

References

Allan, J. (1996) *Conservation of Modern Buildings*, In *Modern Matters* (1996) Ed. MacDonald, S., London/ Tisbury: English Heritage/Donhead.

Association of Metropolitan Authorities (1988) *Repairing for the Future: a Good Practice Guide to Housing Maintenance and Repairs*, London : AMA.

Audit Commission (1986a) *Managing the Crisis in Council Housing*, London: Audit Commission.

Audit Commission (1986b) *Improving Council House Maintenance*, London: Audit Commission.

Audit Commission (1988) *Local Authority Property – A Management Handbook*, London: Audit Commission.

Audit Commission (1999) *Action Stations; Improving the Management of the Police Estate*, London: Audit Commission.

Audit Commission (2002) *Briefing: Learning from Inspections, Housing Repairs and Maintenance*, London: Audit Commission.

Barrett, P.(ed) (1995) *Facilities Management: Towards Best Practice*, Oxford: Blackwell Science.

Bazlinton, C. (1996) Out of Step, *Building Homes*, June 1996 p48-49

Blacker, J (1994) *Maintenance Manuals and their Use In Building Maintenance and Preservation*, Mills, E. ed (1994) Oxford: Architectural Press.

Bond, S (2003) Personal communication 25/05/03

Brereton, C. (1991) *The Repair of Historic Buildings – Advice on Principles and Methods*, London: English Heritage.

British Standards Institute (1974) *BS3810, Glossary of Maintenance Terms in Terotechnology*, London: BSI.

British Standards Institute (1986) *BS8210:1986, Guide to Building Maintenance Management*, London: BSI.

British Standards Institute (1998) *BS 7913:1998 Guide to the Principles of the Conservation of Historic Buildings*, London: BSI.

Chambers, J.H. (1976) *Cyclical Maintenance for Historic Buildings*, Washington DC: US Department of the Interior.

Chanter, B. and Swallow, P. (1996) *Building Maintenance Management*, Oxford: Blackwell Science.

Chartered Institute of Building (1990) *Maintenance Management. A Guide to Good Practice*. Ascot: CIOB.

Chapman, K. and Beck, M. (1998) *Recent Experiences Of Housing Associations And Other Registered Social Landlords In Commissioning Stock Condition Surveys*, London: RICS.

Construction Industry Training Board (2003) *National Heritage Training Report*, London: CITB.

Dann, N. Worthing, D. and Bond, S. (1999) Conservation Maintenance Management - Establishing a Research Agenda, *Structural Survey*, Vol.17 Nr. 3. p143 - 153

Dann, N. Worthing, D. and Bond, S. (2002) *The Role of Condition Surveys in Maintaining the Built Cultural Heritage*, Bristol: FBE, UWE.

Day, V. (1998) *Stock Condition Surveys*, London & Bristol: Housing Corporation & UWE

Defence Estates (2002) *MOD Conservation Manual*, Sutton Coldfield: Defence Estates.

Department of Culture, Media and Sport (2001) *The Historic Environment: A Force for Our Future* London: HMSO.

English Heritage & Department of Culture, Media and Sport, (2002) *Biennial Conservation Report The Government's Historic Estate 1999-2001*, London: English Heritage.

Department of Culture, Media and Sport (2003) *Protecting Our Historic Environment: Making the System Work Better*, London: HMSO.

Department for Education and Skills (2000) *Asset Management Plans*, London: HMSO.
Available from
<http://www.teachernet.gov.uk/management/resources/financeandbuilding/schoolbuildings/sbamaps/> (Accessed 11/09/03)

Department of the Environment, Transport and the Regions (2000) *A New Financial Framework for Local Authority Housing: Guidance on Business Plans*, London: HMSO.

Department of National Heritage (1996) *Revised Nine-Point Plan of Action for the Care of Government Historic Buildings*, London: HMSO.

Earl, J. (1996), *Building Conservation Philosophy*, Reading: The College of Estate Management.

English Heritage, (1996) *Sustaining the Historic Environment: New Perspectives on the Future. An English Heritage Discussion Document*, London: English Heritage.

English Heritage (edited by Clark, K.) (1999) *Conservation Plans in Action*, London: English Heritage.

English Heritage (2000) *Power of Place*, London: English Heritage.

English Heritage (edited by Clark, K.) (2001) *Informed Conservation*, London: English Heritage.

English Heritage (2002) *The State of the Historic Environment Report*, London: English Heritage.

English Heritage & the Heritage Lottery Fund (2003a) Repair Grants for Places of Worship in England 2002 – 2005, Guidance Notes and Contract Conditions Available from <http://www.english-heritage.org.uk/default.asp?wci=mainframe&URL1=default.asp%3FWCI%3DNode%26WCE%3D6744> (Accessed 22/09/03)

English Heritage (2003b) *Streamlining Listed Building Consent*, London: English Heritage.

English Heritage (2003c) *Managing Local Authority Heritage Assets*, London: English Heritage.

Feilden, B. Jokilhto, J. (1993) *Management Guidelines for World Cultural Heritage Sites*, Rome: ICCROM.

Feilden, B. (1982) *Conservation of Historic Buildings*, Oxford: Butterworth.

Flanagen, R. and Marsh, L. (1994) *Life Cycle Appraisal*, in The CIOB Handbook of Facilities Management, (Spedding, A. ed), Ascot: CIOB.

Government Historic Buildings Advisory Unit (1998) *The Care of Historic Buildings and Ancient Monument: Guidelines for Government Departments and Agencies*, London: English Heritage and the Department of National Heritage.

HEFCE (1998) *Building Repairs and Maintenance Study in Higher Education Sector, National Report and Management Review Guide*, Bristol: HEFCE.

Health and Safety Executive (1990) *Blackspot Construction*, Report HS(G)65, London: HSE.

Heritage Lottery Fund (1998) *Conservation Plans for Historic Places*, London: HLF.

Heritage Lottery Fund (2002) *Broadening the Horizons of Heritage: The Heritage Lottery Fund Strategic Plan 2002-2007*, London: HLF.

Historic Scotland (2000) *Conservation Plans: a Guide to the Preparation of Conservation Plans*, Available from http://www.historic-scotland.gov.uk/conservation_plans.pdf (Accessed 11/09/03).

Holmes, R. (1994) *Built Asset Management Practice* in The CIOB Handbook of Facilities Management, (Spedding, A. ed), Ascot: CIOB.

Housing Association Property Mutual (1992) *HAPM Component Life Manual*, London: E & FN Spon.

Housing Corporation (2002) *The Way Forward – Our Approach to Regulation*, London: Housing Corporation.

Housing Corporation (2003) *HA Tenant Surveys 1999/2000 Comparing Methods: Key Differences*, London: Housing Corporation.

ICOMOS Australia (1987) *The Burra Charter*, ICOMOS Australia.

Institute of Historic Building Conservation, Society for the Protection of Ancient Buildings (2002) *A Stitch in Time, Maintaining Your Property Makes Good Sense and Saves Money*, London: IHBC & SPAB.

Institute of Historic Building Conservation, English Heritage, Oxford Brookes University (2003) *Local Authority Conservation Provision* London: IHBC, EH and Oxford Brookes.

Institute of Housing (2002) *Good Practice Guide for Maintenance and Repair*, Coventry: Institute of Housing.

Langston, C. and Lauge-Kristensen, R. (2002) *Strategic Management of Built Facilities*, Oxford: Butterworth Heinemann.

MacDonald, S. (1996) *Reconciling Authenticity and Repair*, In Modern Matters, Macdonald, S. (ed.) London/Tisbury: English Heritage/Donhead.

Marshall, D. (1996) *Condition Surveys, Potential Pitfalls—A Client Survey* CIOB Information Paper nr. 68, Ascot: CIOB.

Morris, W (1877) *The Manifesto for the Society for the Protection of Ancient Buildings* available from <http://www.spab.org.uk/> (Accessed 22/09/03)

NHS Estates (1999) *Developing an Estate Strategy*, London: HMSO.

NHS Estates (2001) *Facilities Management Good Practice Guides No. 2* NHS Estates Maintenance Services, London: HMSO.

New South Wales Government (2001) *Heritage Asset Management Guidelines*, available online at: http://www.dhw.wa.gov.au/asset/asset_heritagemaintenance.cfm (Accessed 03/04/03).

Pitt, T. (1997) Data requirements for the prioritization of building maintenance, *Facilities* Vol15, 1997 pp.97-104.

Qiping Shen, Spedding, A.(1997) Priority Setting Methods for Planned Maintenance of Public Buildings, *Facilities*, Vol. 15, No. 12/13, p.331-339.

Robinson, C (2001) Section 215, Effective or Neglected: Let's Talk Dirty! University of Exeter Planners Summer School 2001, University of Exeter, available at <http://www.planningsummerschool.org/papers/year2001/2001PP02.htm> (Accessed 22/09/03)

Royal Institution of Chartered Surveyors Building Surveyors Division (1990) *Planned Building Maintenance a Guidance Note*, Coventry: Royal Institution of Chartered Surveyors.

Royal Institution of Chartered Surveyors & The Building Research Establishment (1992) *Life Expectancies Building Components: Preliminary Results From a Survey of Building Surveyors' Views*, Coventry/Watford: RICS/BRE,

Royal Institution of Chartered Surveyors (2000) *Building Maintenance: Strategy, Planning and Procurement*, Coventry: Royal Institution of Chartered Surveyors Business Services Ltd.

Seeley, Ivor H. (1996) *Building Economics* (4th ed.), London: Macmillan Education.

Semple Kerr, J. (1996) *Conservation Plans for Places of European Significance*, Sydney: National Trust of New South Wales.

Smyth, H. and Wood, B. (1995) *Just in Time Maintenance*, London: RICS.

Society for the Protection of Ancient Buildings (undated) *The Purpose of the SPAB*, available at: www.spab.org.uk (Accessed 24/02/03).

Swallow, P. and Chanter, B. (1996) *Building Maintenance Management*, London: Blackwell Science.

Vijverberg, G. (2000) Basing Maintenance Needs on Accommodation Policy, *Building Research and Information*, Vol. 28 (1) pp. 18-30.

Williams, B. (1994) *Facilities Economics*, Bromley: BEB Press,

Wood, B. (2003) *Building Care*, Oxford: Blackwell Science.

Wordsworth, P. (2001) *Lee's Building Maintenance Management, 4th edition*, London: Blackwell Science.

Acts, Planning Guidance, Statutory Instruments and Regulation.

All Acts (with the exception of the Scottish and Northern Irish legislation) are available from www.hms.gov.uk/acts/

All the Northern Ireland legislation and planning policy statements are available at <http://www.northernireland-legislation.hms.gov.uk/>

All Scottish legislation and Planning Policy Guidance is available from <http://www.scotland-legislation.hms.gov.uk/>

The Health and Safety Regulations referred to are all available from <http://www.hms.gov.uk/si/>

Bibliography

- Allen, D. (1993) What is Building Maintenance? *Facilities*, Vol 11, 3, 1993 pp 134-146.
- Allen, G. (1998) *Preventive Maintenance, Theory and Practice*, London: E & FN Spon.
- Armstrong, J.H. (1987) *Maintaining Building Services*, London: Mitchell Publishing Co. Ltd.
- Ashurst, J. (1988) *Practical Building Conservation*, English Heritage Technical Handbooks, Aldershot: Gower Press.
- Ashurst, N. (1994) *Cleaning Historic Buildings*, Tisbury: Donhead.
- Association of Local Government Archaeological Officers (1997) *Analysis and Recording for the Conservation and Control of Works to Historic Buildings: Advice to Local Authorities and Applicants*, Chelmsford: ALGAO.
- Audit Commission, (2000) *Hot Property: Getting the Best Value from Local Authority Assets*, London: HMSO.
- Audit Commission, (1991) *NHS Estates, NHS Management and Property Maintenance* London: HMSO.
- Building Conservation Directory, (1999) *Listed Buildings and Conservation Areas – A Brief Guide to their Protection and the Alterations which Require Consent*, Available from www.buildingconservation.com/articles/legislation/legislation.htm (Accessed 3/04/03).
- Building Maintenance Information Service (1993) *Information Guide for Facilities Management a Guide to Information Sources for Building Maintenance and Facilities Management*, London: Building Maintenance Information Service.
- CIOB (1997) *Code of Practice for Construction and Property*, Ascot: CIOB.
- Dann, N. Worthing, D. (1998) How to Ensure Conservation Through Good Maintenance, *Chartered Surveyor Monthly*, Vol 7 No. 6 pp40-42.
- Dann, N. (2001) The Dictum "Prevention Not Cure" Needs Europe-Wide Attention, *European Cultural Heritage Review*, no 3.pp56-59.
- Dann, N. Steel, M. (2000) The Conservation of Historic Buildings in Britain and the Netherlands: A Comparative Study, *Structural Survey*, Vol.17 Nr. 3 pp48-53.
- Davey et al (1979) *The Care and Conservation of Georgian Houses: A Maintenance Manual*, London: Architectural Press.
- Day, V. (1998) *Stock Condition Surveys for Registered Social Landlords*, Bristol: UWE and Housing Corporation.
- Defence Works Services Design and Maintenance Guide (1999), Repair Preventive Maintenance/ Corrective Maintenance, Historic Buildings Factsheet, available at www.defence-estaes.mod.uk/heritage/annual_reort_1999/targets.htm (Accessed 02/03/03)

De Jonge, H. (1990) *The Philosophy and Practice of Maintenance and Modernisation*, CIB Symposium on Property Maintenance Management and Modernisation, 7-9 March 1990, Singapore, pp 8 –20.

Denslagen, W (1994) *Architectural Restoration in Western Europe: Controversy and Continuity*, Amsterdam: A & P.

Department of the Environment/Department of National Heritage, *PPG 15, Planning and the Historic Environment*, HMSO, London.

Department of the Environment, Transport and the Regions, (1998) *Sustainable Development: Opportunities for Change*, London: HMSO.

Department of the Environment, *Building Maintenance – The Report of the Committee*, London: HMSO.

ELWA (Education and Learning Wales) (2001) *Estates Management Manual 2001, Executive Summary*, Welsh Funding Councils, Cardiff (available at: www.wfc.ac.uk/estates/pdfs/manual) (Accessed 01/05/2002)

English Historic Towns Forum, No. 38, *Conservation Area Management- A Practical Guide*, Bristol: EHTF.

Garnett, D. (1996), *Building Obsolescence*, Bristol: FBE, UWE.

Haddrell, I.A. (2002) *The Key impacts of the Implementation of a Computerised Maintenance Management System on the Building Services Department at the University of Bristol*, MSc Thesis Facilities Management, FBE, UWE.

Harlow, P. (ed) (1985) *Managing Building Maintenance*, Ascot: CIOB.

Harris, R (1993) *The Repair of Timber Framed Buildings, Technical Papers for Participants in Workshops at Weald and Downland Open Air Museum*, 3rd Edition, Singleton: Weald and Downland Open Air Museum.

Health and Safety Executive (1997) *Managing Contractors. A Guide for Employers*, London: HMSO.

HEFCE (2000) *Estates Strategies; A Guide to Good Practice* HEFCE January 00/04, available on http://www.hefce.ac.uk/Pubs/HEFCE/2000/00_04.doc (Accessed 20/02/03).

HEFCE, SHEFC, HEFCW, DENI *Value for Money Initiative, Report 98/30, June 1998, Building Repairs and Maintenance Study in the Higher Education Sector: National Report*, http://www.hefce.ac.uk/Pubs/HEFCE/1998/98_30.doc (Accessed 21/02/03).

Holmes, R. and Marshall, D. (1996) *Property Profiling and Data Collection for Housing Repairs and Improvements Part 1 Principles*, Information Paper no. 66, Ascot: CIOB.

ICOMOS (1966) *The Venice Charter* ICOMOS.

ICOMOS New Zealand (1992) *The New Zealand Charter*, ICOMOS New Zealand.

ICOMOS Canada (1982) *The Deschambault Declaration*, ICOMOS Canada.

Insall, D. W. (1972) *The Care of old Buildings Today – A Practical Guide*, London: Architectural Press/SPAB.

Jokilehto, J. (1999), *A History of Architectural Conservation*, Oxford: Butterworth-Heinemann.

Jokilehto, J. (1999), A Century of Heritage Conservation, *Journal of Architectural Conservation*, No 3 Nov 1999, p.14-33.

Kondo, T. , Hatakeyama, S. and Isobata, O. (1990) *Simplified Inspection Method for Long Term Maintenance of Existing Buildings*, in Quah, L.k. (Ed.) *Building Maintenance and Modernisation Worldwide 1990*, Proceedings of CIB W70 Symposium, Singapore pp344-350.

Lapworth C. M. (1993) *Conservation of Historic Buildings: is there a Definition?*, MSc Construction Management Thesis, FBE, UWE.

Larkham, P. J., Conservation in Action, *Town Planning Review*, Vol 64 No 4, 1993, pp.351-357.

MacQueen, R (1996) Government Planning Policy and the Historic Interior, available at: www.buildingconservation.com/articles/interior/interior.htm (Accessed 06/11/02).

Marshall, D. (1996) *Property Profiling and Data Collection for Housing Repairs and Improvements Part 2 Applications* Ascot, CIOB Information Paper nr. 62, Ascot: CIOB.

Michell, E (1988) *Emergency Repair for Historic Buildings*, London: English Heritage.

Mills, E.D. (1994) *Building Maintenance and Preservation*, Oxford: Butterworth Heinemann.

National Federation of Housing Associations (1994) Stock Condition Surveys, A Basic Guide for Housing Associations London: NFHA.

NHS Estate (1995) *Estate Code: Information for the Facilities Management Function*, London: HMSO.

NHS Estates (1992) *Estate Maintenance and Works Operations*, London: HMSO.

NHS Estates & English Heritage (1995) *Historic Buildings and the Health Service*, London: HMSO.

Nutt, B. and McLennan, P. (2000) *FM Risks and Opportunities*, Oxford: Blackwell Science.

Office of the Deputy Prime Minister Department for Culture, Media and Sport (2001) *Arrangements for handling heritage applications – Notification and Directions by the Secretary of State*, www.planning.odpm.gov.uk/circulars/0101/09.htm (Accessed 30/04/03).

Parnell Alan C. (1987) *Building Legislation and Historic Buildings*, London: The Architectural Press.

Pearce, D. (1989) *Conservation Today*, London: Routledge.

Pickard, R.D. (1996), *Conservation in the Built Environment*, Essex: Longman.

- Powys, AR (1992) *Repair of Ancient Buildings*, London: SPAB.
- Preiser WFE (ed) (1989) *Building Evaluation*, New York: Plenum Press.
- Preston, J. (2002) *The IHBC: Setting Standards for building conservation*, available at: www.ihbc.org.uk/contextarchive/73/John%20Prestons.htm (Accessed 20/02/03).
- Property Services Agency 2nd Ed, 1988 *The Conservation Handbook a Guide to the Conservation of Historic Buildings and Ancient Monuments*, London: HMSO.
- Purdie W. (1990) *Building Maintenance Management within a Local Authority*, CIOB: Ascot.
- Qiping Shen, (1997) Priority Setting Methods for Planned Maintenance of Public Buildings, *Facilities*, Vol. 15, No. 12/13, p.331-339.
- RTPI (2000) *Conservation of the Historic Environment A Good Guide for Planners*, London: RTPI.
- Ruskin, J (1849) *The Seven Lamps of Architecture*, London: Smith Elder.
- Ruskin, J (1849) *The Stones of Venice*, London: Smith Elder.
- Russell, D (1995) *Linking People and Place*, Cirencester: The National Trust.
- Seely, I, (2nd ed. 1987) *Building Maintenance*, London: Macmillan Education.
- Sharpe, G. (1998) *Contractor's Guide to Conservation*, Ascot: CIOB.
- Shen, Qipeng and Spedding, Alan (1998) Priority Setting and Planned Maintenance, Practical issues in Using the Multi-Attribute Approach *Building Research and Information* Vol. 26 NO 3 pp.169 –180.
- Simpson, J (1992) Chapter in (1996) *Concerning Buildings*, Ed. Marks S, London: Architectural Press.
- Spedding, A. Holmes, R. (1992) *Co-ordinated Databases and Budgeting for Effective Property Management*, London SERC Report nr. GR/F 26102.
- Spedding A (1987) *Building Maintenance Economics and Management*, London: E & FN Spon.
- Holmes, R. and Pitt, T.J. (1994) Forecasting the Long Term Maintenance Demand of Property Maintenance and Renewal – a Profiling Model, *Strategies and Technologies for Maintenance and Modernisation of Building*, Proceedings of CIB W70 Symposium, Tokyo 1994, pp135-142.
- Spedding, A., Holmes,R. and Shen, G., (1995), *Prioritising Major Items of Maintenance in large Organisations; A Focus for Building Surveying Research*, London: RICS.
- Suddards, R. and Hargreaves, J. (1996) *Listed Buildings: the Law and Practice of Historic Buildings, Ancient Monuments and Conservation Areas*, 3rd edition, London: Sweet and Maxwell.

Cathedral Communications (2002) *The Building Conservation directory 2002 a guide to specialist suppliers, consultants and craftsmen in traditional building conservation, refurbishment and design*, 10th ed., Tisbury: Cathedral Communications.

Then, D.S.S. (1995) *Trends In Built Assets Management – Implications for Management and Delivery Of Service*, COBRA 1995, London, RICS.

Warner, David and Kelly, Gordon, Eds. (1994) *Managing Educational Property*, Milton Keynes: The Society of Research into Higher Education/ Open University Press.

Worthing, D. (1996) *Strategic Property Management* In CIOB edited by Spedding, A (1994) *The CIOB Handbook of Facilities Management* Ascot: CIOB.

Wood S, Worthing D and Hobbs P (1995) *An International Typography of Post-occupancy Evaluation* Paper of the RICS Cutting Edge Conference, Aberdeen.

Worthing D. Dann N. (2000) Approaches to the Repair of Traditional Timber Framed Buildings: the Application of Conservation Philosophy into Practice, *Structural Survey*, Vol.18.pp22-34.

Worthing, D., Gwilliams, K. (2002) *Managing (Change in) the Cultural Heritage*, Global Proceedings of the CIB W70, Glasgow, CIB and CABER.

Young, K. (2001) *The Management of Minor Maintenance by Non-Property Specialists in the Charity Sector*, MSc Facilities Management, FBE, UWE.