

PURCHASING PROPERTY AND FLOOD RISK

If you are considering purchasing a property or have recently moved, you may be unaware of the flood risk in the area. It is not always the case that estate agents or landlords inform buyers or tenants of a property's flood risk, or they too may be unaware themselves. However, there are things you can do yourself to become more aware of potential flood risk.



THINGS TO CONSIDER:



1 Check whether you are located close to a river.



2 Check if your property is located in an area at risk of flooding and the type of flooding it is at risk from.



3 Carry out research into the area you would like to live or are relocating to and see whether it has a history of flooding and try to ask people with a good local knowledge.



4 The name of the house, street, village or town you would like to or have recently relocated to can often give a clue about the risk of flooding.

WATERSIDE MEWS

RIVER DRIVE

DRAKES HOLLOW

HOW TO BECOME MORE RESILIENT IF YOU DO FIND YOURSELF AT RISK:

- Research the different flood resistance and resilience products there are and consider installing these.
- Make a household or business flood plan.
- If eligible, sign up for the Environment Agency flood alerts and warnings.
- If you aren't eligible, ensure that you have an alternative flood warning trigger in place which will act as a signal for you to put your flood plan into action.
- Ensure that your insurance policy covers damage from flooding to your building and contents.
- As well as adequate insurance, ensure that your business has measures in place to allow for business continuity should a flood event occur.
- Be aware that the local authority and relevant agencies are responsible for different types of flooding and it is important to know who to report which type to.

