



Sample address

**Report Prepared for:** Law Firm LLP

**Report Reference:** Sample

**Client Reference:** sample

**Date:** 14 June 2021



## Flood Risk

**PASSED**

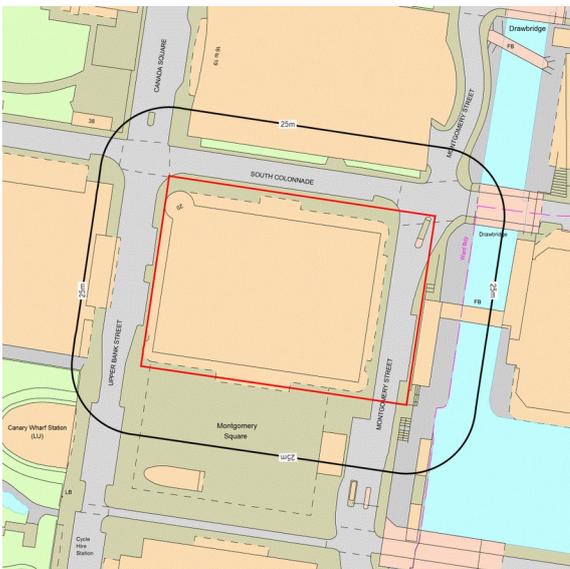
Recommendations | SEE PAGE 1

[CLICK HERE](#)

Consultant Commentary | SEE PAGE 3

[CLICK HERE](#)

RIVER	VERY LOW
COASTAL	VERY LOW
GROUNDWATER	VERY LOW
SURFACE PLUVIAL	VERY LOW
OTHER FACTORS	LOW TO MODERATE



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## Insurance

SEE PAGE 1

The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.

[CLICK HERE](#)

## Historical Flooding

**NOT IDENTIFIED**

We have not identified historical flooding on or within 100m of the Site.



**Authored by:**

**Sally Redman** BSc (Hons) MSc PIEMA FGS

**t:** 0845 458 5250 **e:** sally.redman@landmark.co.uk



## Flood Risk

**PASSED**



### Consultant's Comment

The Site is not considered to be at significant risk of flooding. However, it would be prudent to consider our recommendations below.

Would a Flood Risk Assessment be required if development is proposed?	<b>YES (Full)</b>
What is the risk of flooding in an undefended scenario or assuming defences fail?	<b>MODERATE TO HIGH</b>
Are there existing flood defences within 500m of the Site?	<b>YES</b>
What is the risk of flooding when these defences are operational?	<b>LOW TO MODERATE</b>

## Insurance

The flood risk identified is unlikely to affect obtaining buildings and contents insurance at standard terms.



### Recommendations

No action required - standard enquiries only

#### Standard Enquiries

- Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice.
- Establish the availability of buildings and contents insurance before exchanging contracts.



# Report Scope

Report Prepared on: **Sample address**  
Current Use: **Assumed commercial**  
Proposed Use: **Assumed commercial**  
Transaction Type: **Assumed purchase**  
Site Area (m<sup>2</sup>): **6768.54**  
National Grid Reference: **537760 180190**



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# Flood Risk Consultant Commentary



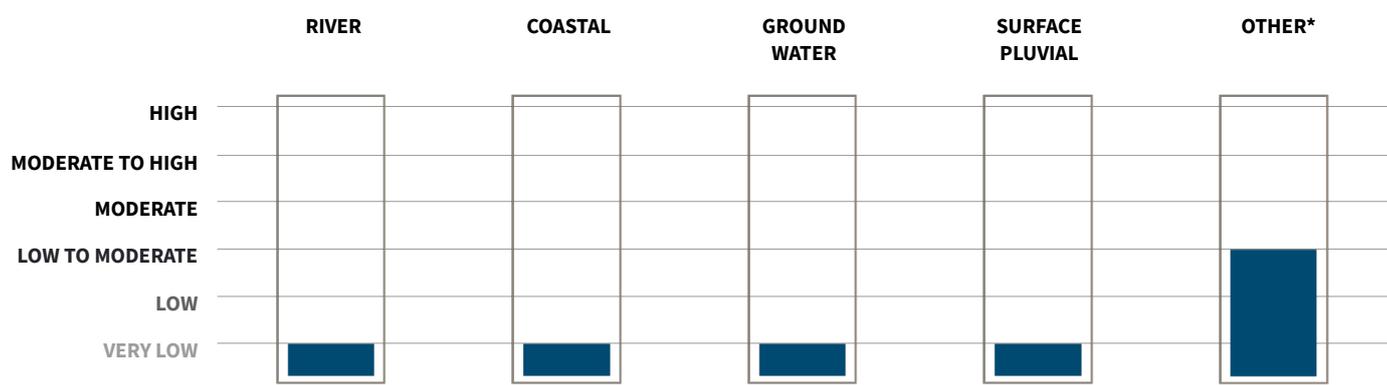
## Flood Analysis

Would a Flood Risk Assessment be required if development is proposed? **YES (Full)**

What is the risk of flooding in an undefended scenario or assuming defences fail? **MODERATE TO HIGH**

Are there existing flood defences within 500m of the Site? **YES**

What is the risk of flooding when these defences are operational? **LOW TO MODERATE**



\* Other factors influencing flood risk include flood storage areas, historical floods, and proximity to water features.

### Argyll's Comment

**River** No commentary required.

**Coastal** As the tidally influenced River Thames is located 627m east, the Site is modelled at a significant risk of flooding (Flood Zone 3). But, as flood defences in the wider area offer a good standard of protection, the risk is very low.

**Groundwater** No commentary required.

**Surface Water** No commentary required.

**Other Factors** Docks are located from 13m east. Given nature of these, these are unlikely to present a significant risk.

# Flood Risk

## Other Considerations



**Flood Risk Considerations:** In this section we highlight issues that may be relevant to your transaction. These issues fall outside of the flood risk analysis above, but still warrant consideration.

### Additional Considerations

Risk	Summary	Suggested Action
Dam and Reservoir Failure <b>NOT IDENTIFIED</b>	This Site is not within an area that would be flooded in the event of a significant infrastructure failure.	Contact Canal and Rivers Trust
Sewer Flooding <b>NOT SEARCHED</b>	In times of extreme rainfall events sewers can overflow and cause local flooding. At Risk Registers are maintained by water and sewerage companies in England and Wales. These registers are not always complete so asking the seller is equally important.	Review Con29DW and send enquiries to the seller.

### Flood Risk Management Options

Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent. Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business Continuity Plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood Evacuation Plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

# Flood Risk

## Data Section



**Flood Risk Data:** This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

# contents

<b>Tabular Summary</b>	This section gives an overview of the data at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. Where we have not been able to search a database, we will display the abbreviation N/A instead.
<b>River and Coastal Flooding</b>	The data used to form our river and coastal flood risk analysis includes: <ul style="list-style-type: none"><li>• <b>Flood Zones:</b> Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ1, FZ2 or FZ3.</li><li>• <b>Risk of Flooding from Rivers and Seas (RoFRS):</b> Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer.</li><li>• <b>Flood Defences:</b> Recorded by the regulatory body, and includes defence type and standard of protection.</li><li>• <b>Areas Benefiting from Flood Defences:</b> Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.</li><li>• <b>Flood Storage Areas:</b> Areas that store floodwater during flood events.</li></ul>
<b>Surface Water Flooding</b>	We present the risk of surface water flooding in three separate return periods: <ul style="list-style-type: none"><li>• 1:75</li><li>• 1:200</li><li>• 1:1000</li></ul> Each map will show the likely flood depth bandings within each of these return periods.
<b>Groundwater Flooding</b>	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
<b>Other Factors</b>	This section accounts for risk that is not tied to modelled data. It includes historical floods, proximity to water features and elevation above both of these features.



# Flood Risk: Tabular Summary

## Flooding

### River and Coastal Flooding

	On-site	1-250m	251-500m
Flooding from Rivers or Sea without Defences (Flood Zone 3)	Yes	No	No
Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)	Yes	No	Yes
Areas Benefitting from Flood Defences	Yes	No	No
Spatial Flood Defences (with attributes)	No	No	No
Risk of Flooding from Rivers and Sea (RoFRS)	Yes	Yes	Yes

### Surface Water Flooding

	On-site	1-250m	251-500m
JBA Pluvial 75 Depths	No	Yes	Yes
JBA Pluvial 200 Depths	No	Yes	Yes
JBA Pluvial 1000 Depths	No	Yes	Yes

### Groundwater Flooding

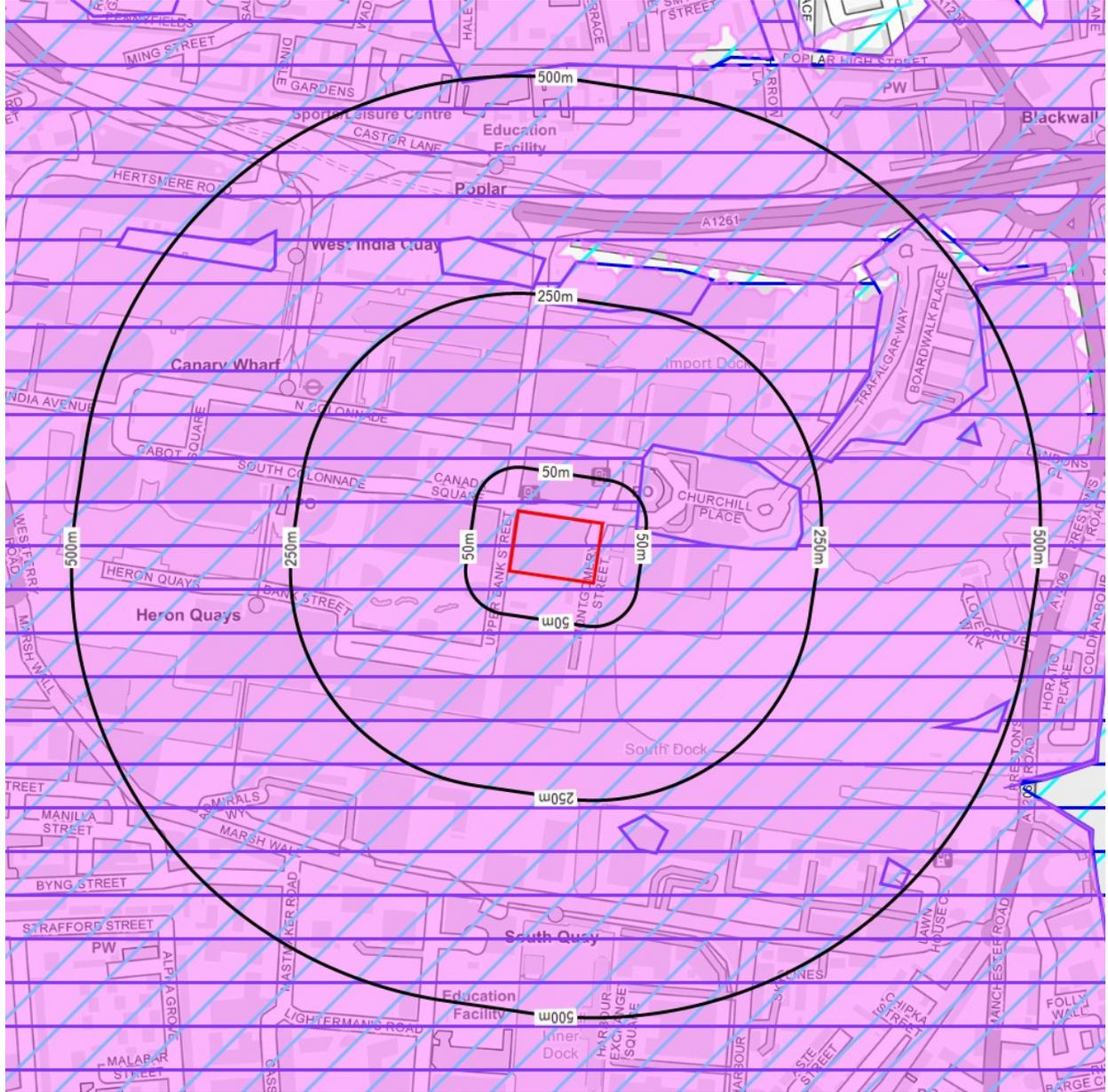
	On-site	1-250m	251-500m
Groundwater Flood Risk 5m	Yes	No	Yes

### Other Factors

	On-site	1-250m	251-500m
Flood Storage Areas	No	No	No
Recorded Flood Outlines	No	No	Yes
OS VectorMap District - Water Features	No	No	No
OS MasterMap Water Network	No	Yes	Yes



# Flood Risk: River and Coastal (map 1)



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Flood Zone 3

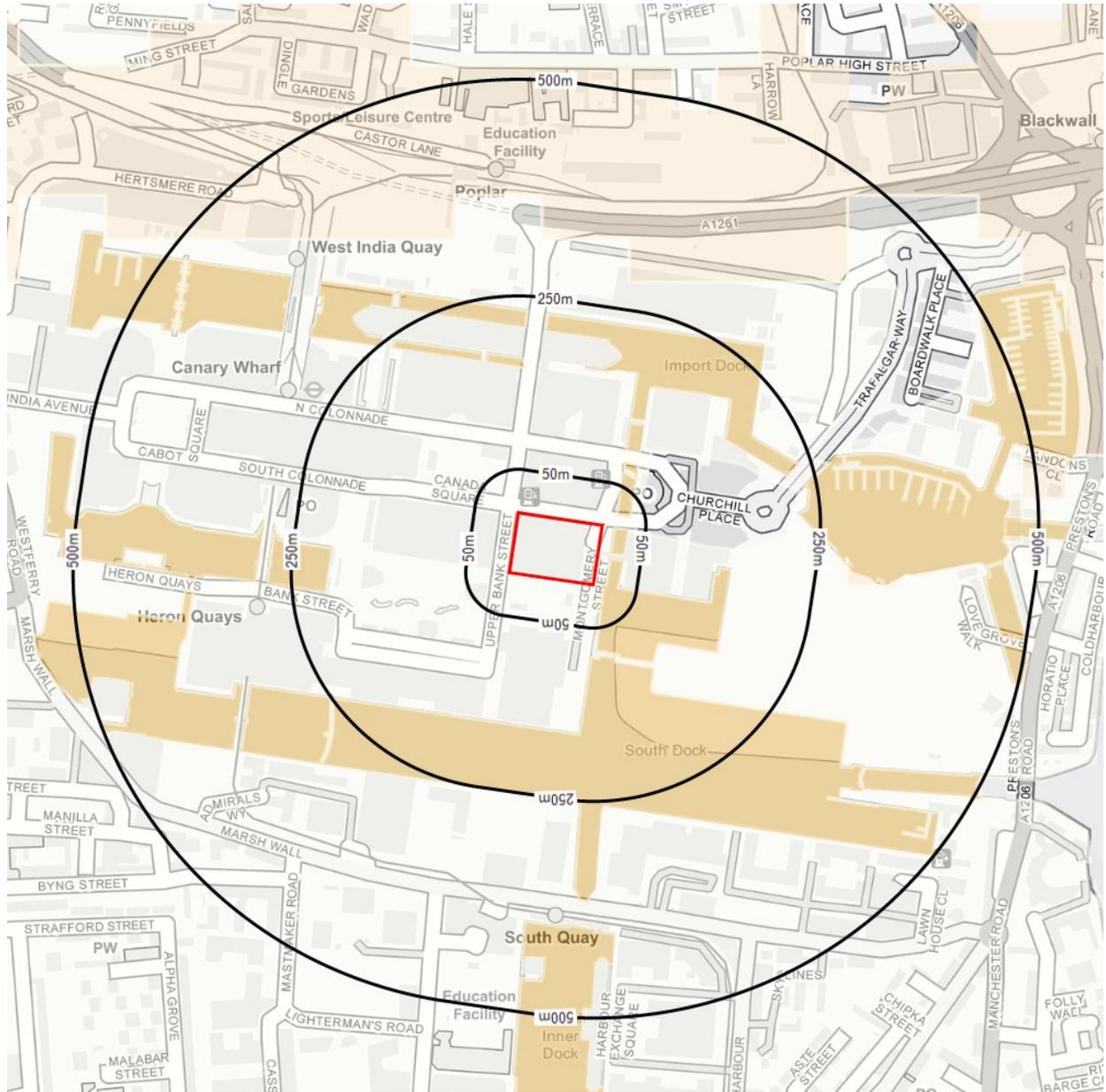
Flood Defences

Flood Zone 2

Areas Benefiting from Flood Defences



# Flood Risk: River and Coastal (map 2)



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RoFRS - Very Low

RoFRS - Low

RoFRS - Medium

RoFRS - High



# Flood Risk: River and Coastal

## Flooding from Rivers or Sea without Defences (Flood Zone 3)

Details	Distance	Direction	Contact
Environment Agency	0m	N	3

## Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)

Details	Distance	Direction	Contact
Environment Agency	0m	N	3

## Areas Benefitting from Flood Defences

Details	Distance	Direction	Contact
Environment Agency	0m	N	3

## Spatial Flood Defences (with attributes)

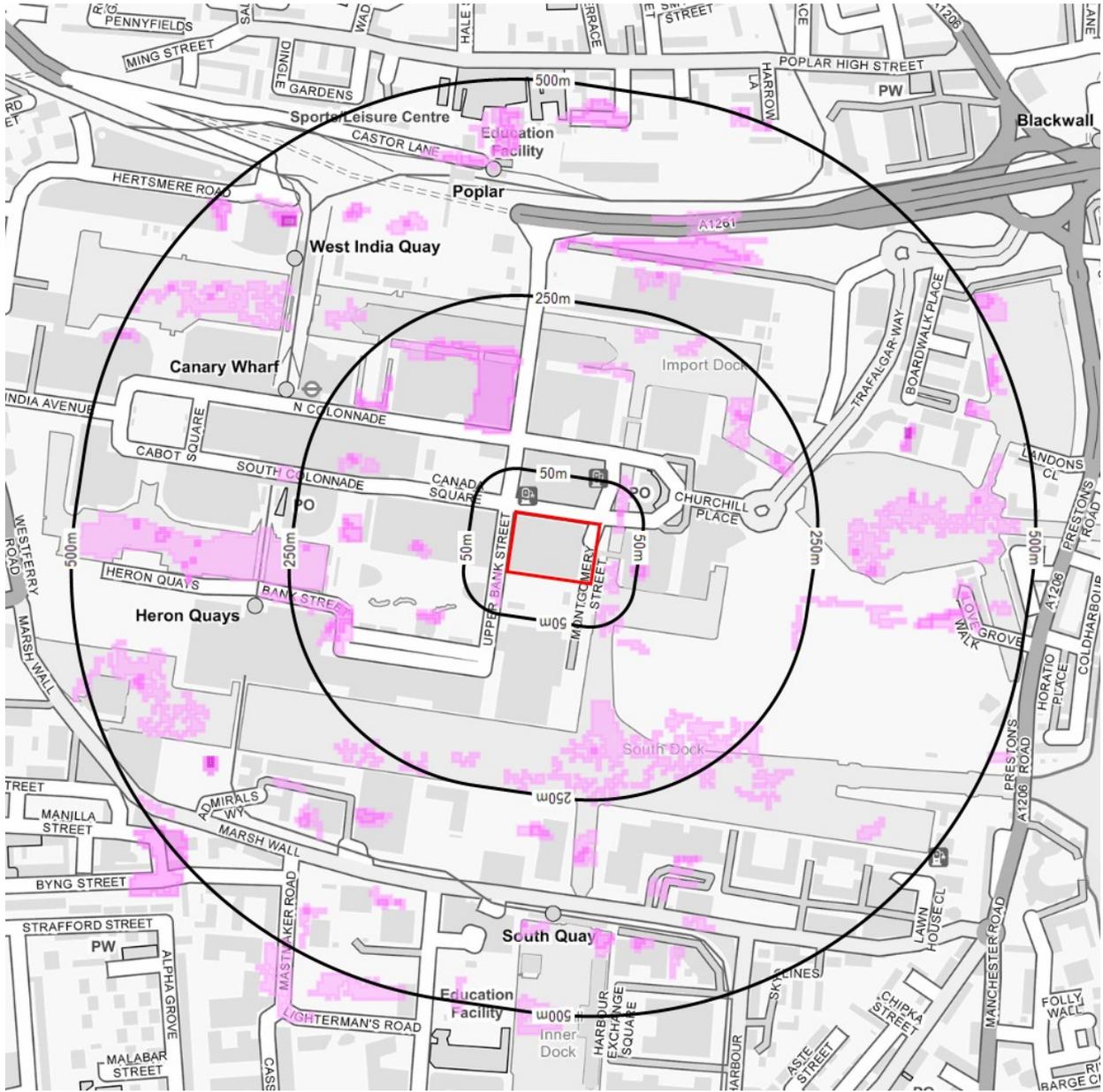
No features identified.

## Risk of Flooding from Rivers and Sea (RoFRS)

Details	Distance	Direction	Contact
Risk: Very Low	0m	N	3
Risk: High	13m	E	3
Risk: Low	283m	N	3



# Flood Risk: Surface Water (1:75 year event)



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 Site

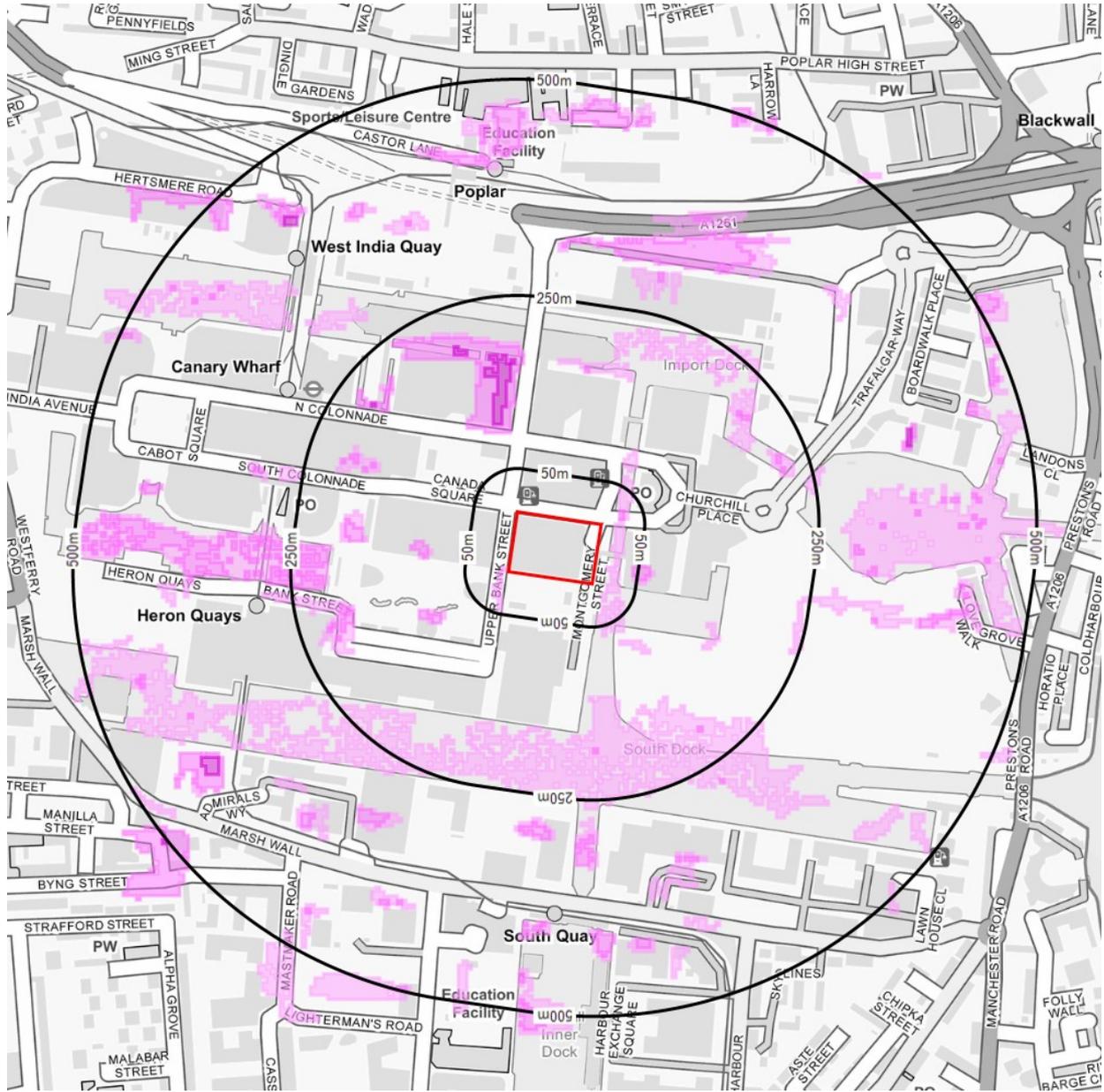
 10cm – 30cm depth

 30cm – 1m depth

 1m + depth



# Flood Risk: Surface Water (1:200 year event)



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 Site

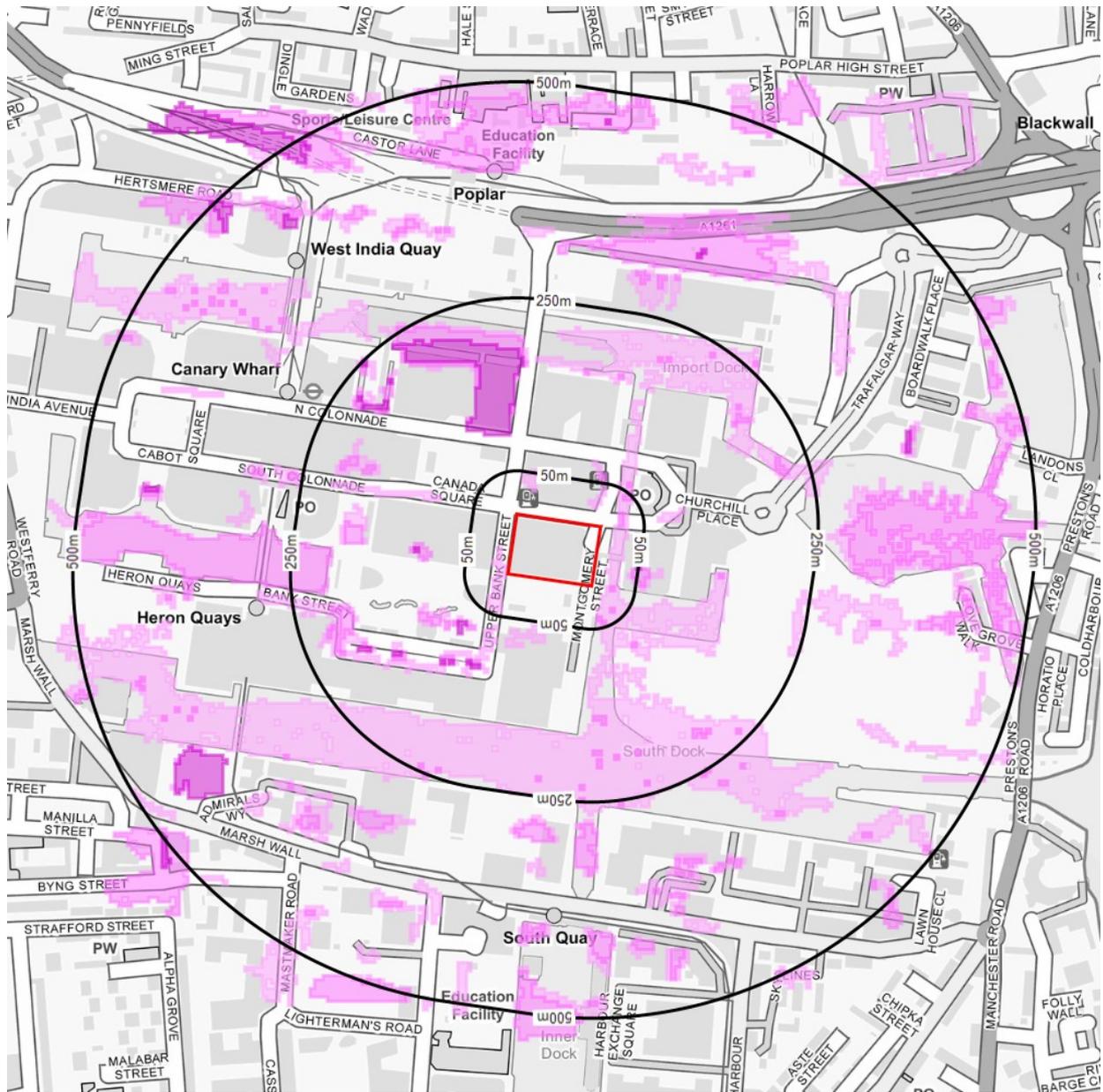
 10cm – 30cm depth

 30cm – 1m depth

 1m + depth



# Flood Risk: Surface Water (1:1000 year event)



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 Site

 10cm – 30cm depth

 30cm – 1m depth

 1m + depth



## JBA Pluvial 75 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	8m	SW	1
Type: Greater than 0.3m and Less than or equal to 1.0m	24m	NE	1
Type: Equal to 0.1m	351m	NW	1
Type: Greater than 1.0m	366m	E	1

## JBA Pluvial 200 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	3m	W	1
Type: Greater than 0.3m and Less than or equal to 1.0m	22m	NE	1
Type: Greater than 1.0m	103m	NW	1
Type: Equal to 0.1m	175m	N	1

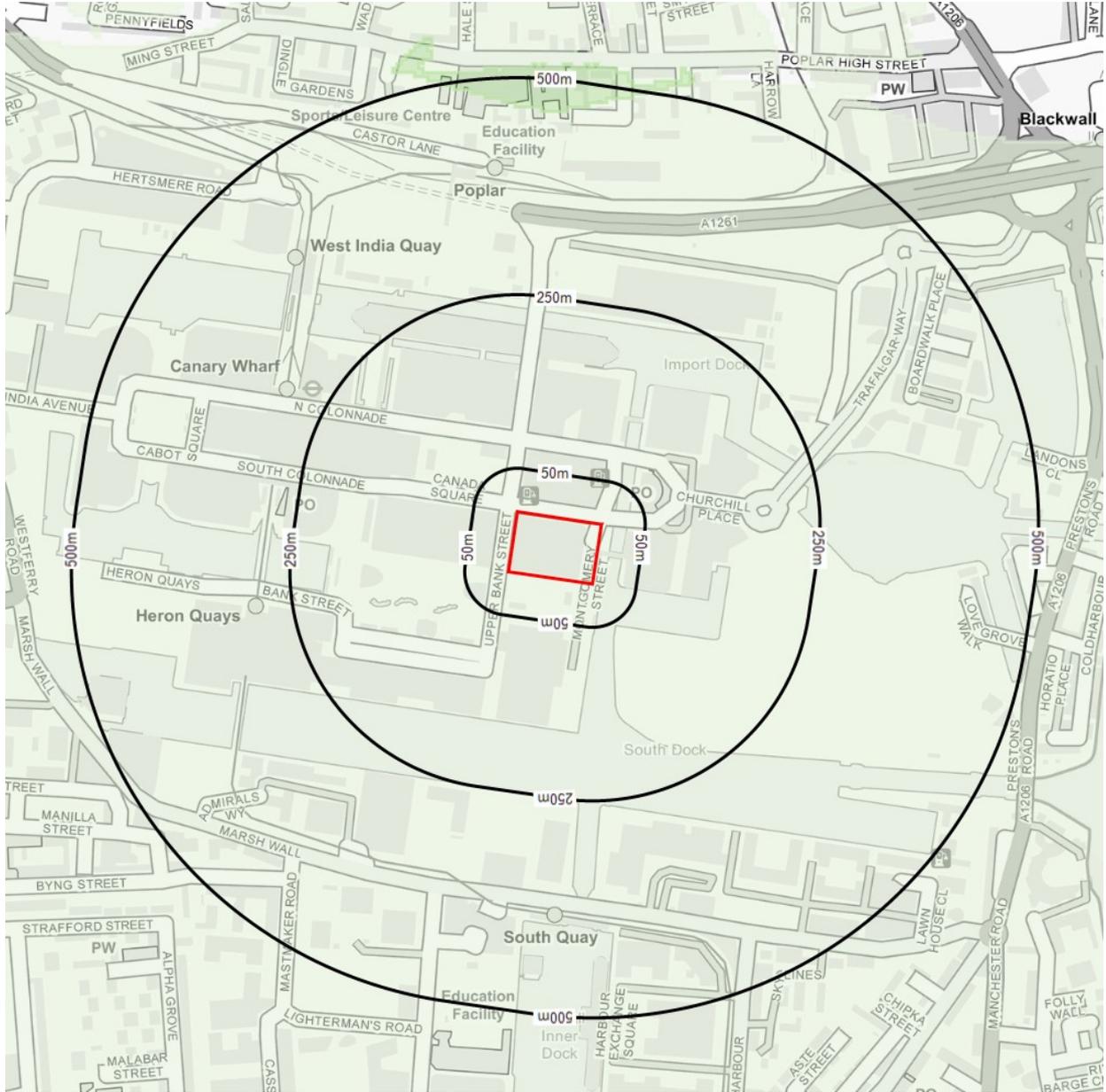
## JBA Pluvial 1000 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	3m	W	1
Type: Greater than 0.3m and Less than or equal to 1.0m	22m	SE	1
Type: Greater than 1.0m	48m	E	1
Type: Equal to 0.1m	236m	NE	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2021



# Flood Risk: Groundwater



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◇ Site

■ High Risk

■ Moderate Risk

■ Low Risk

■ Negligible Risk



# Flood Risk: Groundwater

## Groundwater Flood Risk 5m

Details	Distance	Direction	Contact
Type: Negligible	0m	N	1
Type: Low	462m	N	1



# Flood Risk: Other



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- ◇ Site
- ▬▬▬▬ Water Feature
- Flood Storage Areas
- Recorded Flood Outlines
- ▬ Primary Flow (named)
- ▬ Primary Flow (un-named)
- ▬ Secondary Flow
- ▬ Tidal River
- ▬ Lake or Reservoir
- ▬ Forshore and Sea
- ▬ Underground River
- ▬▬▬▬ Marsh
- ▬ Canal, Lock or Transfer



# Flood Risk: Other

## Flood Storage Areas

No features identified.

## Recorded Flood Outlines

Details	Distance	Direction	Contact
<b>Event Type:</b> Historic Flood Event - Tidal <b>Start Date:</b> 1928-01-01 <b>End Date:</b> 1928-12-31 <b>Source:</b> Main River <b>Cause:</b> Overtopping of Defences	361m	N	3
<b>Event Type:</b> Historic Flood Event - Tidal <b>Start Date:</b> 1928-01-01 <b>End Date:</b> 1928-12-31 <b>Source:</b> Main River <b>Cause:</b> Overtopping of Defences	422m	SW	3
<b>Event Type:</b> Historic Flood Event - Tidal <b>Start Date:</b> 1928-01-01 <b>End Date:</b> 1928-12-31 <b>Source:</b> Main River <b>Cause:</b> Overtopping of Defences	478m	NE	3

## OS VectorMap District - Water Features

No features identified.

## OS MasterMap Water Network

Details	Distance	Direction	Contact
<b>Name:</b> <b>Type:</b> Lake or Reservoir	22m	E	2
<b>Name:</b> Poplar Dock Cut <b>Type:</b> Canal, Lock or Transfer	445m	E	2

# Flood Solutions Commercial

## About this report



### Flood Solutions Commercial Limitations

**Flood Solutions** Commercial reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Flood Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, [www.argyllenvironmental.com](http://www.argyllenvironmental.com). If you need any further information please contact us on 0330 036 6115.



## Flood Risk Analysis Methodology

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
PASSED 	<p><b>Negligible, Low &amp; Low-Moderate Risk:</b> The Site is not considered to be at significant risk of flooding. No further action is deemed necessary.</p> <p><b>Recommendations:</b> Some simple advice may be provided.</p> <p><b>Insurability:</b> Insurance should be readily available.</p>
PASSED – PRUDENT ACTION 	<p><b>Moderate Risk:</b> Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an ‘extreme’ event.</p> <p><b>Recommendations:</b> Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan.</p> <p><b>Insurance:</b> In most cases insurance should be readily available.</p>
FURTHER ACTION 	<p><b>Moderate to High and High:</b> This report reveals a significant risk of flooding which should be addressed.</p> <p><b>Recommendations:</b> Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed.</p> <p><b>Insurance:</b> Insurance may not be available without a higher premium or excess.</p>

The flood risk gauges provide an analysis of each of the four main types of flooding: river, coastal, groundwater and surface water. A fifth gauge provides analysis of ‘other factors’. This includes historical floods, proximity to water features and elevation above both of these features. The purpose of this gauge is to account for risk that is not tied to modelled data.

Environment Agency defences protect large areas of England and Wales from river and coastal flooding. Our analysis of flood risk from these sources takes defences into account. Where defences are present we will report both defended and undefended risk to present the full risk profile. However, our overall assessment and recommendations will be based on the defended risk.

In Scotland, we do not have access to data from the Scottish Environmental Protection Agency (SEPA). As a result, we are unable to take into account defences. Consequently, in Scotland our assessment is always based on the undefended risk.

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the gauges in the front of the report will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.



# Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

**Argyll Environmental Ltd**  
1<sup>st</sup> Floor  
98-99 Queens Road  
Brighton  
BN1 3XF

If you require assistance please contact our customer services team on:

**0330 036 6115**

Or by email at:

**orders@argyllenviro.com**

Contact	Name	Address	Contact Details
	<b>Public Health England</b>	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	<b>T:</b> 01235 822622 <b>F:</b> 01235 833891 <b>E:</b> radon@phe.gov.uk <b>W:</b> www.ukradon.org
1	<b>Landmark Information Group Limited</b>	Imperium Imperial Way Reading Berkshire RG2 0TD	<b>T:</b> 0844 844 9966 <b>E:</b> helpdesk@landmark.co.uk <b>W:</b> www.landmark.co.uk
2	<b>Ordnance Survey</b>	Adanac Drive Southampton Hampshire SO16 0AS	<b>T:</b> 03456 05 05 05 <b>E:</b> customerservices@ordnancesurvey.co.uk <b>W:</b> www.ordnancesurvey.gov.uk
3	<b>Environment Agency, National Customer Contact Centre (NCCC)</b>	PO Box 544 Templeborough Rotherham S60 1BY	<b>T:</b> 03708 506 506 <b>E:</b> enquiries@environment-agency.gov.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.



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Tel: 03300 366 115

Email: [orders@argyllenviro.com](mailto:orders@argyllenviro.com)

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

### TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: [www.tpos.co.uk](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)



## Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

## Complaints should be sent to:

Legal Director  
Argyll Environmental Ltd  
1<sup>st</sup> Floor  
98 - 99 Queens Road  
Brighton  
BN1 3XF

Tel: 03300 366 115

Email: [orders@argyllenviro.com](mailto:orders@argyllenviro.com)

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306,

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.