

## The three phases of “Building Watch”

- Year 1, 2011 – 12:
  - ◊ Awareness-raising of the need for and benefits of regular maintenance and annual inspections of buildings.
  - ◊ Initial preparation of the *Building Watch* toolkit, including a sample multi-ownership agreement for tenemental properties.
- Year 2, 2012 – 13:
  - ◊ Development and testing of the *Building Watch* toolkit, in conjunction with a sample of volunteer owners, occupiers, professionals and contractors.
- Year 3, 2013 – 14:
  - ◊ Establishment of *Building Watch* in Kelso.



## “Building Watch”: a Voluntary Scheme

*Building Watch* is a voluntary scheme to support a long-term preventative approach to maintenance in the built environment in the best interests of the property owners and citizens of Kelso. Its success will serve as a model for other towns in the Scottish Borders and beyond.



## Further Information

### *Historic Scotland publications*

Historic Scotland publishes a number of Short Guides – including *Traditional Shopfronts*, *Maintaining your Home*, and *Sash & Case Windows* – together with a comprehensive range of *Inform* leaflets that cover subjects from stone repairs and repointing, through slate roofs, leadwork and cast iron rainwater goods, to traditional window shutters and doors. These are accessible and free of charge through the Historic Scotland website, either in digital format or for ordering in hard copy: <http://www.historic-scotland.gov.uk/>

### **Contact Details**

For further information about the Kelso THI and ‘Building Watch’, please contact:

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A dedicated website is being developed for the Kelso THI on the Scottish Borders Council website:  
<http://www.scotborders.gov.uk/kelsothi/>

# KELSO

## TOWNSCAPE HERITAGE INITIATIVE



## Introducing “Building Watch”



## Background to the Kelso Townscape Heritage Initiative

The Kelso Townscape Heritage Initiative (THI) is a partnership managed by Scottish Borders Council focused on the regeneration of Kelso town centre and appreciation of its heritage assets. It does so through offering grant aid towards works to buildings as well as supporting complementary initiatives to increase understanding of the town's rich heritage. The Kelso THI is funded by Scottish Borders Council, the Heritage Lottery Fund, and Historic Scotland. The Kelso THI runs from April 2010 to March 2015; it is able to offer grants for eligible repair and restoration works to buildings but not for maintenance. A primary objective of the Kelso THI programme is to leave a 'lasting legacy'; *Building Watch* is one of these.



## What is "Building Watch"?

*Building Watch* is directed at encouraging a long-term proactive, preventative approach to the maintenance of buildings in Kelso, irrespective of their listed status or use, thereby avoiding problems developing that can lead to expensive and potentially unaffordable major repair costs.

It is founded upon such time-honoured proverbs as 'prevention is better than cure' and 'a stitch in time saves nine'. It represents the equivalent of annual 'MOTs' for vehicles, or maintenance inspections of heating systems and other items of equipment.

## Why?

Many of the problems that have been identified at buildings in Kelso town centre are the result of lack of maintenance over the years. All buildings require regular maintenance irrespective of their baseline condition of repair. This includes those that benefit from grant assistance under the Kelso THI. *Building Watch* is aimed at providing a framework that will facilitate the regular monitoring and maintenance of buildings, thereby avoiding them falling into a state of serious disrepair.



## How?

*Building Watch* will develop a tool-kit for property owners and occupiers to encourage them to arrange or undertake regular inspections (at least annually) and maintenance of their buildings and establish joint working agreements with co-proprietors, for example in tenements.

It will assist Kelso residents and businesses to take responsibility for their own properties, including through an improved understanding of how the buildings of Kelso are constructed and respond to seasonal variations in the weather, the undertaking of regular inspections, and log-books to record findings.

It will also support the development of a skills base in the maintenance of traditional buildings amongst building professionals and construction trades, and facilitate access to this skills base by those responsible for the upkeep of buildings.



## Typical maintenance issues include:

- slipped slates
- blocked gutters and hoppers
- defective rainwater downpipes
- self-seeding vegetation at high level
- unobserved external and internal damp patches
- weathered and laminating stonework
- defective chimney heads
- cracked and spalling render
- defective window joinery