

## Rainwater Goods and Drainage



**Rainwater goods include the gutters and downpipes which are key to the survival of a church building. Together with a watertight roof, they ensure that rainwater is directed safely away from the building.**

**As water is the greatest cause of damage to buildings, it is vital to keep these elements well maintained.**

### **The Importance of Regular Checks**

Blocked gutters will overflow and may leak onto the walls, causing damage to the masonry and the interior. Excess water may also saturate the ground below and undermine the wall or encourage rising damp in the walls.

Any water ingress, caused by blocked and overflowing rainwater goods or leaks in the roof, could lead to fungal and insect infestations.

### **Maintenance Regime**

All of these problems will be costly to repair and may lead to loss of original fabric. It is preferable to start an

effective and regular maintenance regime in order to detect any damage and blockages in the rainwater disposal systems before they can do any damage.

Check the roofs and gutters regularly and if there is any damage consult your architect/surveyor immediately.

If the problem is not immediately attended to it will increase the damage and subsequent repair bills. At least twice a year, the gutters, valleys, rainwater heads, dry areas, channels, downpipes and gullies need to be cleared out and the drains rodded.



This is a crucial part of the overall building maintenance.

A routine maintenance contract for the cleaning of all rainwater goods in November and May of each year is recommended.



This is particularly important in the case of church buildings near trees.

## **Drainage**

Above ground rainwater goods are only as effective at removing rainwater as the below ground drainage to which they connect.



If you see any drainage blockages, ask your inspecting architect/surveyor for advice.

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If the drainage system does not direct the rainwater away from the building it will lead to severe problems causing the instability of foundations and rising damp.

Below ground drainage includes rainwater gullies and gratings, manholes, pipework, soakaways, septic tanks and land drains.

In order to ensure their working order, it is recommended that gullies are cleaned regularly and at least twice a year, missing and broken grates are replaced, any manholes are inspected annually and all drains to be jetted every five years.