

FLOOD RISK REPORT SENDRA AGM – 3 DECEMBER 2018

There is not a lot to report this year, so we have included information about how to react if drains/sewers become blocked and what to do if you find your household insurance renewal premium has shot up. If you have any queries or information you would like to share with other members do please talk to Chris Knight at the end of the meeting or email knight.cam@outlook.com

FLOOD MAPS

The latest Environmental Agency (EA) Flood Map shows that the majority of SENDRA houses remain in Zone 2. The Flood Map indicates flood risk for an area and is not property level specific.

[Zone 2 comprises land that has between a 1:100 (1.0%) and a 1:1000 (0.1%) annual probability of river flooding and as a precautionary approach any historical information which has been classified as river flooding. However, if due to climate change, there were a 35% increase in flows, the risk could become 1:100 years (1.0%)]

FLOOD RISK

It is encouraging that our estate has not flooded during historical extreme events and that we are at a low risk of flooding.

Whilst we will not benefit directly from The Oxford Flood Alleviation Scheme (OFAS), lower water levels, together with the on-going improvements being undertaken by the EA and partner organisations, will result in a reduction in flood risk to our area. For example: In 2015 Thames Water began a detailed study into how well the sewers work in Oxford. This has led to a programme of extensive work, which will deliver better outcomes for residents and aim to improve the long-term planning of drainage and wastewater services.

OXFORD AREA FLOOD PARTNERS are as follows: -

Environmental Agency
Oxford City Council
Oxford County Council
Oxford Flood Alliance
Vale of White Horse District Council
Thames Water
Network Rail

OXFORD FLOOD ALLEVIATION SCHEME (OFAS)

There is now an ambitious Environmental Vision for the OFAS scheme, which will deliver a wider green legacy for the area beyond reduced flood risk. To allow public consultation, this has resulted in a delay in getting planning permission. It is hoped that the final planning decision will be made at the March 2019 meeting of the Oxford City Council. Construction is currently expected to start in spring 2019 and will take approximately 3 years to complete. However, this may be delayed if there is a further public enquiry and if compulsory purchase orders prove problematic.

HOUSEHOLD INSURANCE

Our advice continues to be the following-

1. National Flood Forum Helpline www.nationalfloodforum.org.uk 01299 403055
2. Shop around. You should not be paying a high premium for Building insurance.
3. Ask your neighbours which insurance company they use.
4. Do not accept an increase in premium on renewal without question
5. Insist that no house on the estate has ever flooded.
6. Some of the cheapest quotes seem to be available on-line
7. You can reassure potential buyers that they are safe from flooding, and suggest that they take over your existing policy

8. Accurate floor threshold levels are available on properties which back on to the Castle Mill Stream (SENDRA Optical Survey September 2016) Ask Chris Knight.
9. AVIVA & A-PLAN insurance companies have been recommended to us. They lend a sympathetic ear and you can use information available to us as a basis for negotiation.

HOW RESIDENTS SHOULD REACT to OVERFLOWING DRAINS & BLOCKED OUTFLOW CULVERTS (Castle Mill Stream)

- **Blocked Sewers/Drains/Shared gullies** - Thames Water - 24-hour hotline NEW number 0800 316 9800
Thames Water handles the 'dirty' water & sewage.
- **Groundwater/Blocked street drains/Pipe grills or Gullies/Clearing debris from ditches** - Oxford City Council Highways & Drainage Team 0845 310 1111 – Clean/Surface water
There may be some crossover, so Thames Water does not mind being contacted in the first instance.
- **Pooling of water and high levels of ground water in street drains** - we should monitor this. If there is flash-flooding, we should take “timed” photographs and get in touch with Thames Water. If we have evidence that this might be an on-going problem, the gullies might need to be sucked out.

Christine Knight December 2018