

Flood Report



Flood Risk Assessment PASSED

Professional Opinion

The Site is not considered to be at a significant risk of flooding. No further action is considered necessary, however a prudent purchaser may wish to consider the measures outlined on page 2.

This report is issued for the property described as:

38,
Chapel Street Hoyland,
BARNSELY,
S74 0NW

Requested By:

White Agus Partnership, 8 Morston
Business Park, Whaley Road, Barugh
Green, Barnsley, South Yorkshire,
S75 1HQ

Report Reference:

61252399_1

National Grid Reference:

435903E, 400090N

Client Reference:

14-081_HCF

Report Date:

17 October 2014



Overall Flood Risk

	River	Coastal	Surface water	Ground water	Historical
High					
Moderate					
Low					
Negligible	■	■	■	■	■



Insurance: Yes

The flood risk identified is unlikely to affect obtaining insurance at standard terms

Contact Details

If you require any assistance please contact our customer services team on **0844 844 9966** or email helpdesk@landmark.co.uk

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Flood Risk Assessment

Professional Opinion



The property is considered to be at a negligible risk of flooding following an **assessment** of all the data contained in this report. No further assessment or investigation should be necessary however we would draw your attention to the prudent measures suggested below.

RECOMMENDATIONS

1. It would be prudent to ask the vendor to confirm whether or not they are aware of any previous flooding at the property. In addition, we would draw your attention to the additional advice on page 4.
2. You may wish to obtain insurance terms prior to exchange of contracts and completion of this transaction.

Approved by



Christopher S. Taylor BSc (Hons), MSc, AIEMA
Chartered Water and Environmental Manager
Technical Director, Argyll Environmental Ltd



Summary of Findings

A '-' indicates no data found. Those factors with a 'Yes' will offer further explanation in Sections A-D.

Section A.1 – River, Coastal, and Surface Water Flood Risk: 1 in 75 Year – From JBA

	On-site	1-250m
River	-	-
Coastal	-	-
Surface Water	-	YES

Section A.2 – River, Coastal, and Surface Water Flood Risk: 1 in 200 Year – From JBA

	On-site	1-250m
River	-	-
Coastal	-	-
Surface Water	-	YES

Section A.3 – River, Coastal and Surface Water Flood Risk: 1 in 1000 Year – From JBA

	On-site	1-250m
River	-	-
Coastal	-	-
Surface Water	-	YES

Section B – Floodplains, Flood Defences, and Flood Risk – From regulatory body

	On-site	1-250m
Rivers and coastal (zone 2)	-	-
Rivers and coastal (zone 3)	-	-
Flood defended area	-	-
Flood defences	-	-
Risk of Flooding from Rivers and Sea	-	-

Section C – Groundwater

	On-site	1-250m
Risk of groundwater flooding	YES	YES

Section D – Historical

	On-site	1-250m
Historical flooding	-	-
Flood insurance claim rating	YES	YES

Flood Resistance and Resilience Measures

Flooding can usually be managed by the installation of flood protection measures either on or within the building(s) or across the property. Flood protection measures can be divided into two categories; flood resistance and flood resilience.

Flood resistance measures aim to prevent flood water from entering a property (i.e. barriers and baffles) while flood resilience measures aim to reduce the impact of flood water once it enters a property. Both flood resistance and flood resilience solutions can be integrated into design proposals for new developments or be retro-fitted to existing properties. A total solution may often include both resistance and resilience measures and will depend on a number of factors including flood source, likely flood depths, property design and age.

Most properties can be protected against shallow flash flooding from between £2000 and £6000, although significantly more may be required for high risk properties. Details of providers are available from the Flood Protection Association (contact details can be found at the end of this report). For further information about flood resistance measures or to be put in touch with one of our partners in this field please contact customer services on 0844 844 9966 or email helpdesk@landmark.co.uk

Guideline Costs for Resistance Measures

Building feature	Cost estimate including installation (excluding VAT)
Standard single door	£500-£995
Standard garage door	£700-£1500
Standard window	£350-£600
Single air brick	£40-£100
Patio doors	£500-£1500
Simple non-return valve	£20-£50
Large non-return valve	£300-£800
Tanking a basement, walls, or floors	£25 per metre ²

Additional Advice

In purchasing this report you have taken the first step in understanding the risk of flooding at your property. In addition to the installation of flood protection measures, such as those outlined above, there are a number of further practical steps you may wish to consider in order to ensure you are fully prepared in the event of a flood:

- **Understand your flood risk:** Take time to understand the sources of flooding affecting your property. Additional information on flooding in your area may be available from the Local Authority if they have completed a Strategic Flood Risk Assessment examining flood risk in the wider area. Alternatively, you may wish to consider a further strategic appraisal of flooding at your property to more closely examine available data and provide a more accurate estimate of anticipated flood depths. Further assessment can be undertaken starting from £500 plus VAT please contact customer services on 0844 844 9966 or email helpdesk@landmark.co.uk for more details.
- **Sign up to flood warnings:** The Environment Agency operates a free flood warning service providing alerts by phone, text or email when flooding is anticipated providing an opportunity for home owners to take necessary precautions.
- **Make a flood plan:** Prepare a flood plan outlining the precautions and actions you should take when a flood event is anticipated to help reduce the impact and damage flooding may cause. Sensible precautions would include raising electrical items, irreplaceable items and sentimental items off the ground or where possible moving them to a higher floor, rolling up carpets and rugs and turning off utilities. In addition, consider what actions you would take should the property need to be evacuated including access and egress routes and preparing a flood kit in advance containing warm clothing, medication, a torch, food and wellingtons.

Further information is available from The Environment Agency on how to prepare and what to do in the event of a flood at their website or by calling their Floodline on 0845 988 1188.