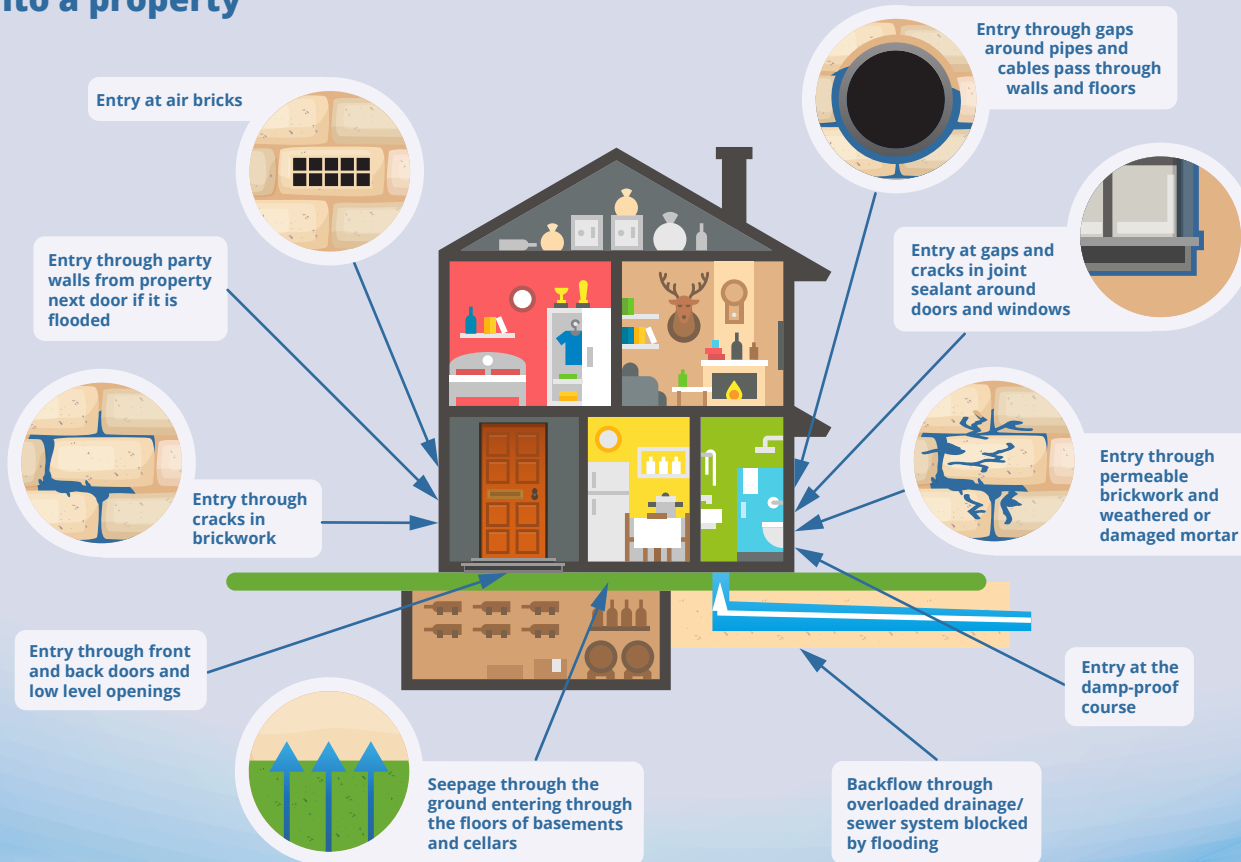


Protecting Your Property

If your property is in a flood risk area or has been flooded, when undertaking renovations or improvements, or repairing flood damage, please bear in mind the advice listed on this page.

If floodwater is more than 1m deep, you may cause more harm than good by keeping the water out. The force of the water may cause structural damage to your home or business so bear this in mind when considering property flood protection measures.

How flood water enters into a property



Other things you can do to reduce the risk of flooding include:

- ✓ Plant trees and shrubs in your garden, if you are in a low lying area as that can control erosion and help lower the speed of the flowing water.

To assist with future flood risk:

- ✓ If possible fit boilers, service meters higher up on walls.
- ✓ Choose floodwater resistant door and window frames ensure window frames are adequately sealed if at flood height.
- ✓ Get a chemical damp proof course below joist level if your house does not have a DPC; and install air bricks with removable covers or automatic air bricks.
- ✓ Replace mineral insulation within walls with closed cell insulation.
- ✓ Consider non-return valves in waste water and sewage pipes to prevent floodwater backing up into the house.
- ✓ Check access points for pipes and cables (e.g. washing machines) for gaps and fill.
- ✓ Consider non return valves to low level pipes, ground floor showers and bathrooms and kitchen utilities / pipework

And if there's a choice, you can:

- ✓ Go for solid flooring (concrete covered with treated timber or sealed tiles) - more resistant than floor boards or chipboard.
- ✓ Have wood or plastic kitchen/bathroom units rather than MDF/chipboard.
- ✓ Pick lime or waterproof cement render - more water resistant than normal plaster.
- ✓ Replace ovens with raised, built in units.
- ✓ Choose rugs rather than fitted carpets.