

Restoration in the Netherlands

Task and objective of the *stichting* ERM

(Dutch foundation for a recognized restoration standard in the preservation and restoration of historic buildings and sites)

The ERM was founded in order to lift the standard of restoration of historic buildings and sites to a broadly recognized level of quality and to maintain this standard. The activities are aimed at local governments in the capacity of competent authorities, at commissioning parties and at contracting parties (architects, contractors). This memorandum contains an overview of the initiatives and results.

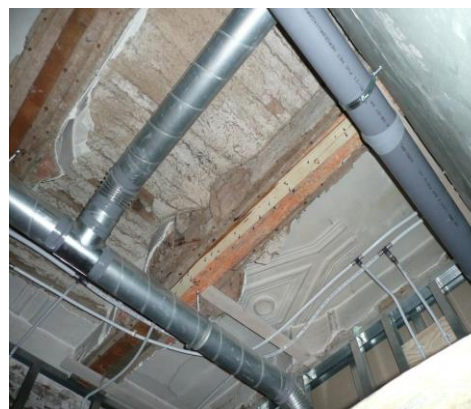
1. Practical tools for municipalities

Nowadays, municipal supervisors must be able to turn their hands to anything and be competent in the field of construction, with knowledge in many fields of expertise and feeling for regulations and maintenance. This is a difficult combination, also considering the fact that specific information is hard to come by.

ERM has taken up the following initiatives in order to support supervisors:

✓ **Tool for supervisors: [website monumenttoezicht.nl](http://monumenttoezicht.nl)**

Monumenttoezicht.nl is a website for supervision on historic buildings and sites and it provides practical tools for municipal supervision and maintenance for work activities on monuments that have been built. The website mainly provides information for supervisors and legal assistants who are competent in the field of construction, but who are not involved with historic buildings and sites on a daily basis. They are provided with clear and practical guidance during the performance of their supervisory tasks.



The website applies a legal test and a test based on restoration grounds. It specifies the constructions, façades, windows and doors, rooftops and interior that the supervision is aimed at and also indicates on which basis criteria assessments may be made. Subsequently, the interventions that are possible are addressed as well.

The website has a reporting tool, which makes it easy to incorporate the findings on location in a complete supervisory report.

✓ **Exchanging knowledge and experience: Platform Monumenttoezicht**

The *Platform Monumenttoezicht* is a platform for supervision on historic buildings and sites and it aims to facilitate supervisors involved in working on a monument. The goal is to exchange knowledge and experience to support the quality of the supervision. This is done in meetings organized for and by supervisors. A meeting will partly consist of presentations with explanations on current topics and another part will be the discussion of practical cases. The Platform meets twice a year.

The Platform is an ERM initiative, in close collaboration with the *Federatie Grote Monumentengemeenten (FGM)* - a federation of Dutch municipalities with a large number of monuments in their areas - and the *Vereniging van Bouw- en Woningtoezichtambtenaren (Ver BWT)* - a Dutch association of building and housing supervising officials.

2. Supporting and inspiring commissioning parties

Commissioning the restoration of a monument is not a daily task for many owners or property managers. This means there is much need for specific information and for the exchange of knowledge and experience.

✓ **Website *Monumentenregie.nl***

Housing associations, property managers, countryside managers and care and educational institutions managing one or merely a few monuments, most often lack the experience required for proper restoration or maintenance of such monuments. The website www.monumentenregie.nl provides tools, tips and inspiring examples to support these commissioning parties in their role as director of the restoration project.

✓ **Fan deck *'Damage to your monument'***

In order to support the owners and managers of monuments with repairing damage to their building in a competent manner, ERM has issued a publication 'Practical tips for expert repairs'. The publication, in the shape of a fan deck, displays the most frequent types of damage and describes the possible causes. Subsequently, the fan deck provides information on the strategy, the manner in which to carry out the repair and the use of quality guidelines in doing so. The fourteen-page fan deck addresses the most common problems that may arise. These include masonry with foundation problems, damaged mortar joints, wood decay caused by mold and paint work.



✓ **Restorations optimized in Stabu (*'restoration contract documents'*)**

By far the majority of works are prepared with a contract document in the Stabu system. It is a system that is fully worked out for new-builds, but only partially for restorations. For the restoration of monuments, an entire collection of contract document specifications will become available in Stabu. Architects, contractors and others involved in the restoration of monuments may then work with the same texts. The goal is to improve the restoration contract documents and prevent misunderstandings in price-setting and execution. This is good news for commissioning parties, their consultants (architects) and contractors.

The initiators are:

- ERM;
- VAWR, a Dutch association of architects involved in restoration;
- Vakgroep Restauratie, a national branch association of recognized construction companies specializing in restorations;
- RCE, the cultural heritage agency of the Netherlands; and
- STABU, a collaborating body of construction companies in the Netherlands with a goal to standardize the system of contract documents in construction

Completion of the specifications is expected in the first quarter of 2015.

✓ **Exchanging knowledge & experience: Platform 'Experiences and Dilemmas in Restoration'**

Twice a year, ERM and the *Landelijke Federatie Het Behouden Huis (LFBH)* - a national federation of organizations involved in the preservation of buildings - organize a knowledge-based meeting with the theme 'Experiences and Dilemmas in Restoration'.

The meetings are intended for project managers and building supervisors on behalf of parties commissioning restorations. The purpose is to discuss 'non-standard matters' and to pass on tips to other organizations in the restoration branch.



Keuzes bij restaureren

- De opdrachtgever staat centraal
- Verwarring in later stadium betreft vaak impliciete keuzes
 - Duidelijke keuzes vooraf door opdrachtgever zijn belangrijk
 - Maar wat betekent zo'n keuze eigenlijk in het werk?
- **per URL uitwerken wat de keuzes in het werk betekenen**

Restauratieladder	
1. Conserveren	
2. Repareren	
3. Vernieuwen	a. kopiëren
	b. imiteren
	c. Verbeteren

Samenwerken aan restauratiekwaliteit



3. Clarity through guidelines for the execution

Insight in and familiarity with the methods of construction from the past must be linked to knowledge of modern-day techniques and demands regarding comfort and sustainability; a task for commissioning parties, for governments and for architects, contractors and other specialists in the restoration branch. The ERM guidelines bring knowledge and experience together.



✓ *Implementation guidelines*

The objective is to have a guideline in place for all relevant sections of restoration works by the end of 2015, one that clearly specifies the meaning of proper work during maintenance and restoration of (red and green) monuments.

Existing guidelines	Guidelines under development
<ul style="list-style-type: none"> • Architects (GEAR) • Structural advice • Main contractor (ERB) • Millwright • Stained glass works • Masonry • Painting • Wrought iron works • Stonemasonry • Carpentry • Garden history research • Pointing works 	<ul style="list-style-type: none"> • Advice on mill repairs • Advice on sustainability of monuments • Concrete restoration • Gardening works • Pest control • Thatched roofs • Slate roofs

Existing guidelines are updated regularly.

✓ *Certification (recognition schemes)*

ERM has created the opportunity for companies that wish to distinguish themselves in a positive manner, to do so by way of a certificate. Certified companies are authorized to carry the ERM logo for Restoration Quality Standard. It will display their compliance with the quality demands set for competent restoration companies. A list of these companies can be found on www.stichtingERM.nl.

