

Cast Iron Gutters and Rainwater Pipes Maintenance and Refurbishment

GUIDANCE DOCUMENT GD 12

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The Re-Sealing of Joints in Cast Iron Gutters

INTRODUCTION

Cast iron rainwater gutter systems are designed to give many years of reliable service but to achieve this, a regular inspection and routine maintenance programme should be undertaken.

MAINTENANCE

1. An annual inspection is recommended to ensure that gutter systems are kept free from contamination with leaves, surface film and other debris that can cause blockages and reduce the effectiveness of the flow of water from the gutter system. Any leaves, moss, debris etc. need to be removed by sweeping away from the outlets.

Note:

In areas with large numbers of trees or other sources of airborne debris, this cleaning frequency may need to be increased.

2. Special attention should be paid to the following:
 - Check the integrity of the jointing mechanism for potential leaks and, where necessary, repair with low modulus sealant.
 - Check the timber fascia boards for soundness and for signs of wood deterioration
 - Monitor other gutter securing methods for robustness

If any remedial work or replacement is identified, the recommendation would be to employ skilled personal to carry out the rectification work.

3. Rainwater pipes should be free of blockages, if a restriction is found, action should be taken immediately to remove any blockage before winter months set in to avoid the formation of ice which may cause the cracking of the pipe system in freezing conditions. This area can be identified by water cascading through the socket and running down the external surface of the pipe.
4. Inspect the condition of the paintwork whilst carrying out the annual inspection and wipe clean any film build up to protect the surface finish
5. Check on the security of fixings and joints.
6. Regularly inspect for signs of deterioration; any areas of corrosion damage should be repaired in accordance with the manufacturer's instructions.



REFURBISHMENT (PAINTING)

1. In order to preserve good service and longevity of cast iron rainwater products, the exterior paint finish will require paint touch-up to rectify any accidental damage that has occurred between routine inspections.
2. Any areas of damage to the painted surface should be identified when carrying out the regular routine maintenance inspections and may need urgent attention depending on the severity of the accidental damage found.
3. The affected area should be rubbed with suitable abrasive paper or wire brush to remove any loose paint or debris and provide a key in readiness for the next stage of painting.
4. Any areas where rust spots are identified should be fully abraded back to the bare metal and re-painting undertaken on the same day.
5. Fully remove any loose dust or metal debris before the paint process begins.
6. When painting preparation has been completed a good quality anti-corrosion metal primer and exterior top coat both suitable for metal products should be used, the paint application and paint thickness should be all in accordance with the paint manufacturer's recommendations.

Note:

It is important that any remedial painting is carried out in dry conditions on dry castings, when the risk of rainfall or dew formation is not forecast during the manufacturers' recommended paint drying and curing time.

HEALTH AND SAFETY

As in all building work, good safety standards are essential to prevent accidents. Before any maintenance or refurbishment work is undertaken a Health and Safety assessment must be carried out to ensure that an appropriate safe working platform is erected and personal protective equipment (PPE) is used; if in doubt always seek professional advice

Further advice and guidance is available from any MGMA member company whose details can be found on the MGMA website at www.mgma.co.uk.

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Metal Gutter Manufacturers Association Limited

Suite A
82 James Carter Road
Mildenhall
Suffolk
IP28 7DE
United Kingdom

E-mail: info@mgma.co.uk

Registered in England No: 06476148

Registered office: Suite A, 82 James Carter Road, Mildenhall,
Suffolk, IP28 7DE