and Central Scotland

clairem@dtascot.org.uk

07903 059822

Working days: Monday to Friday



Harry Whitmore

Churches Advisor

South and Central Scotland

harry@dtascot.org.uk

07903 060475

Working days: Monday to Friday



Louise Paterson

Churches Programme Officer

Scotland

louise@dtascot.org.uk

Advice & Support



Training & Resources



Networking & Events



Representation & Influencing



New Future's current workshop programme:



- Series two of our New Futures workshops are taking place **online on Zoom** from **November 2025** to **March 2026**.
- There will four workshops before the new year: follow the link to sign up to each.
 - ~~First Steps to Community Ownership~~
 - ~~Standalone Workshop: Planning and Your Church~~
 - ~~Involving your Community~~
 - ~~Finance and Fundraising 1: Mainstream Funders~~
 - ~~Finance and Fundraising 2: Alternative Funding Methods~~
 - [Your Building: A Guide](#) - Tuesday 20th January 2026
 - [Business Planning](#) - Tuesday 3rd February 2026
 - [Financial Planning](#) - Thursday 12th February 2026
 - [Community Right to Buy](#) - Tuesday 3rd March 2026

Today's workshop: Your Building: A Guide



- Presentations from Andrew Albous, Facilities Management Advisor (COSS), and from Lucy Stewart, Scotland Officer (SPAB) questions during the Q&A at the end of each presentation.
- Housekeeping:
 - Please keep yourselves on mute, to avoid background noise
 - Feel free to introduce yourselves in the chat; and if possible, put your name and church building in your Zoom profile
 - Please also put any questions in the chat
 - We're planning on recording the session, so please turn your camera off if you don't want to be recorded
- Follow up:
 - We will send the slides out by email after the event
 - Feedback forms – follow-up form & we're doing a [year-1 feedback form](#)
 - Get in touch! With us – and each other (via us if you'd prefer)

Your Building: A Guide



Andrew Aldous, Facilities Management Advisor
Community Ownership Support Service (COSS).



Lucy Stewart, Scotland Officer
Society for the Protection of Ancient Buildings (SPAB).





Contact details

- Audrey Dunn, Churches Advisor (North of Scotland):
audrey@dtascot.org.uk, 07956 730149
- Claire Martin, Churches Advisor (South and Central Scotland):
clairem@dtascot.org.uk (note the 'm'!), 07903 059822
- Harry Whitmore, Churches Advisor (South and Central Scotland):
harry@dtascot.org.uk, 07903 060475
- Louise Paterson, Churches Programme Officer:
louise@dtascot.org.uk

DTA Scotland, 1B Washington Lane, Edinburgh, EH11 2HA

<https://dtascommunityownership.org.uk/>

BlueSky - [DTAScotland](#) / [Community Ownership Support Service](#) / [Democratic Finance Scotland](#)

LinkedIn - [DTAScotland](#) Facebook - [DTAScotland](#) Instagram - [DTAScotland](#)

DTA Scotland is a Scottish Charitable Incorporated Organisation (SCIO) No. SC034231

Browse our upcoming **events** and sign up [HERE](#)



**Community
Ownership
Support Service**

Development Trusts Association Scotland

Thank you!

Development Trusts
Association Scotland



***“Facilities Management
Fundamentals, Empowering Charities
for Success”***

Andrew Aldous
January 2026

Contents

- The different elements of FM.
- What support is available from Dtas.
- Facilities Management Plan.
- Risk Assessments.
- Budget Planning.
- FM Handbook.
- Useful Training and wider information available.

DTAS, Facilities Management Support Service



- Energy
 - Insurance
 - Maintenance
 - Fire Safety
 - H&S
- Licencing
 - Capital Projects
 - Procurement
 - Risk Management
 - Business Continuity

To request Support please email Andrew@dtascot.org.uk

Legal & Regulatory Responsibilities

Licensing	<ul style="list-style-type: none">• Serving of alcohol• Playing of music/video• Building owners have duty to ensure tenants are adhering to licensing laws
Health and safety	<ul style="list-style-type: none">• Health and Safety at Work Act• Additional regulations covering first aid, hazardous substances and fire safety
Fire precautions	<ul style="list-style-type: none">• Fire (Scotland) Act 2005• The Fire Safety (Scotland) Regulations of 2006• Ensure the safety of others by putting in place appropriate fire safety measures
Children & vulnerable adults	<ul style="list-style-type: none">• Scottish 'Protecting Vulnerable Groups' scheme
Disability and access	<ul style="list-style-type: none">• Mix of devolved and reserved legislation• Equality Act 2010
Insurance	<ul style="list-style-type: none">• Insurance for the building and its contents• Insurance for any activities that take place there
Formal agreements	<ul style="list-style-type: none">• Lease• Licence• Hire agreement
Planning & building standards	<ul style="list-style-type: none">• Planning permission• Permitted development rights• Building warrant & completion certificate

Building Fabric

Ensure regular inspection and sufficient maintenance & capital expenditure budget, to avoid deterioration of the asset - as this can result in:

- Higher costs in the long-term
- Loss of services, users – and income
- De-valuation of asset
- H&S & Insurance-cover risks

Operational Management

Use available checklists, templates and create a building manual

Electrical fixed
wiring

Electrical PAT
testing

Emergency and
exit lights

Fire alarms

Portable
firefighting
equipment

Any renewable
energy products
(PV cells,
turbines etc)

Lifts

Gas appliances
test and
certification

Gas systems,
including boilers

Oil boilers and
other oil-fired
appliances

Air conditioning
systems

Water quality
sampling and
chlorination

Playground
equipment

Gym equipment

Kitchen
equipment:
coffee machine

Utilities &
Rates

Risk
Assessments

Burglar alarms
Control panel
testing

Powered access
doors

Staff, volunteer
& contractor
management

DTAS FM resources & training

The FM support resources have seen extensive use since their launch, with the top-4 used resources as follows:

- Building handover [checklist](#)
- Day 1 what should be in place [checklist](#)
- Tasks required for managing your community facility [checklist 1](#) & [2](#)
- A community hub manual example [contents-list](#)
- Asset maintenance [checklist](#)

2-day on-line FM training, next dates tbc.

SCVO/DTAS - Village & Community Halls Handbook,
<https://scvo.scot/support/village-community-halls>

Facilities Management Plan

- What is this?
- Do I need it?
- Will it help?



Insurance

Facilities Management plan						
Work area	Area required	What to check	Frequency	Date completed	Person responsible	Review date
Insurance	Public Liability Insurance		12 Monthly			
	Buildings Insurance		12 Monthly			
	Contents Insurance		12 Monthly			
	Vehicle Insurance		12 Monthly			

Servicing and Testing

Facilities Management plan						
Work area	Area required	What to check	Frequency	Date completed	Person responsible	Review date
Servicing and Testing	Electrical Fixed Wirng		Every 5 years			
	Pat Testing		12 Monthly			
	Emergency lighting		12 Monthly			
	Fire Alarms		12 Monthly			
	Portable Fire Fighting Equipment		12 Monthly			
	Renewable Energy Products		12 Monthly			
	Powered Access Doors		12 Monthly			
	Lifts		12 Monthly			
	Gas Applicences and Boilers		12 Monthly			
	Air Conditioning		12 Monthly			
	Water Quaity		Depends on the facility and its use			
	Kitchen Equipment		12 Monthly			
	Burglar Alarms		12 Monthly			

Building Fabric

Facilities Management plan						
Work area	Area required	What to check	Frequency	Date completed	Person responsible	Review date
Building Fabric	Floors, stairs and Landings		Monthly			
	Roof coverings		Monthly			
	Gutters and Drain pipes		Monthly			
	Windows and doors		Monthly			
	Walls and Ceilings		Monthly			
	Sinks and visible Pipes		Monthly			
	Pest Control		Monthly			
	Car Parks		Weekly			
	External Grounds		Weekly			
	Fences, Gates, Boundary Walls		Monthly			
	Internal, External Decoration		Monthly			
	Lighting		Monthly			

Health and Safety

Facilities Management plan						
Work area	Area required	What to check	Frequency	Date completed	Person responsible	Review date
Health and Safety	Fire evacuation procedure		3 monthly			
	Staff training		Monthly			
	Operating Procedures		12 Monthly			
	Risk Assessments		12 Monthly			
	Control of Substances Hazardous to Health (COSHH)		12 Monthly			
	First Aid		3 yearly			

Staffing

Facilities Management plan

Work area	Area required	What to check	Frequency	Date completed	Person responsible	Review date
Staffing	Induction		6 Monthly			
	Training		Monthly			
	Probation		6 Monthly			
	1 to 1 process		Monthly			

Risk Assessments

Risk assessment template

Company name:

Assessment carried out by:

Date of next review:

Date assessment was carried out:

What are the hazards?	Who might be harmed and how?	What are you already doing to control the risks?	What further action do you need to take to control the risks?	Who needs to carry out the action?	When is the action needed by?	Done

For more information on managing risk: www.hse.gov.uk/simple-health-safety/risk/

Published by the Health and Safety Executive 10/19

Budget 2024-25 FF													
Company Name													
April 2024 to March 2025													
Account	Apr-2024	May-2024	Jun-2024	Jul-2024	Aug-2024	Sep-2024	Oct-2024	Nov-2024	Dec-2024	Jan-2025	Feb-2025	Mar-2025	2024-25 Total
DofE Centre Income - Members (4209)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Income - Centre Events/Courses Members (4205)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Income - Centre Events/Courses Non Members (4206)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Income - Education (4201)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Income - Members (4200)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Income - Non Members (4202)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Income - Shop (4204)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Income - Staff Accommodation & Clothing (4207)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Insurance Claims (7304)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Marquee & Equipment Hire Income - Other Groups (4701)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Marquee & Equipment Hire Income - Scouts (4700)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Miscellaneous Income (4003)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Total Income	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Less Cost of Sales													
Activity/Programme Expenditure (6000)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Badges & Welcome Packs Expenditure (8100)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Catering Equipment & Supplies (6003)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Centre Maintenance - Grounds & Buildings (6301)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Centre Maintenance - Health & Safety (6304)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Centres Catering Purchases (6002)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Cleaning/Laundry/Housekeeping Expenditure (6300)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DofE Expenditure - Activity & Food (6005)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Equipment Costs/Maintenance (6302)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Expenditure - Centre Events/Courses Members (8205)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Marquee Hire Expenditure (6400)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Section Events - The Howling Expenditure (8602)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Shop Purchases for Resale (6001)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Site Vehicle/Pool Car Fuel (6201)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Site Vehicle/Pool Car Maintenance (6202)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Vehicle Hire & Expenses (6200)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Wages - Invoiced Course Instructors (6508)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Wages - Invoiced Staff Others (6507)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Total Cost of Sales	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Gross Surplus/(Deficit)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Less Overheads													
Bank/PayPal Fees & Charges (7101)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Business Lead expenditure	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Card Terminal Charges (7102)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Centre Staff Accommodation Charges (7403)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Contingency (7999)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Council Tax & Service Charges (7401)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Electricity (7201)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Employers NIC (Permanent) (7502)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Employers Pension Costs (Permanent) (7501)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Gas & Oil (7202)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Insurance - Vehicle (7303)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
IT Costs (7006)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Larchwood House Charges (7404)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Legal & Professional Fees (7103)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Licence Fees (7104)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Photocopying/Printing (7205)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Postage & Packaging (7203)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Salaries (Permanent) (7500)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Staff Entertaining (7603)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Staff General Expenses (7602)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Staff Meals/Catering Expenses (7604)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Staff Mileage Expenses (7601)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Staff Travel/Accommodation Expenses (7600)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Staff/Volunteer Uniforms (7606)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Stationery (7204)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Telephone - Office, Centres & Mobiles (7206)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Volunteers Expenses (7607)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Water Rates (7400)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Total Overheads	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Useful Training courses

- DTAS 2 day Facilities Management course,
- Monthly DTAS webinars
- Online COSHH training
- IOSH Managing Safely
- NEBOSH National General Certificate in Occupational Health and Safety
- BASP Outdoor First Aid, valid for 3 years



Useful Links

- <https://dtascommunityownership.org.uk/facilities-management>
- <https://iosh.com/>
- <https://www.hse.gov.uk/simple-health-safety/risk/index.htm>
- <https://www.iwfm.org.uk/>
- <https://scvo.scot/support/village-community-halls>



Thanks & Questions

Andrew@dtascot.org.uk
07946 024 025



@DTAScot



@DTAScotland

www.dtas.org.uk

1b Washington Lane, Edinburgh, EH11 2HA



Welcome

Maintaining Scottish Churches



Lucy Stewart
SPAB Scotland Officer

Lucy.stewart@spab.org.uk



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

spab.org.uk
@spab1877

The Society for the Protection of Ancient Buildings



We advise
We educate
We campaign
www.spab.org.uk
Formed by
William Morris in 1877



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA



SCOTLAND

spab.org.uk
[@spab1877](https://twitter.com/spab1877)



The SPAB - *'The Anti-scrape Society'*

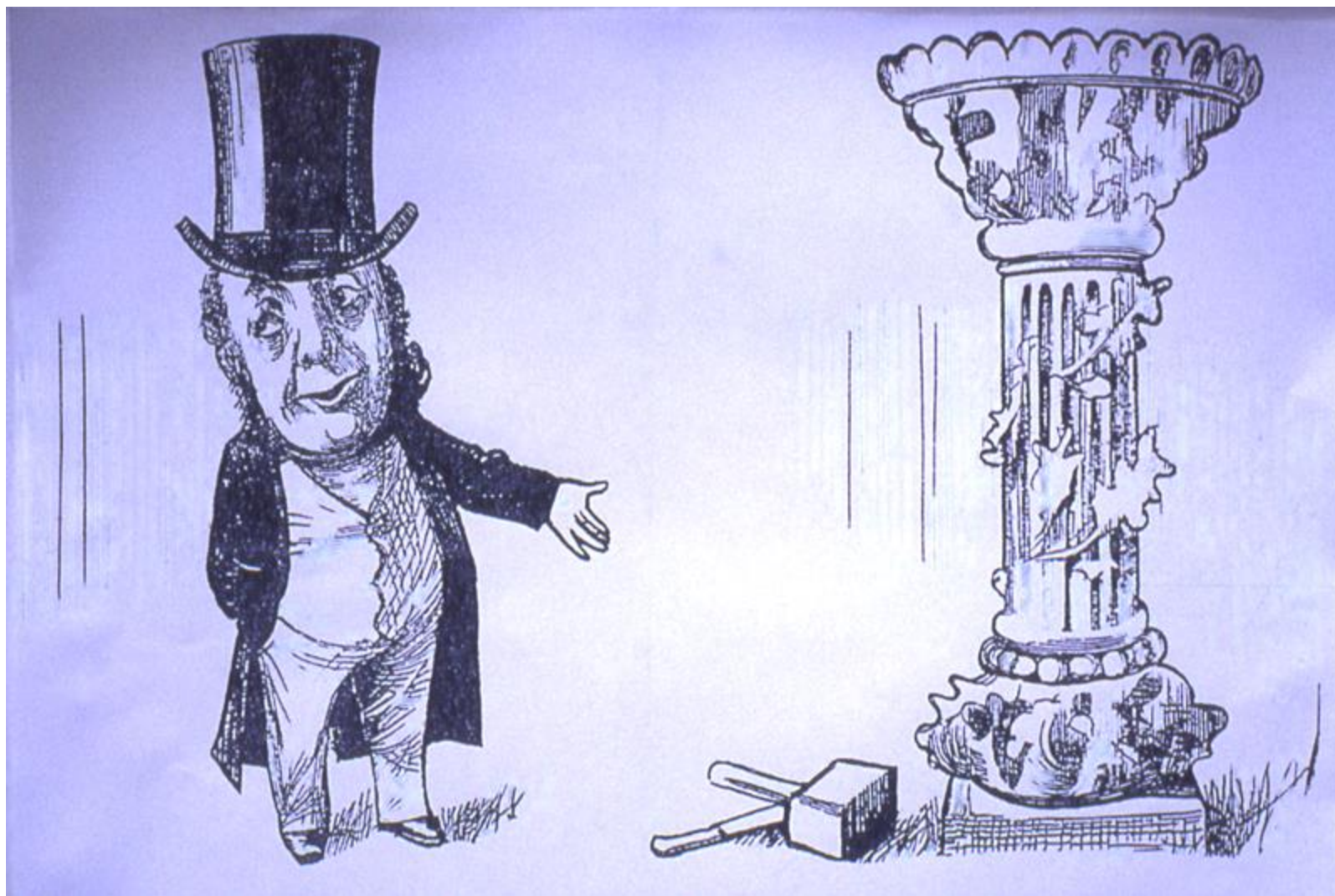
Gothic revival/restoration

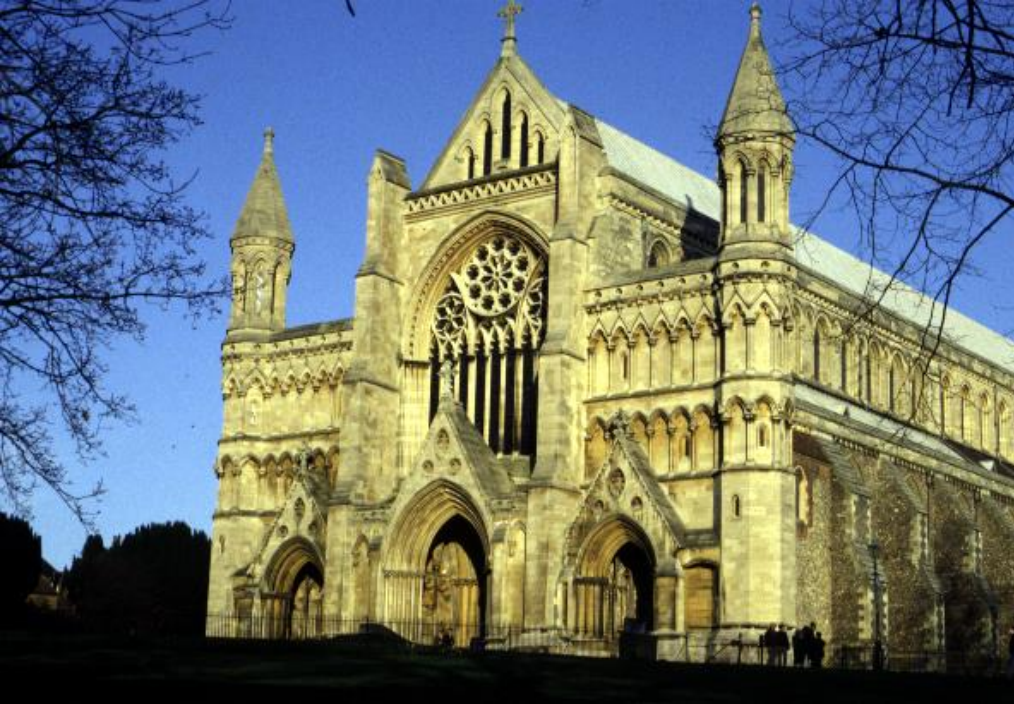
Stylistic purity versus Authenticity











The origins of the SPAB *St Albans Cathedral*

*As it goes on, a terrible
dullness settles over this once
romantic and deeply
interesting building...the whole
is (now)... an architectural
freak.*

William Morris 1884





The origins of the SPAB

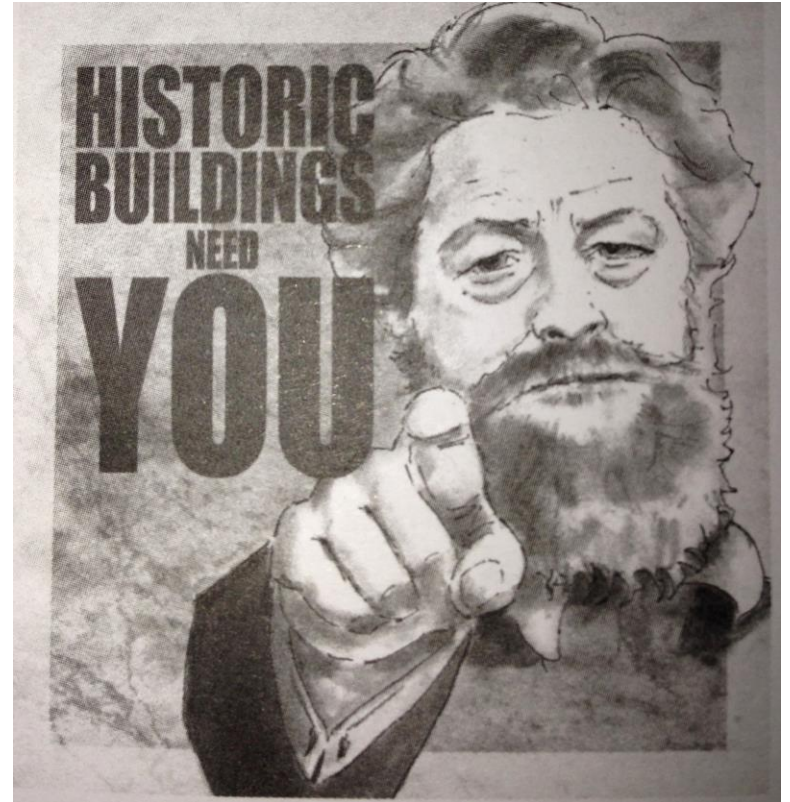
Dunblane Cathedral and John Ruskin

*On the proposals to restore
the Nave, John Ruskin
described the proposals as
'the most vulgar brutality'.*

*Dunblane Cathedral 1857
© Dunblane Museum*



- C19th restoration of churches
- Predates NT / shaped ideas
- Campaigns – International / Barns / NMW / churches
- SPAB Scotland / SPAB Ireland
- Education and research work



“Stave off decay by daily care”

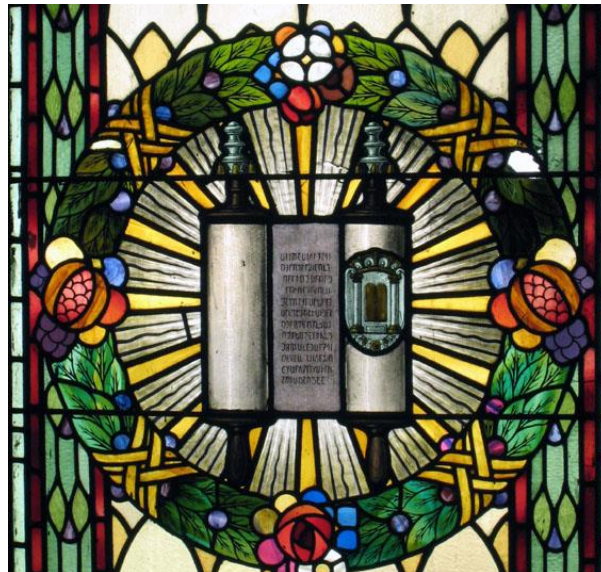
William Morris The SPAB Manifesto 1877



Faith in Maintenance

2007-11 award winning programme

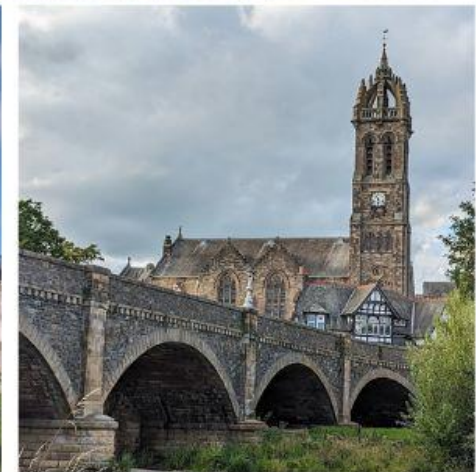
Maintenance Co-operatives Project 2014 -17





Why are places of worship important anyway?

(image © Scotland's Churches Trust)



Statistics frequently show that historic places of worship are the most **numerous**, most **accessible** and the most **visited** of all historic buildings.



Ps & Gs, Edinburgh



Tibbermore Church



Inverness Cathedral

Our past has shaped our country and our communities.

It has made Scotland what it is today, and left us with a heritage that connects us to people and places across the globe.

Our Past, Our Future The Strategy for Scotland's Historic Environment



St Mary the Virgin, Haddington
Siege 1547 - 48

spab.org.uk
[@spab1877](https://twitter.com/spab1877)





Burne Jones window - Kirkcaldy

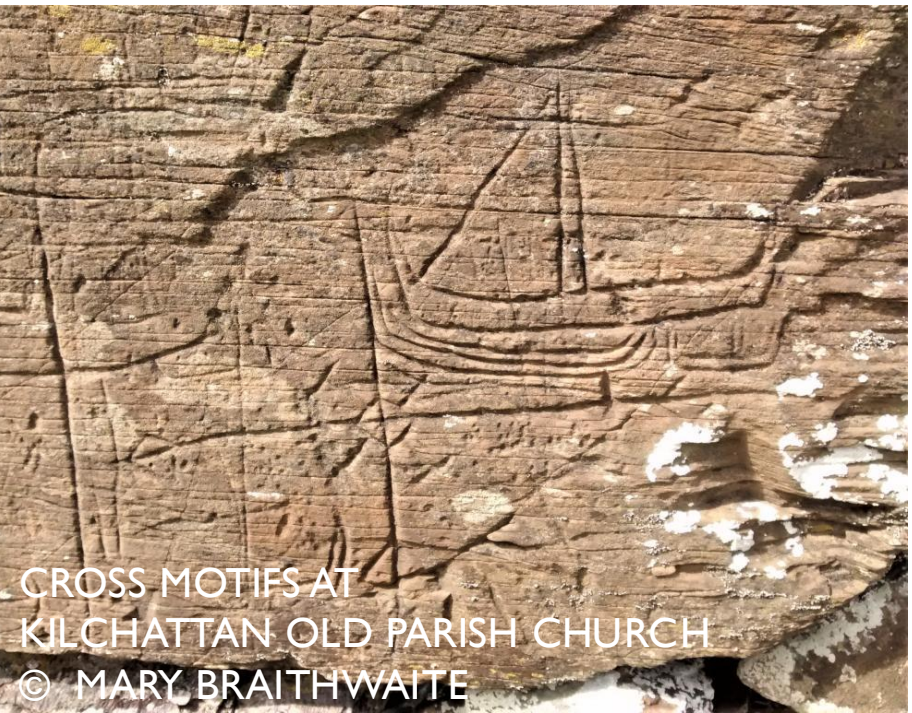


Phoebe Traquair – Mansfield Church

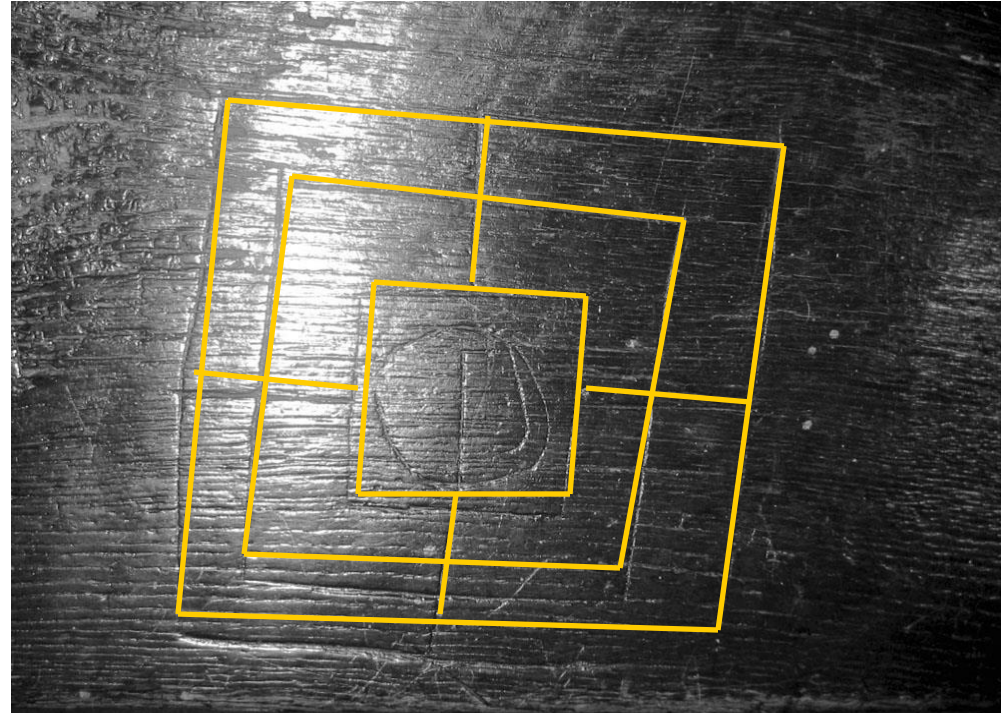




St Magnus Tombstone, Orkney - © David Ross



CROSS MOTIFS AT
KILCHATTAN OLD PARISH CHURCH
© MARY BRAITHWAITE



Maintaining Scottish Churches

MAINTENANCE

What is it and why is it important?



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA



SCOTLAND

spab.org.uk
@spab1877





Some other questions...

- Why do buildings decay?
- What to look for?

What is maintenance?

The principles that will be discussed as part of this session apply as much to unlisted, simpler or more rural places of worship as they to more significant churches and cathedrals.



Top - St Mary's Edinburgh

Below – Lochgilphead Parish Church © Scotland Churches Trust

What is maintenance?

Maintenance is the routine work needed to keep the fabric of a building in good condition.

Looking: Inspecting the building to assess its condition, noting any problems or areas of concern and seeking advice to determine whether it might be necessary to carry out repairs.

Doing: Carrying out specific tasks such as cleaning drains and clearing debris from gutters and rainwater pipes.





© Lucy Stewart



Lack of maintenance is one of the key reasons why old buildings deteriorate.



© LucyStewart





Douglas Monument - Iona Abbey



St Cuthberts, Edinburgh



Why do we need to think about maintenance?

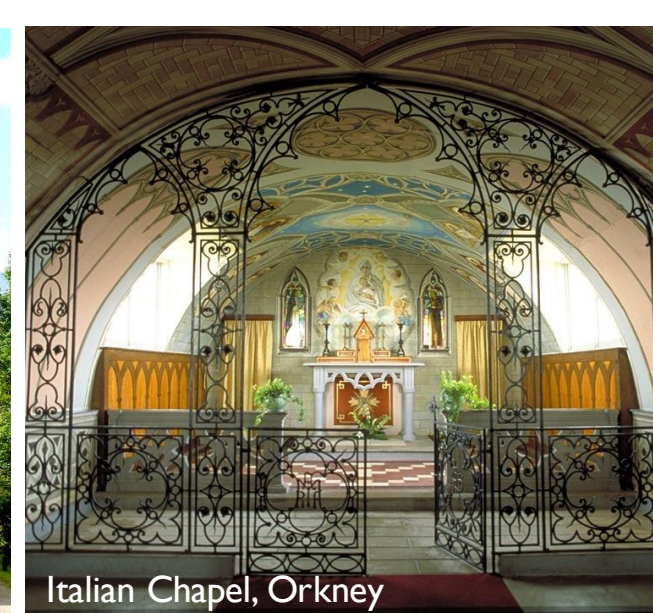
Connection between Maintenance and Mission



Rosslyn Chapel



Glenfinnan Church



Italian Chapel, Orkney

Why is it important?

By taking a long term view of the care of your property you can manage finances and resources to better effect, prevent the decay of elements which would lead to expensive interventions later on and maintain the value of your property.

**Historic Environment Scotland
Short Guide Maintaining Your Home**



Why do buildings decay?

Weather, the environment and poor construction



Why do buildings decay?

Plants and animals...



Why do buildings decay?

Inappropriate repairs or wrong choice of materials



Why do buildings decay?

Neglect



© Lucy Stewart

What to look for?

Rainwater Goods – Gutters (Rhones)

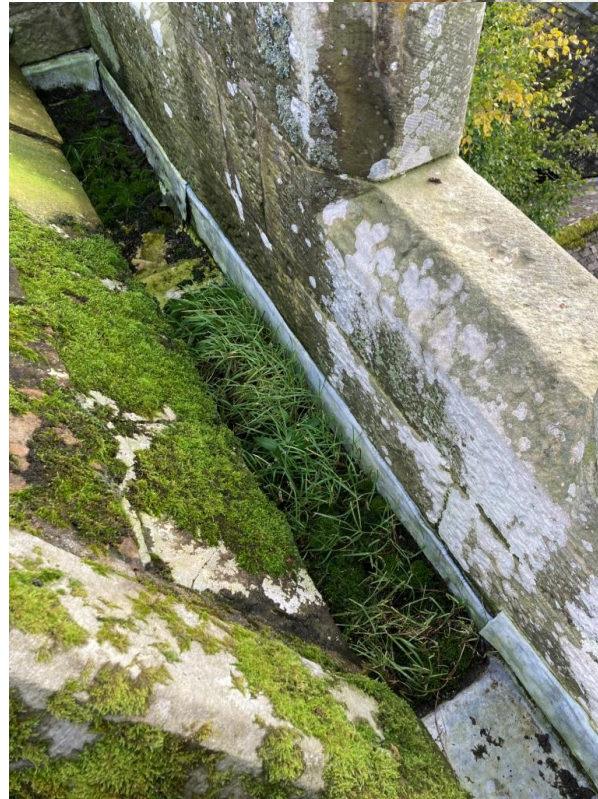


What to look for?

Goods

Gutters

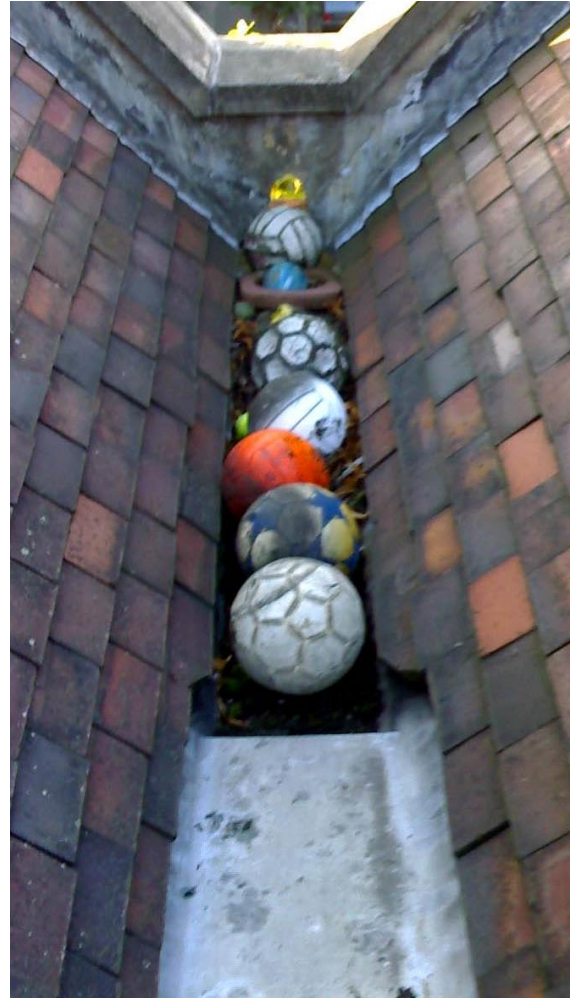
R
Parap



spab.org.uk
@spab1877



What to look for? - Valleys





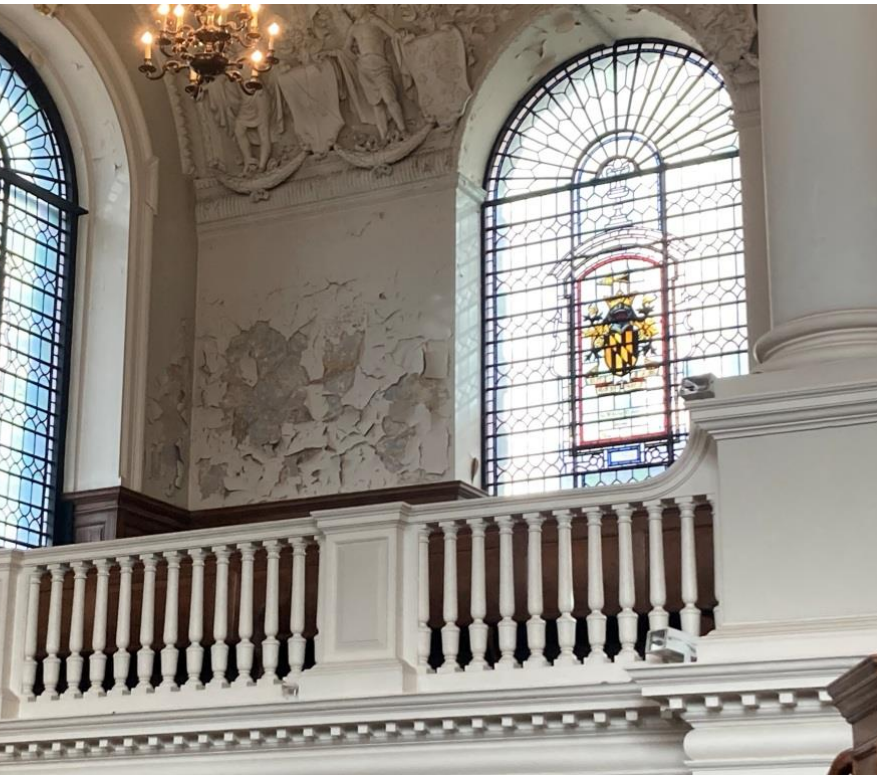
© Lucy Stewart



© Lucy Stewart

What to look for?

Rainwater Goods – visual clues



What to look for? – Downpipes and Gullies



© Lucy Stewart





What to look for? Roofs



What to look for? - slipped and broken slates



© Jo Parry-Geddes

What to look for? - Lead flashings & valleys



© HES

© HES

@spab1877

What to look for?

Lead and Sheet Metal

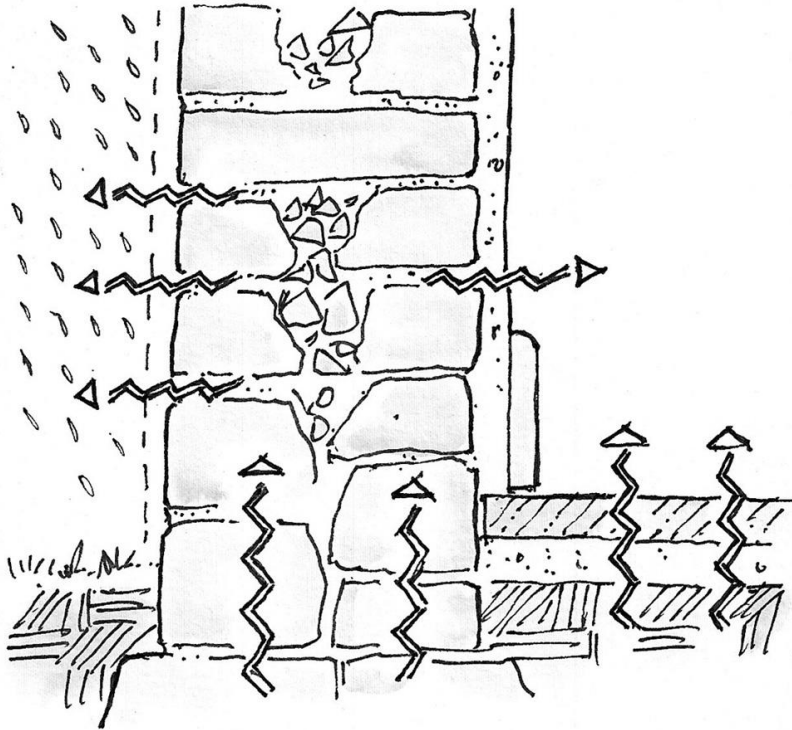




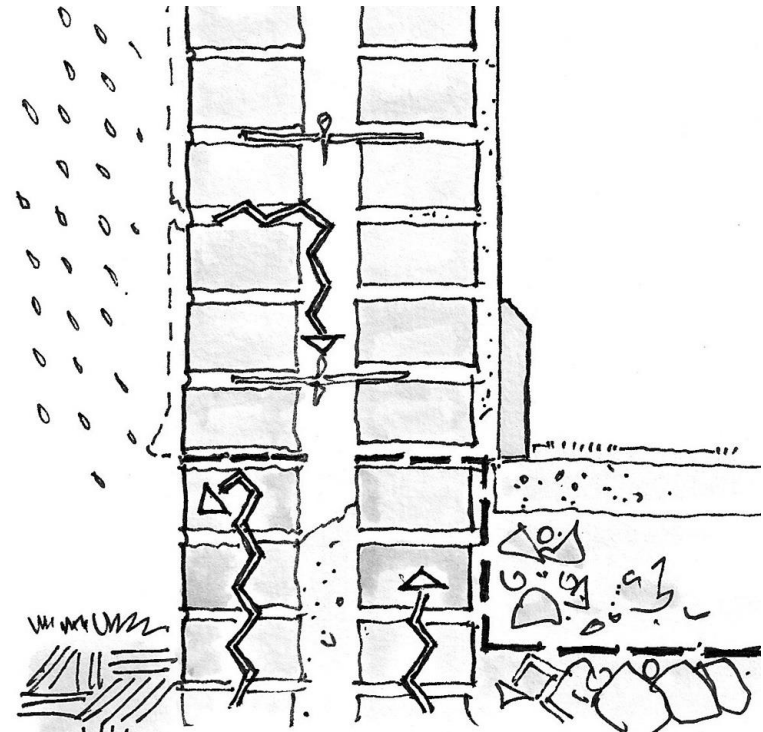
How often to check? - best practice 11mnths / Ecc Ins 2 to 5 years

What to look for?

Walls and the breathing building

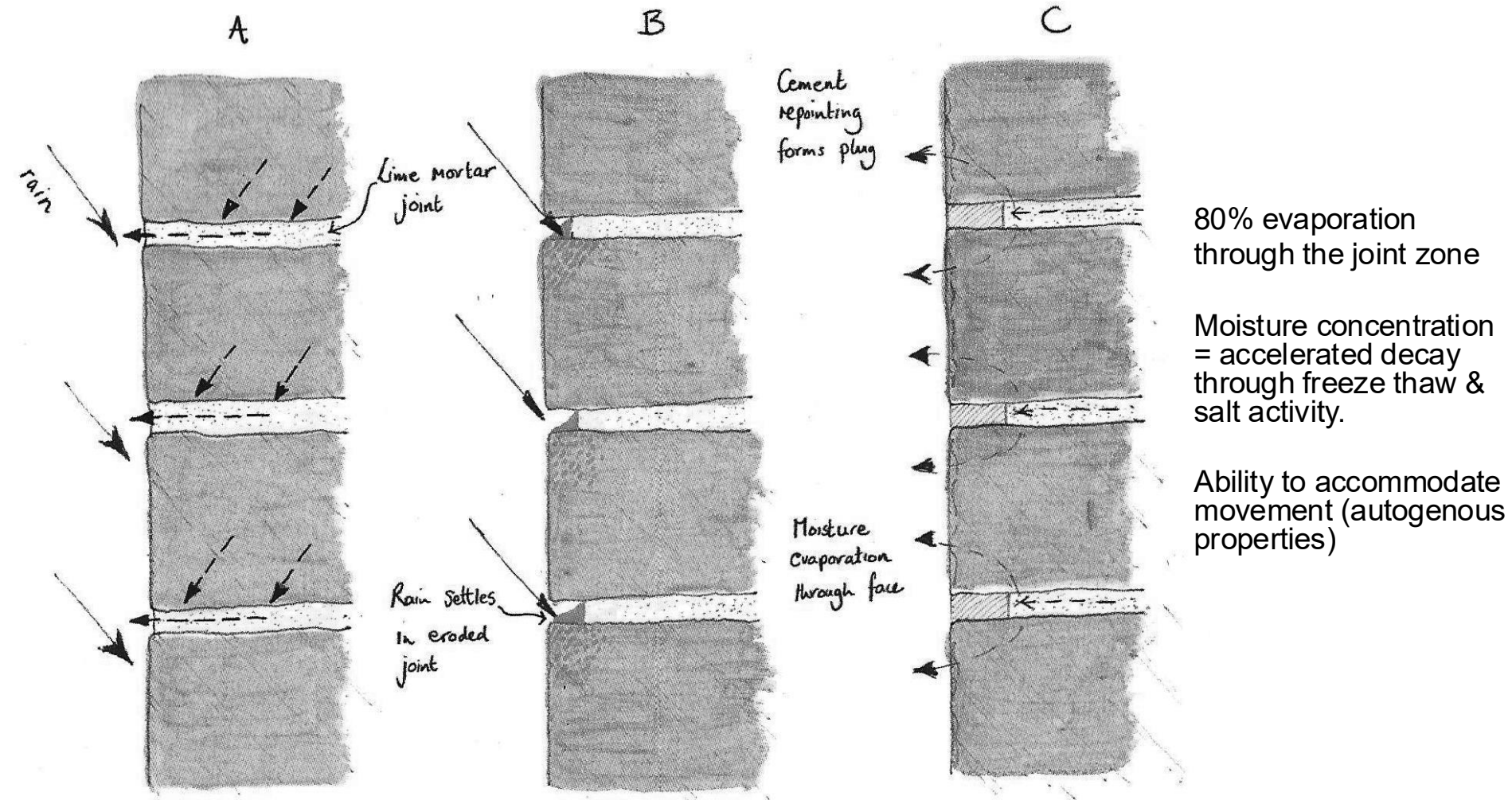


Traditional solid wall construction
breathable, pervious, flexible
materials – moisture evaporates
out



Modern cavity wall construction
hard, waterproof, impervious,
inflexible materials –
barriers to moisture
until cracks develop

Breathing Walls : mortars





Bottom -
Getting it right

Left - Getting it wrong :
the unthinking use of incompatible
construction technology &
materials



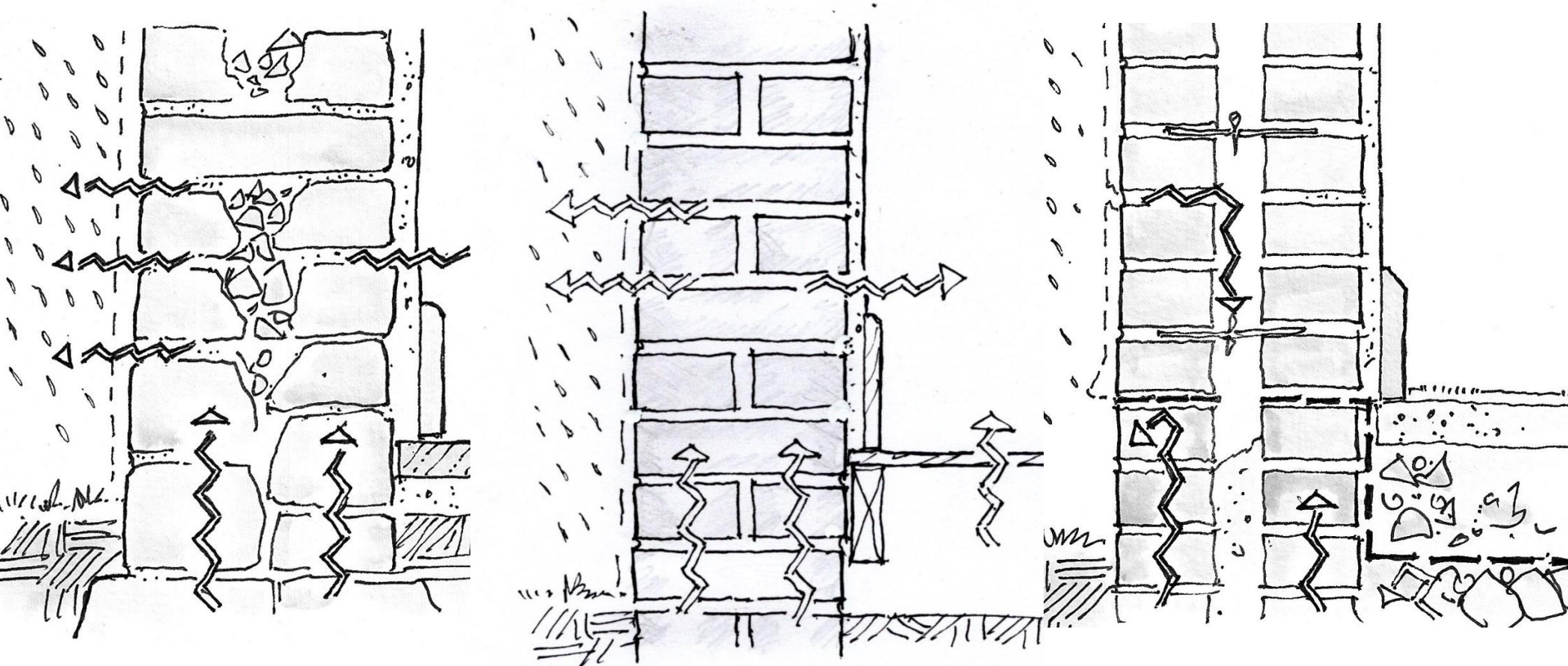
What to look for?

Internal damp – visual clues



What to look for?

Floors, the breathing building



What to look for Rising Damp?



What to look for

Rising Damp or high external ground levels?





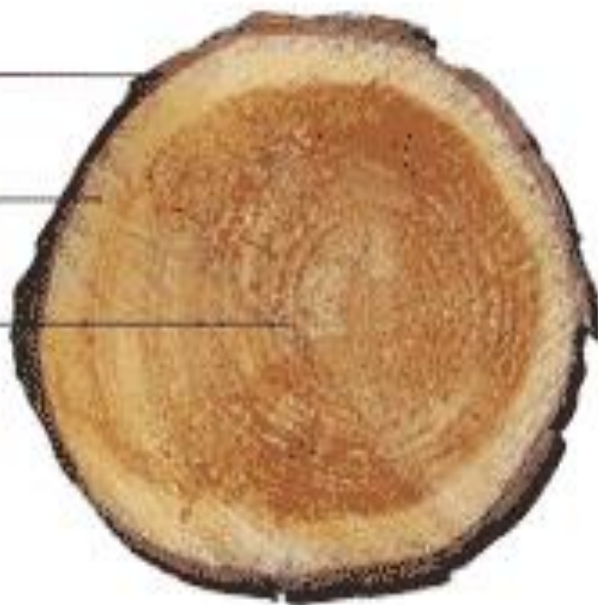
Entrapped Moisture and timber decay:

Beetle Attack:
Below 15% moisture content
difficult for insects

Bark

Sapwood

Heartwood





What to look for?

Condensation

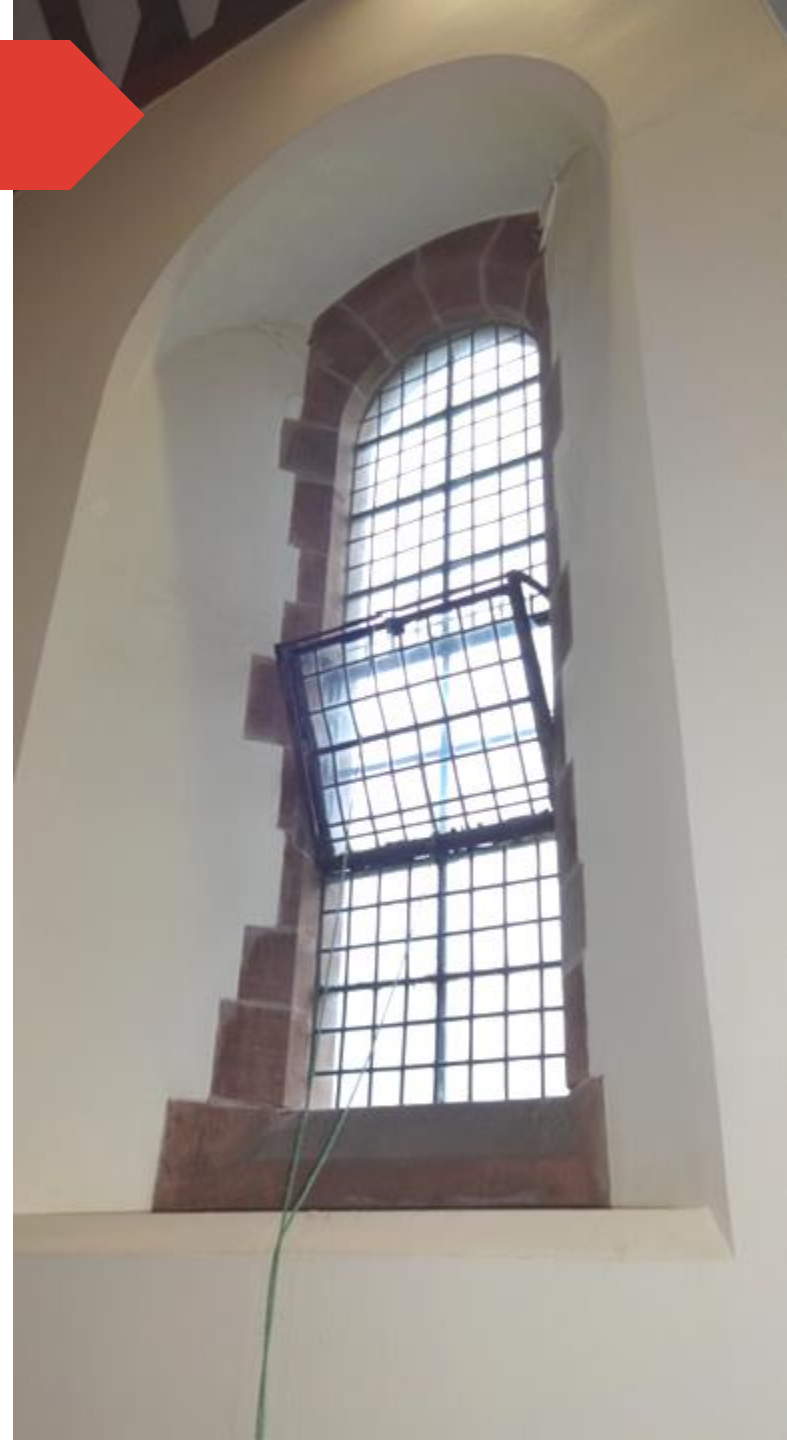
Caused by water released when air cooled to 'dew point' – warm, damp air near cold components.

- Water droplets or mould.
- North-facing walls.
- Possibly dry through depth.
- Surface or 'interstitial'.
- People, heating and poor ventilation.



What to look for?

Windows and Ventilation



What to look for - Ferramenta



Summary

Good maintenance is about spotting problems before they become too serious and taking early action to rectify them.

You can carry out practical tasks such as cleaning gutters and unblocking air bricks to keep the building safe and dry.

Take advice from your architect or surveyor if there are any matters of concern.

But remember that...

You may need to apply for permission to carry out repairs – check what rules apply to you before you start work.

The fabric of the building is important in archaeological terms – sometimes quite minor and seemingly harmless work can destroy archaeological evidence.

Advice

We offer free and independent advice to professionals and homeowners about caring for historic and traditionally constructed buildings. Our technical and research team leads and disseminates research on current conservation issues such as energy efficiency in historic building.

Search our Knowledge Base

Call Us

If you need advice about your old building from a conservation professional call our Technical Advice Line

Opening hours: Monday - Friday, 9.30am - 12.30pm



CAMPAIGNING

GET INVOLVED

LEARNING

WHAT'S ON

ADVICE

NEWS

MILLS

SEARCH

LEARN MORE



Knowledge Base

Explore our growing resource on conserving, caring and campaigning for old buildings.

Research

We conduct ground-breaking research in new areas, such as the energy efficiency performance of old buildings constructed from a range of traditional materials.



Glossary

A glossary covering technical, building and conservation terms.

SPAB Briefings

The SPAB Briefings offer a summary of recent work by the Society.



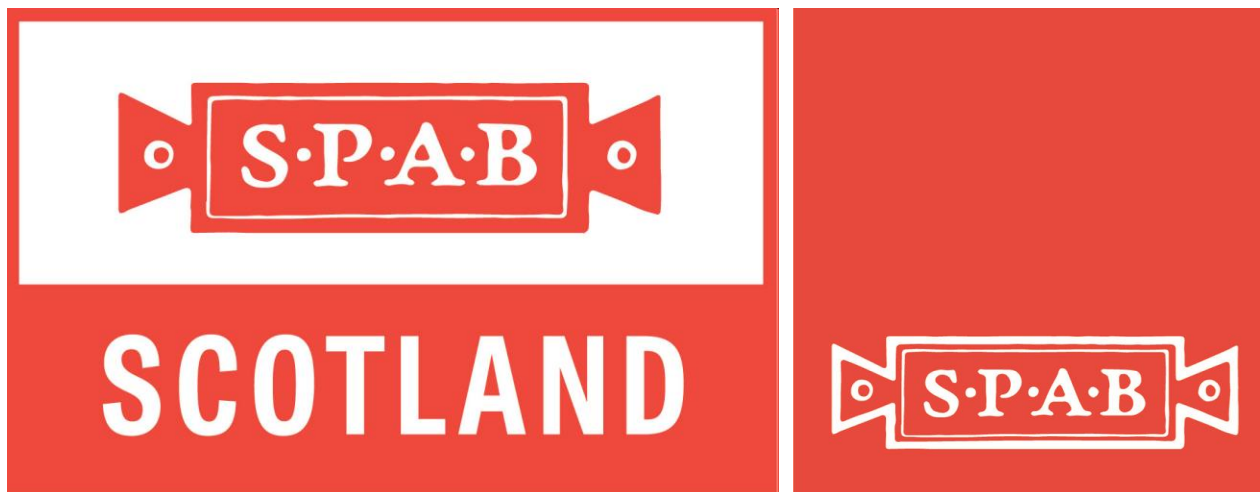
Support available...

SPAB Website

General – go to Advice for

- Knowledge Base (technical advice)
- Research
- SPAB Briefings
- Technical Advice Notes

www.spab.org.uk



W: spab.org.uk
T: 020 7377 1644
E: scotland@spab.org.uk

Lucy Stewart
Become a member and support our work