



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	9 DECEMBER 2010
REPORT OF THE:	CORPORATE DIRECTOR (s151) PAUL CRESSWELL
TITLE OF REPORT:	HOUSEHOLDER FLOOD RESISTANCE GRANT SCHEME
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To enable members to consider allocating the Council's capital resources to facilitate householders undertaking small scale works to reduce the impact of flooding on their property.

2.0 RECOMMENDATIONS

- 2.1 That Council is recommended to approve:
- (i) the establishment of a Householder Flood Resistance Grants Scheme which:
 - (a) is eligible to all Domestic Properties within the District which have previously suffered flooding from rivers or surface water and continue to be classified as "at risk within the defended situation" by the Environment Agency;
 - (b) provides 50% of eligible expenditure up to a maximum grant of £2,500 per property;
 - (c) provides grants towards flood resistance works;
 - (d) is administered by the North Yorkshire Building Control Partnership; and
 - (e) ensures all products must be in accordance with BSI Kitemark or equivalent.
 - (ii) an initial £50k be allocated from unapplied capital resources in 2011/2012; and
 - (iii) an evaluation report be brought back on the scheme to members once the majority of funding is committed.

3.0 REASON FOR RECOMMENDATIONS

- 3.1 Members have indicated support of domestic flooding protection. This report provides

a cost effective pilot scheme.

4.0 SIGNIFICANT RISKS

- 4.1 The significant risk is that the scheme is oversubscribed and the Council the needs to significantly increase its capital commitment. This is mitigated by the part funding of the works, the establishment of a cap on individual grants and limiting works in the first phase to flood resistance.

REPORT

5.0 BACKGROUND AND INTRODUCTION

- 5.1 At Council on the 28 July 2010 members approved the Pickering Flood Storage Proposals and additionally resolved:

‘in principle, the establishment of a grant scheme for property owners affected by flooding anywhere in Ryedale, to help fund flood protection or mitigation for their property.’

- 5.2 This report outlines a pilot scheme to address the above.
- 5.3 Members will be aware of the significant flood issues around the District. Nationally over 5.5 million properties in England and Wales are at risk of flooding from rivers, the sea and surface water.
- 5.4 DEFRA has previously had pilot areas for a grants scheme and £500k was allocated to six pilot areas. This scheme has now closed and there are no reported plans to roll it out nationally. Other alternative sources of funding are not presently available.
- 5.5 The pilots were across the following locations:
- Bleasby, Nottingham
 - Sandside, Kirkby-in-Furness, Cumbria
 - Sunderland Point, Morecambe, Lancashire
 - The Dunhill Estate, Halton, Leeds
 - The Sands, Appleby, Cumbria
 - Uckfield, East Sussex
- 5.6 In total 177 residential properties were assisted with the average cost of works per property was about £2,900, in a range from £300 to £13,000. Only in some cases were contributions sought from the property owners, however it should be noted that none of the Authorities involved in administration provided any of their own funding. 173 out of the 177 were towards flood resistance works (preventing water from entering the property) rather than flood resilience works (making property easier to bring back into use where floodwater has entered).
- 5.7 Administration costs in these pilot schemes were significant. Originally they were targeted to be no more than 20%, however in some pilots they were as high as 63%.
- 5.8 The cost of purchasing and installing products to keep floodwater out of a property will depend on the size of the property and the type of flood to protect against. According to the Association of British Insurers (ABI), to protect a property against shallow flash floods could cost between £2k and £6k.

6.0 POLICY CONTEXT

6.1 This proposal is in line with existing Council policy.

7.0 CONSULTATION

7.1 Discussions have taken place with the County Council Officers and the Environment Agency on the outline proposals.

8.0 REPORT DETAILS

8.1 In considering a scheme a key issue is whether grants to properties are provided solely for flood resistance or whether flood resilience is also included.

8.2 Flood resistance is work to keep flood water out:

- Doors: buy purpose built flood doors/gates that can be installed when flooding is imminent.
- Walls and Floors: raise damp proof brick courses and sealing floors (tanking)
- Air Bricks: buy specially designed covers that are easy to place over ventilation bricks
- Drains and Pipes: fit non-return valves to drains and water inlet and outlet pipes.

8.3 Flood resilience includes:

- Home entertainment: fix audio visual equipment at 1.5m above floor level
- Skirting: fit water resistant skirting boards
- Pump: fit a pump in a basement or under-floor void to extract water
- Walls: dry line. Use horizontal plasterboard, or lime based plaster instead of Gypsum. Obtain a special draining system for cavity walls.
- Flooring: lay tiles with rugs rather than fitted carpets
- Doors and Windows: install synthetic or waxed windows and doors, or varnish.
- Kitchen and Bathroom: use water-resistant materials such as stainless steel, plastic or solid wood rather than chipboard.
- Electricals: raise electrical sockets, control and wiring to at least 1.5m above floor level.

8.4 It is likely that properties which have previously suffered flooding and had insurance related remedial work will already incorporate some of the above resilience measures. It is proposed that for the pilot scheme only flood resistance works are considered.

8.5 There are a variety of products available which can be found in 'The Blue Pages' directory on the National Flood forum's website www.floodforum.org.uk. The Blue Pages is an independent directory of products, builders suppliers and insurers. It is designed to provide information on all aspects of flood protection and resilience products.

8.6 It is proposed that all flood products eligible for grant should display the British Standards Institution (BSI) Kitemark or equivalent accreditation for the national quality standard PAS 1188. The (BSI) maintains a list of all manufacturers of flood protection products that have been tested and achieved the Kitemark accreditation (further information at www.Kitemark.com). The Flood Protection Association represents manufacturers and designers of flood defence products (www.floodprotectionassoc.co.uk).

- 8.7 Clearly the levels of administration seen in the national pilots should be avoided where possible. Following discussions within the Council the Building Control Partnership has been identified as the most appropriate service to manage a grants scheme. It is anticipated that administration costs would not exceed 10% of the budget.
- 8.8 A number of places within Ryedale now have flood defences. However in terms of the flood map (which is one of the documents used by the insurance companies when considering risk) these areas will still be classed as being at flood risk as the flood map is based on an undefended situation (as if the defences were not in place). It is therefore proposed that those eligible properties take into account the defences now in place.
- 8.9 It is therefore proposed that the scheme:
- Is eligible to all Domestic Properties within the District which have previously suffered flooding from rivers or surface water and continue to be classified as “at risk within the defended situation” by the Environment Agency;
 - Provides 50% of eligible expenditure up to a maximum grants of £2,500 per property;
 - Provides grants towards flood resistance works;
 - Is administered by the North Yorkshire Building control Partnership; and
 - Ensures all products must be in accordance with BSI Kitemark or equivalent

9.0 IMPLICATIONS

- 9.1 The following implications have been identified:
- a) Financial
This scheme is proposed to use £50k of unallocated capital resources (presently approximately £1.7m). There are no revenue costs to the proposal.
 - b) Legal
There are no significant legal issues arising from this recommendation.
 - c) Other
There are no significant other issues arising from this recommendation.

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Background Papers:
None.

Background Papers are available for inspection at:
n/a