

## **Rainwater goods information sheet**

Port Sunlight houses were built with cast iron rainwater goods, which include gutters, downpipes, hopper heads and associated straps and connections. Drains and gulleys are not protected features, but their maintenance and repair is critical.

Rainwater goods are essential to the performance of your roof and contribute to the heritage value of the Listed properties and the character of the conservation area. Inappropriate replacement rainwater goods, such as those made from uPVC or those which do not match the dimensions and profile of the original are a breach of heritage policy and the restrictive covenant.

If properly maintained, cast iron rainwater goods can last for 100 years or longer. On-going maintenance and minor repairs are far more economical than like-for-like replacement. PSVT would always recommend maintenance and repair over replacement of original or appropriate cast iron rainwater goods. Replacement requires Listed Building Consent from Wirral Council and permission from PSVT.

### *What to look for?*

Rainwater goods should be inspected at least twice a year and after major storms.

- Look for loose, flaking or missing paint and for rust.
- Look for damage such as cracks, broken or missing brackets and straps
- Check that the gutters slope down to hopper heads and down pipes
- Check that bird guards and other netting is secure and clear
- Clear away debris from gutters and downpipes
- Check that water is running through the gulleys and drains correctly

### *Maintenance or repairs*

In addition to the above, a competent DIY-homeowner who is comfortable working on a ladder can tackle basic maintenance.

- Prepare and paint rainwater goods. (Every 5-8 years, or as needed)
- Rainwater goods should be painted according to the approved colour scheme. To find out the approved colour for your house, please refer to the **Paint Colour Schedule**.

If more complex work is required, for example to adjust the slope of the gutters or to replace a severely damaged section of rainwater goods, a roofer or contractor with experience working on listed houses should be used.

### *Lead paint advisory*

Paints found in older buildings may contain lead. Lead can be harmful to health, particularly for children. Sometimes lead paint has been covered by later, modern paints. If you are unsure if the paint used in your house (including windows, doors, walls, trim and other surfaces) contains lead, it should be assumed to be present and precautions should be taken when stripping, sanding or otherwise preparing painted surfaces.