

# Severn Grove, Romilly Crescent & Conway Road

## Property Flood Resilience

### Introduction

- The main risk of flooding in this area is from surface water after prolonged periods of very heavy rain.
- Floods may rise and dissipate swiftly but sewage combined with surface water will damage properties. We can take the measures below to minimise the impact.
- Measures become more important the lower your ground floor is relative to the surrounding land and road.
- Flood risks from river and sea are low and very low respectively but are present and will increase over time. They should be considered when we maintain, improve and extend our properties.



### Immediate actions you can take to inform and protect yourself

In an hour:



- **Check your home and contents insurance**- does it cover flooding and is the insurer a member of **Flood Re**? (The latter backs up your insurer to cover flooding in full).
- **Sign up** to Natural Resources Wales **flood warnings** (flood warnings and severe flood warnings are the main ones to watch out for)
- **Sign up** for Met office **weather warnings** (amber and red warnings are the main ones to watch but damage can occur in yellow warning weather)
- **Look up the full Community Flood Plan** to see what actions you can take:
- <https://pontcannafloodplan.org.uk/severn-grove-romilly-crescent-and-conway-road>

Then :

- **Store irreplaceable possessions off the ground floor**, especially lower shelves eg important documents, photo albums, family heirlooms.
- **Prepare a personal flood action plan** of what to do before, during and after a flood with important information and contacts.



NOTE: We have taken information from official websites and other sources to act as a starting point for advice to residents. Individual householders should take full responsibility for studying guidance and taking expert advice where necessary

### Personal flood plan

A flood plan includes:

**Checklists for actions before, during and after flood**

**Space for important contacts and information**

You can decide what you want to do- however big or small. It is a good idea to write it down so you can plan for the short and long term and know what to do when a flood event occurs.

**NRW offers very helpful guidance on personal flood plans**

<https://naturalresources.wales/flooding/personal-flood-plan/?lang=en>



**Community flood plan**

## Property Flood Resilience (PFR) measures

- divide into - Flood resistance measures  
- Flood recoverability measures

### Permanent measures to make your property more flood resistant

- Maintain pointing or render on external walls above and below ground to avoid holes and cracks.
- Seal cable and pipe entries in external walls.
- Seal the gaps between door and low window frames and external walls.
- Replace air bricks with flood resistant air bricks.
- Install non-return valves on accessible ground floor drains (in private manholes related to your property only).
- Install anti-backflow valves on ground floor dishwasher/washing machine drains if not connected to above and available.
- Install solid floors- concrete/tile with damp proof membrane (DPM) to prevent ingress

### Permanent measures to make your property more recoverable from a flood when improving your house

- Install solid floors- concrete/tile with rugs rather than carpets to allow a quick clean up
- Use solid lime plaster, not gypsum, on ground floor walls or use horizontal plasterboard
- Place electrical points, meters and renewable energy infrastructure such as batteries 1m+ above floor level
- Place heating/ventilation system/boilers upstairs or high up ground floor walls
- Use solid doors on the ground floor.
- Consider flood resistant stainless steel or plastic kitchen furniture rather than chipboard
- Waterproof or remove cellar.

## Key Guidance

The starting point for all in Wales is Natural Resources Wales guidance

<https://naturalresources.wales/flooding/preparing-for-a-flood/?lang=en>

NRW



CIRIA



The **most comprehensive guidance** on making a property more flood resilient is by CIRIA and available on [http://www.ciria.com/flooding/advice\\_sheets.html](http://www.ciria.com/flooding/advice_sheets.html)

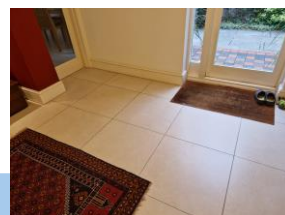
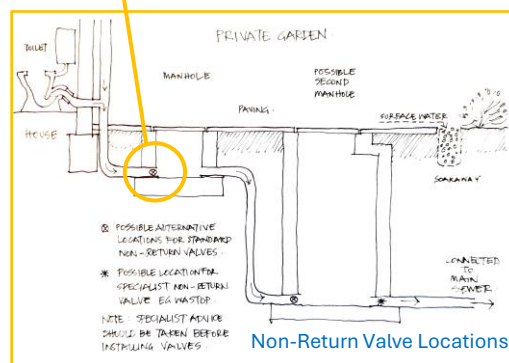
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Flood resistant airbricks

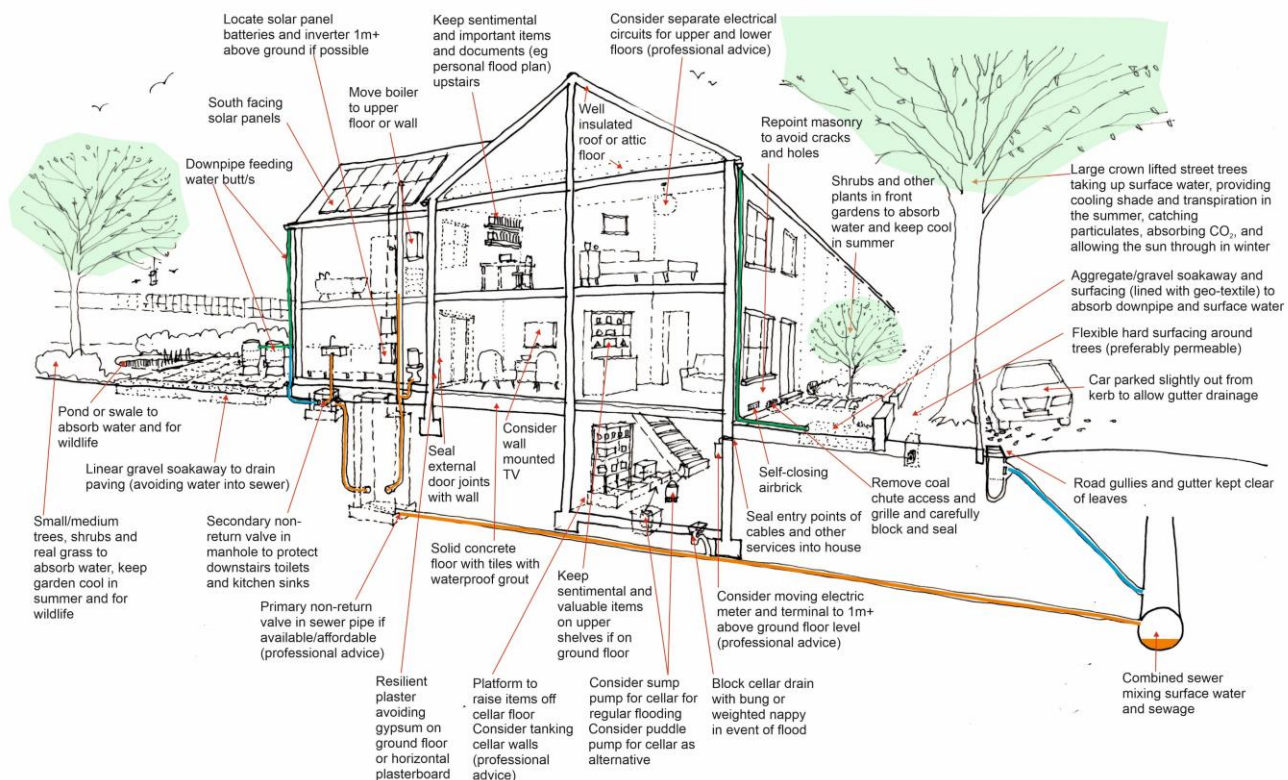


Non-Return Valves



Floor tiles on solid floors are more resistant to floor ingress & aids recovery

**Community flood plan**  
**Property Flood Resilience**



Note: all suggestions need careful consideration depending on circumstances and based on official guidance. Some actions may need professional advice.

## Towards a flood resilient house

### Temporary measures to make your property more flood resistant just before and during a flood

You can reduce the likelihood of flood water entering your property or delay it just before or during a flood by:

- Placing **flood sax** (modern sand bags) to block doors and low windows, and front garden gates (if front walls in good condition)
- Installing bungs in toilets (either purpose built bungs or disposable nappies weighted)
- Installing bungs in internal drains (weighted) connected to sewer (eg in cellars) (eg disposable nappies weighted).
- Putting plugs in downstairs sinks, put small boards over them and weighting down.
- **Suppliers** can be found in <https://bluepages.org.uk>

**General kit** - have readily accessible to remove and control water:

- Portable **puddle pumps** and **hoses** to remove water from house or vulnerable areas outside.
- Wellies
- Waterproof gloves
- Mops
- Buckets
- Towels (behind doors)



Puddle pump in use