

Intended for  
**Workman LLP**

On behalf of  
**Threadneedle UKPEC6 Hayes Jersey LP**

Date  
**October 2020**

Project Number  
**R1620010949\_01\_FRA**

# **HYDE PARK HAYES BUILDING 3 FLOOD RISK ASSESSMENT**

## HYDE PARK HAYES BUILDING 3 FLOOD RISK ASSESSMENT

Project No. **R1620010949\_01\_FRA**  
Issue No. **01**  
Date **22<sup>nd</sup> October 2020**  
Made by **Christopher Day and Mark Douglas**  
Checked by **Christopher Day**  
Approved by **Steve Reed**

|                      |                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Made by:             |                                                                                     |
| Checked/Approved by: |   |

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| Revision | Date       | Made by | Checked by | Approved by | Description           |
|----------|------------|---------|------------|-------------|-----------------------|
| 01       | 22/10/2020 | MD/CD   | CD         | SGR         | First Issue to Client |

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# 1. INTRODUCTION

## 1.1 Background

Ramboll was instructed by Workman LLP on behalf of Threadneedle UKPEC6 Hayes Jersey LP (GP) Limited (the "Client") to provide consultancy services, along with the preparation of a Flood Risk Assessment of Hyde Park Hayes Building 3 (the "site").

The report is submitted as part of a notification application for prior approval for the change of use of building HPH3 from office to residential.

A previous application was approved with no issues raised by the Planning Authority in relation to Flood Risk matters considered by this report.

## 1.2 Site Location

As shown in Figure 1, the site forms the north-western portion of the larger Hyde Park Hayes site, which is located in the London Borough of Hillingdon, approximately 2.4km north of Heathrow Airport at National Grid Reference 509130, 179330. Access to the site is from Millington Road on the eastern site boundary.

The full address of site is:-

Hyde Park Hayes Building 3  
11 Millington Road  
Hayes  
UB3 4AZ

The total site area is approximately 0.46 hectares (ha).

## 1.3 Proposed Development

The application is submitted pursuant to Class O of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016, for the conversion of the existing building from office (Use Class B1a) to residential (Use Class C3). As per the legislation outlines under Class O, there is a requirement to assess the potential for flooding to affect the subject site – this report provides such assessment. This report has been prepared for the use of the Client and any person or entity in connection with the consideration and determination of the above application and may not be relied upon by any other person or entity without Ramboll's prior express written permission.

## 1.4 Consultations

Due to the Site's location within Flood Zone 1, it was not considered necessary to undertake consultations with the Environment Agency.

A request for records of historic sewer flooding at the Site was made to Thames Water. This is presented in Appendix 3.

## 2. LEGISLATION AND POLICY FRAMEWORK

### 2.1 National Policy

#### 2.1.1 National Planning Policy Framework

The 2012 NPPF was most recently updated in June 2019, with flood risk remaining primarily regulated through planning policy. The NPPF requires that an FRA should be submitted with planning applications for all development sites within Flood Zones 2 and 3; and all development sites over 1 hectare (ha) in area. The NPPF sets out that flood risk should be defined according to Flood Zone 3 (High Probability), Flood Zone 2 (Medium Probability) and Flood Zone 1 (Low Probability).

#### 2.1.2 The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016

The Order<sup>1</sup>, sets out that a flood risk assessment is required for the conversion from office (Use Class B1a) to residential (Use Class C3).

### 2.2 Regional Policy

#### 2.2.1 The London Plan

The London Plan<sup>2</sup> provides the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over a 20–25 year period. It includes Policy '5.12 – Flood Risk Management' which confirms that development proposals must comply with the requirements set out in the NPPF and associated technical guidance.

A draft New London Plan<sup>3</sup> underwent Examination in Public (EiP) in January to May 2019. An updated version was published in August 2019 where after 'The Intend to Publish London Plan' was submitted to the Secretary of State in December 2019. In March 2020, the Secretary of State issued a response to the Mayor of London which is now being considered.

The Thames Estuary 2100 Plan<sup>4</sup> (TE2100) was established by the EA in 2000 with the aim of developing a strategic flood risk management plan for London and the Thames Estuary to 2100. The TE2100 5 year monitoring review<sup>5</sup> is the first review of TE2100 and identifies the changes that are taking place in the Thames Estuary and identifies any changes required in the plan or in the monitoring of the Estuary.

### 2.3 Local Policy

#### 2.3.1 The Hillingdon Local Plan

The Hillingdon Local Plan (Part 1- Strategic Policies adopted 2012) is the key strategic planning document for Hillingdon. Policy EM6 of the Local Plan (Flood Risk Management) sets out that *the Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF).*

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<sup>1</sup> Statutory Instruments 2016, No. 332, Town and Country Planning, England, The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

<sup>2</sup> Greater London Authority, 2016 (Updated 2017). The London Plan: The Spatial Development Strategy for London Consolidation with Alterations since 2011. London.

<sup>3</sup> Greater London Authority, 2019 (Updated 2020). The London Plan: The Spatial Development Strategy for London Consolidation. London.

<sup>4</sup> Environment Agency, 2012. TE2100 plan – Managing Flood Risk through London and the Thames Estuary.

<sup>5</sup> Environment Agency, 2016. TE2100 5 Year Monitoring Review.

*The subsequent Hillingdon Local Plan: Part 2 -Site Specific Allocations LDD will be subjected to the Sequential Test in accordance with the NPPF. Sites will only be allocated within Flood Zones 2 or 3 where there are overriding issues that outweigh flood risk. In these instances, policy criteria will be set requiring future applicants of these sites to demonstrate that flood risk can be suitably mitigated.*

*The Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable. The Council will encourage SUDS to be linked to water efficiency methods. The Council may require developer contributions to guarantee the long term maintenance and performance of SUDS is to an appropriate standard".*

The Local Plan Part 2 Site Allocations and Designations (adopted January 2020) does not include any specific allocations for the subject site.

The Hillingdon Local Plan Part 2 (adopted January 2020) includes Policy (DMEI 9 management of flood risk), which reaffirms that new development should be directed away from Flood Zones 2 and 3a.

### 2.3.2 Strategic Flood Risk Assessment (SFRA)

The West London SFRA identifies flood risk issues relevant to both existing and proposed developments within the Boroughs of Barnet, Brent, Ealing, Harrow, Hillingdon and Hounslow in order to allow a direct input into the strategic planning of Hillingdon through Local Development Frameworks.

### 3. BASELINE ENVIRONMENTAL CONDITIONS

#### 3.1 Topography and Land Use

The site is irregular in shape and occupied by a seven-storey, inverted L-shaped office building which is located in the south of the site. A small single storey building housing plant equipment (including a back-up power generator), is located in the south-western corner of the site. Buildings on-site occupy approximately 40% of the site area. Asphalt surfaced car parking is present in the centre, north and south-east of the site, and block-paved hardstanding is present around the southern and eastern edges of the main building. Areas of hardstanding occupy approximately 50% of the site area. Small areas of soft-landscaping are present around the northern and western site boundaries and along the western edge of the building, these areas occupy approximately 10% of the site area.

The site is located at an elevation of approximately 33m above Ordnance Datum (AOD), and is generally level with no apparent significant variance in site topography. Land adjacent to the north/north-west, is located up to approximately 2m higher than the site (separated by a brick retaining wall).

#### 3.2 Hydrology and Flooding

##### 3.2.1 Surface Water Features

The nearest identified surface water body is a man-made pond located 200m north of the site. The nearest identified watercourse is the Grand Union Canal, located 490m north-east at its nearest point, flowing from north-west to the south-east.

##### 3.2.2 Site Drainage

A drainage plan for the site has not been made available for review by Ramboll. The site is understood to connect to mains drainage.

##### 3.2.3 Flood Zone Classification

The primary resource for reviewing fluvial and tidal flood risks is via the EA Flood Map for Planning<sup>6</sup> which considers risks of fluvial and tidal flooding only. This mapping classifies risks as follows:

- Flood Zone 1 (Low Probability): annual probability of flooding less than 1 in 1,000 (<0.1%);
- Flood Zone 2 (Medium Probability): annual probability of flooding more than 1 in 1,000 (0.1%) but less than 1 in 100 (1%) for fluvial flooding or 1 in 200 (0.5%) for tidal flooding; and
- Flood Zone 3 (High Probability): annual probability of flooding more than 1 in 100 (1%) for fluvial flooding or 1 in 200 (0.5%) for tidal flooding.

According to the EA Flood Map for Planning, the Site is located entirely in Flood Zone 1 (Low probability). This represents land assessed as having less than a 1 in 1,000 (0.1 %) annual probability of flooding from rivers or the sea.

##### 3.2.4 EA Flood Map for Surface Water

The EA has also published a Flood Map for Surface Water<sup>7</sup> which considers flood risks associated with pluvial events and delineates risk into the four (4) following categories:

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<sup>6</sup> <http://maps.environment-agency.gov.uk/> (accessed 18/08/2016)

<sup>7</sup> <http://maps.environment-agency.gov.uk/> (accessed 18/08/2016)

- Very Low - each year, this area has a chance of flooding of less than 1 in 1,000 (<0.1 %);
- Low - each year, this area has a chance of flooding of between 1 in 1,000 (0.1 %) and 1 in 100 (1 %);
- Medium - each year, this area has a chance of flooding of between 1 in 100 (1 %) and 1 in 30 (3.3 %); and
- High - each year, this area has a chance of flooding of greater than 1 in 30 (3.3 %).

The majority of the Site is shown in the mapping to have a Very Low or Low chance of flooding in any year. There are, however, small areas of land within the car park which are shown to have a Medium chance of surface water flooding in any year.

It must be noted that the EA Flood Map for Surface Water is based on the best information held by the EA with regard to ground elevations and drainage. However, the modelling is completed at a national scale and the EA has stated<sup>8</sup> that there are a number of assumptions in the model used to produce this mapping:

- The EA holds digital terrain information for a large proportion of urban areas in England at 2m resolution or finer, yet there are still some areas with coarser resolution data (5m) where the flood maps will be less detailed;
- The model cannot represent every detail of the urban landscape and very local mechanisms of flooding;
- Drainage capacity is the biggest factor in uncertainty in the modelling. The EA has to make assumptions where no drainage data is available and therefore the outputs of the model may be less accurate; and
- OS MasterMap data on land cover, and data on soil type and land permeability is used to represent the spatial variation in runoff and infiltration rates. Therefore, the modelling is not likely to represent site-specific conditions. This is expected to be a significant factor in the assessment of surface water flood risks in the vicinity of the Site due to the highly permeable nature of underlying geology.

Whilst the mapping suggests that there could be heightened surface water flood risks in some areas, this does not take account of specific surface water drainage measures.

### 3.2.5 EA Flood Map for Reservoirs

The EA also produces a map showing the potential maximum extent of flooding should reservoirs in the upper catchment fail. The closest area of land predicted to be at risk of flooding during such an event is at least 1.4 km to the east. Furthermore, it is acknowledged by the EA that *"Reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers. As the enforcement authority for the Reservoirs Act 1975 in England, we ensure that reservoirs are inspected regularly and essential safety work is carried out."*

### 3.2.6 Historical Flooding

Recorded historic flood information provided in outline form by the EA, under the open government licence, has been reviewed<sup>9</sup>. The recorded flood outlines are classified into 12 distinct categories. Based on the information provided in the historic mapping, no flooding incident has occurred within, or in the vicinity, of the site boundary.

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<sup>8</sup> Environment Agency, December 2012. Guidance on surface water flood mapping for Lead Local Flood Authorities. Version 2.0

<sup>9</sup> Recorded flood outline shapefile published on 15/03/2016. Accessed via <http://environment.data.gov.uk/ds/catalogue/index.jsp#/catalogue>

Thames Water confirmed to Ramboll in 2016 that its records indicate that there have been no incidents of flooding in the vicinity of the Site as a result of surcharging public sewers.

The site managing agent has also subsequently (in October 2020) confirmed to Ramboll that to their knowledge no surface water, sewer, or other flooding issues have occurred at the site since 2016.

### 3.3 Geology and Hydrogeology

According to the British Geological Society (BGS) map of the area, the site is situated on worked ground; the area of worked ground (which extends off-site over a wide area) is consistent with the edge of the (off-site Langley Silt superficial deposits suggesting that this material may have been removed/reworked. The superficial deposits beneath the site area recorded as the Lynch Hill Gravel Member (comprising sands and gravels). The bedrock geology in the vicinity of the site is recorded as the London Clay Formation.

According to the BGS website<sup>10</sup> (accessed 21<sup>st</sup> October 2020) the nearest available-to-view borehole logs are located approximately 20m south-east of the site (outside the extent of the area recorded as worked ground), and date from the late 1980s. These are summarised in the table below.

**Table 3.1: Nearest BGS Borehole Logs**

| <b>TQ07NE359<br/>MERCEDES HOUSE HAYES 1<br/>17/12/1986</b> |                           | <b>TQ07NE357<br/>MERCEDES HOUSE HAYES 3<br/>13/07/1987</b>                               |                          |
|------------------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------|--------------------------|
| <b>Strata</b>                                              | <b>Base Depth (mbgl)</b>  | <b>Strata</b>                                                                            | <b>Base Depth (mbgl)</b> |
| Topsoil                                                    | 0.6                       | Topsoil                                                                                  | 0.4                      |
| Sandy, silty CLAYS                                         | 2.2                       | Made Ground<br>(sandy clay with brown soil, gravel, bricks, concrete, clinker and roots) | 4.5                      |
| Dense, clayey, silty, sandy GRAVEL                         | 4.1                       | Gravel and Sands                                                                         | 5.2                      |
| Stiff, silty CLAY                                          | 8.0<br>(base of borehole) | Silty CLAYS                                                                              | 30.0 (base of borehole)  |

Groundwater seepage was recorded into the Mercedes House Hayes 1 borehole at a depth of approximately 2.5m below ground level (bgl). Groundwater was recorded at a greater depth of approximately 4.4m bgl in the Mercedes House Hayes 3 borehole. The difference in groundwater depth may be due to the dates of the boreholes (one (1) being in summer and one (1) in winter) or the variance in geology between the two (2) boreholes (which is possibly reflective of the previous working of the ground in this vicinity).

<sup>10</sup> <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> (accessed 28th September 2016)

## 4. FLOOD RISK ASSESSMENT

### 4.1 Fluvial and Tidal

The Site is located entirely in Flood Zone 1. Land within Flood Zone 1 is considered by the EA to have a Low probability of flooding from rivers or the sea.

### 4.2 Surface Water

The majority of the Site is shown in the EA Flood Map for Surface Water to have a Very Low or Low chance of flooding from surface water in any year. There are small areas of land within the car park which are shown to have a Medium chance of surface water flooding in any year. However, this is based on EA modelling which is completed at a national scale and makes a number of assumptions. In particular, it makes no account of site-specific drainage assets and is, therefore, likely to represent an overly conservative assessment of such flood risk.

The magnitude and extent of any such potential standing water is considered minor in nature and should be confined to the lower topographic areas. Surface water flooding is typically relatively shallow and would be expected to subside following the storm event (assuming drainage assets are maintained in an appropriate condition).

The areas of Medium surface water flood risk would not affect the building, and as such it is considered that any flooding of this location would have an insignificant impact on the occupation of the building.

### 4.3 Sewer

The West London SFRA sets out that *"drainage in the sub-region is serviced by Thames Water Utilities Ltd (Thames Water), who provide surface water, foul and combined sewer systems. Modern sewer systems are designed to be separate surface water and foul water systems, typically accommodating up to 1 in 30 year rainfall events. However, sewer system segments across London vary in capacity due to age. Older segments have a smaller capacity and may not be designed to accommodate rainfall events as significant as 1 in 30 year events."*

Thames Water confirmed to Ramboll in 2016 that its records indicate that there have been no incidents of flooding in the vicinity of the Site as a result of surcharging public sewers. The site managing agent has also confirmed to Ramboll that to their knowledge no sewer flooding issues have occurred at the site since this enquiry.

### 4.4 Groundwater

The West London SFRA does not record instances of historical groundwater flooding.

The West London SFRA includes mapping for areas with an increased potential for elevated groundwater, and this area does extend across the west of the subject site and the building.

During historical ground investigations, groundwater seepage was recorded into boreholes at depths of approximately 2.5mbgl to 4.4mbgl. Groundwater at such depth is unlikely to present a significant risk of flooding. Additionally, there are no basement areas proposed on-site.

### 4.5 Reservoir

The EA Flood Map for Reservoirs shows that the Site is not in an area at risk of flooding during 'worst case' scenario assuming that a reservoir would release all the water it contains were it to fail. No other artificial water bodies have been identified.

#### **4.6 Summary**

The site is located approximately 1.5km away from the extent of Flood Zone 3 at its closest point.

The site is situated at a significant distance outside of the extents of both Flood Zone 2 and 3 and therefore even taking into account the potential changes due to climate, it is anticipated that the site will remain within Flood Zone 1 for the anticipated lifetime of the development.

## **5. SURFACE WATER DRAINAGE ASSESSMENT**

### **5.1 Planning Requirement**

Planning Practice Guidance states that those proposing development are responsible for drainage designs which reduce flood risk to the development and elsewhere, potentially through the use of Sustainable Drainage Systems (SUDS).

### **5.2 Drainage Arrangements**

There will be no increase in the impermeable area within the site boundary, and no changes to existing drainage arrangements are proposed as a result of the development. There have been no reported flooding incidents associated with surface water run-off or sewer flooding in the vicinity of the site. Potential risks of off-site flooding as a result of the development are therefore considered to be low.

The proposals are for the change of use and internal refurbishment of the existing buildings and therefore the implementation of a new drainage system within the external drainage network is not considered necessary or commercially viable.

## 6. SUMMARY & CONCLUSIONS

Ramboll was instructed by Workman LLP on behalf of Threadneedle UKPEC6 Hayes Jersey LP (GP) Limited (the "Client") to provide consultancy services, along with the preparation of a Flood Risk Assessment of Hyde Park Hayes Building 3 (the "site"). The report is submitted as part of a notification application for prior approval for the change of use of building HPH3 from office to residential.

A previous application was approved with no issues raised by the Planning Authority in relation to Flood Risk matters considered by this report.

### 6.1 Risk of Flooding

The site is located approximately 1.5km away from the extent of Flood Zone 3 at its closest point.

The site is situated at a significant distance outside of the extents of both Flood Zone 2 and 3, and therefore even taking into account the potential changes due to climate, it is anticipated that the site will remain within Flood Zone 1 for the anticipated lifetime of the development.

Overall, the site is considered to have a low probability of being affected by fluvial and tidal flooding, sewer flooding, groundwater flooding and reservoir flooding. Parts of the car park have been identified as having a medium potential for surface water flooding, although these areas are not considered likely to affect the occupation of the site and the mapping of surface water flood risk does not take account of existing surface water drainage assets.

### 6.2 Surface Water Drainage

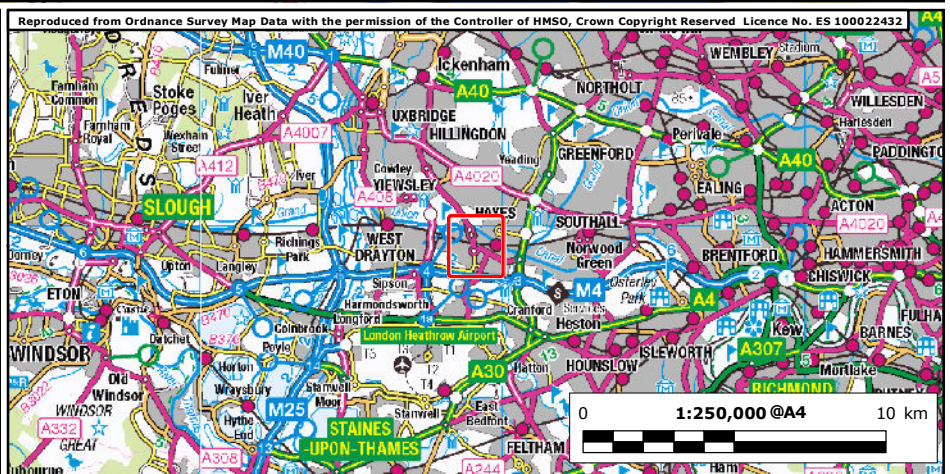
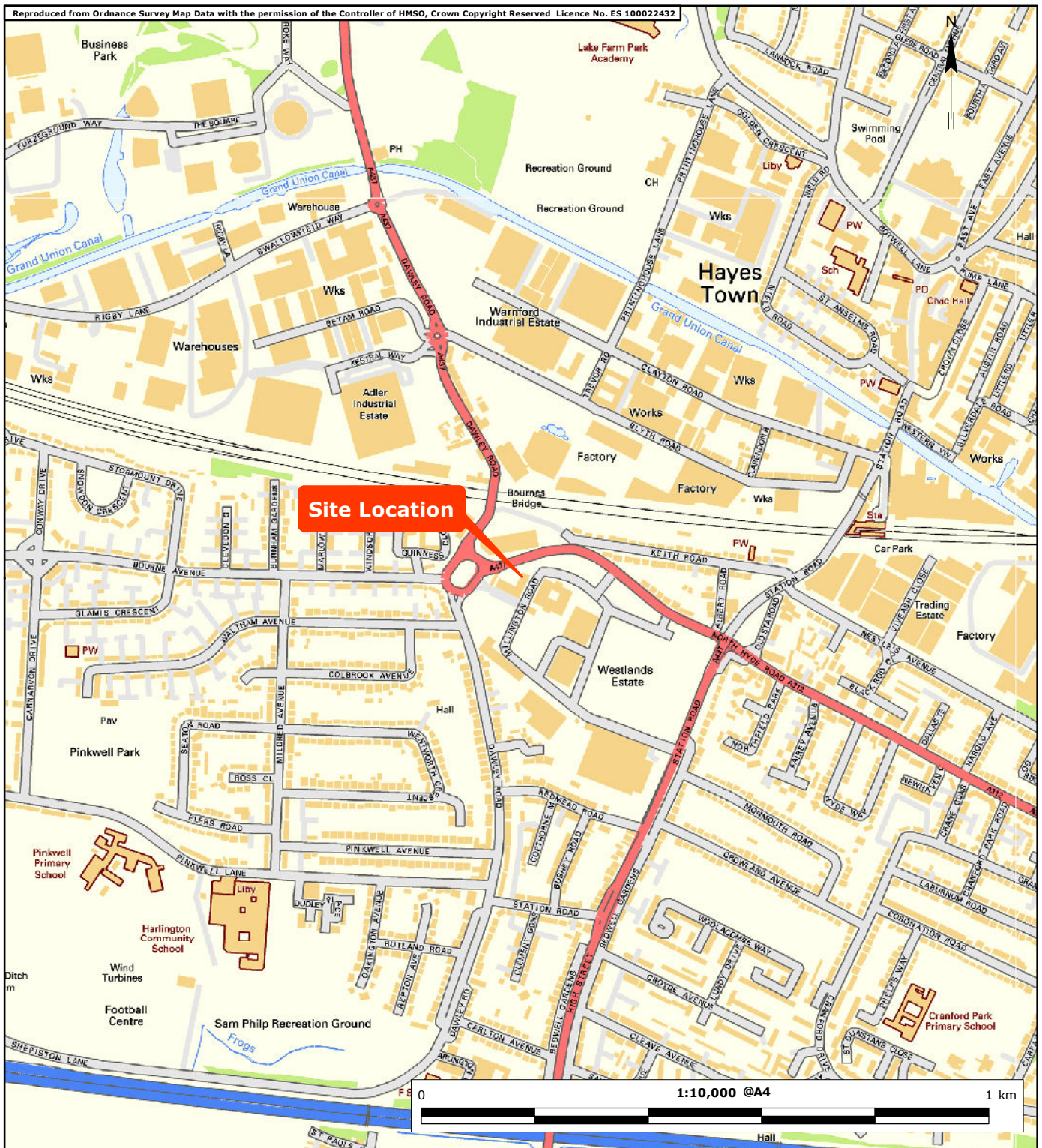
No changes to the impermeable surfacing of the site or the drainage layout are understood to be planned as part of the proposed change of use.

The proposals are for the change of use and internal refurbishment of the existing buildings and therefore the implementation of a new drainage system within the external drainage network is not considered necessary or commercially viable.

### 6.3 Conclusions

On the basis of the flood probability data collated and interpreted by Ramboll there are no flood risk related grounds to prevent the proposed change of use for the site.

**APPENDIX 1**  
**SITE LOCATION PLAN**



|                                             |                                                                                       |                                                 |                                                                                       |
|---------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------|
| <p>Title</p> <p>Figure 1: Site Location</p> | <p>Site</p> <p>Hyde Park Hayes Building 3,<br/>11 Millington Road, Hayes, UB3 4AZ</p> | <p>Date</p> <p>October 2020</p>                 |  |
| <p>Project No.</p> <p>1620010949</p>        | <p>Client</p> <p>Threadneedle</p>                                                     | <p>Scale</p> <p>As shown</p>                    |                                                                                       |
|                                             |                                                                                       | <p>Issue</p> <p>1</p> <p>Drawn by</p> <p>MD</p> |                                                                                       |

**APPENDIX 2**  
**EXISTING AND PROPOSED LAYOUT PLANS**

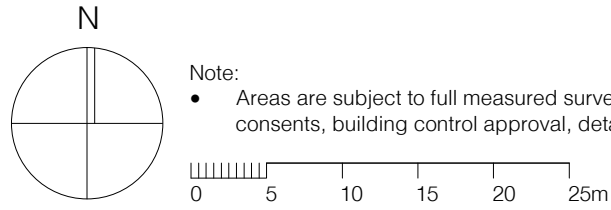


HPH 3 , HAYES

**EXISTING SITE PLAN**

Note:

- Areas are subject to full measured survey, detailed design, local authority consents, building control approval, detailed structural and services design.



spratley studios Ltd.  
11a Hyde  
43 Station Road  
Hayes-on-Thames  
Uxbridge 18T

spratley studios

Telephone 01491 411277  
Fax 01491 411383  
design@spratley.co.uk  
www.spratley.co.uk

Revision Notes:

Revision

Description

Date Issued

Drawn By

Checked By

Project:  
HPH 3 HYDE PARK HAYES  
11 Millington Rd  
Hayes UB3 4AZ

Client:

Status:  
CONCEPT

Drawn:  
SS

Checked:

Job No:

16.629

Drawing No:

GA.1202

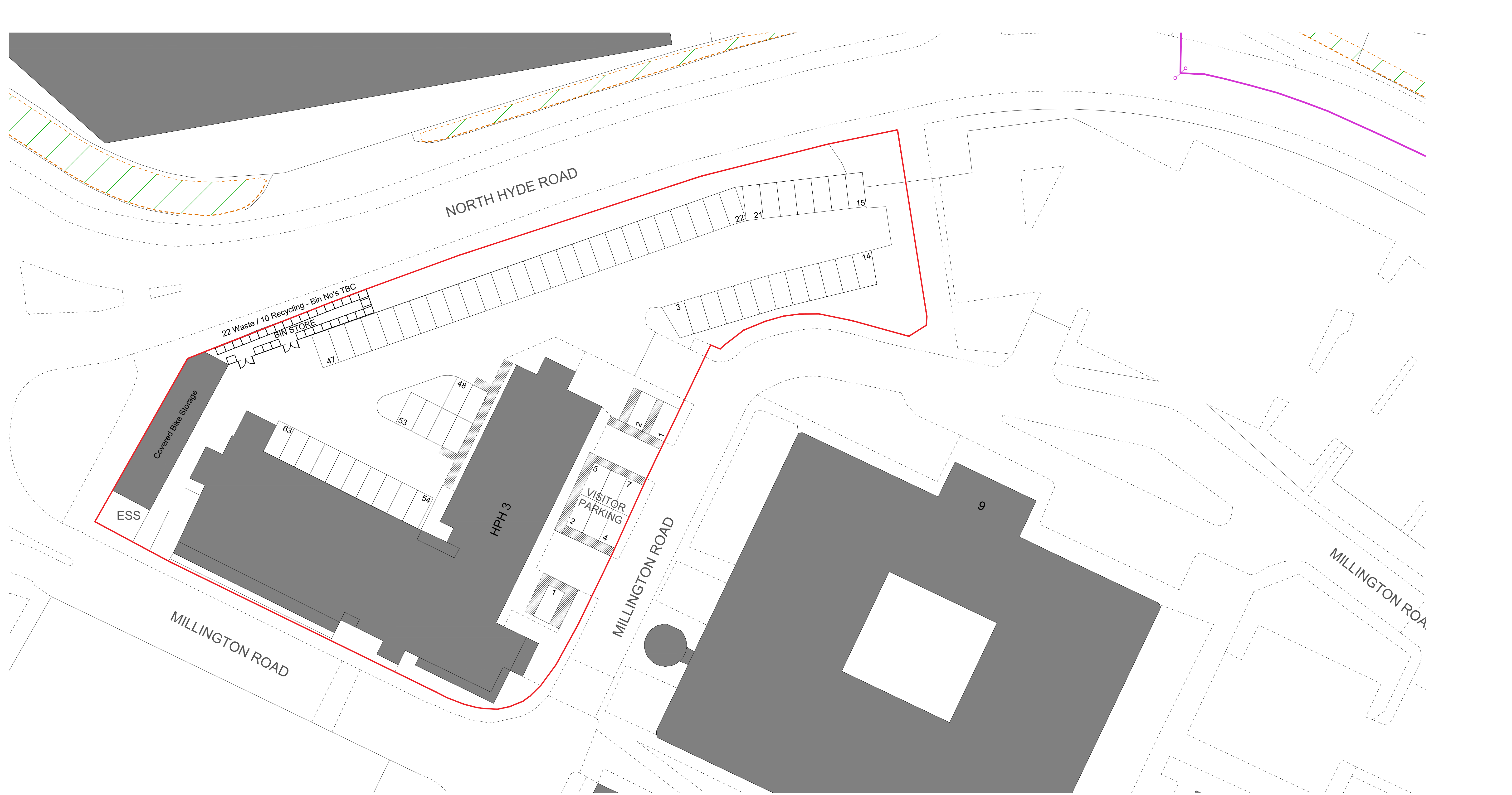
Description:  
EXISTING SITE PLAN

Date:  
SEPT 2016

Scale:  
1/200 @ A1

Rev:

Issued only for purpose indicated. This drawing to be read in conjunction with all Consultants information. All dimensions be checked on site. Do not scale. This drawing is copyright.



HPH 3, HAYES

**PROPOSED SITE PLAN**

Note:

- Areas are subject to full measured survey, detailed design, local authority planning consents, building control approval, detailed structural and services design.
- All areas calculated to RICS Code of Measuring Practice 6th Edition.

0 5 10 15 20 25m

ACCOMMODATION SCHEDULE

| Floor  | 1 Bed | Studio | m²    | ft²    |
|--------|-------|--------|-------|--------|
| Ground | 1     | 19     | 828   | 8,912  |
| First  | 0     | 16     | 649   | 6,985  |
| Second | 0     | 16     | 649   | 6,985  |
| Third  | 0     | 16     | 649   | 6,985  |
| Fourth | 0     | 16     | 649   | 6,985  |
| Fifth  | 0     | 16     | 649   | 6,985  |
| Sixth  | 0     | 16     | 649   | 6,985  |
| Total  | 2     | 115    | 4,722 | 50,822 |

| REV. | ISSUED | DESCRIPTION | DRAWN | CHECKED |
|------|--------|-------------|-------|---------|
| -    | -      | -           | -     | -       |
| -    | -      | -           | -     | -       |
| -    | -      | -           | -     | -       |

|             |                                                             |
|-------------|-------------------------------------------------------------|
| PROJECT     | HPH 3 HYDE PARK HAYES<br>11 Millington Road<br>Hayes UB34AZ |
| DESCRIPTION | Proposed Site Plan<br>& Cycle covered storage               |
| DATE        | OCT 2020                                                    |
| STATUS      | DRAFT                                                       |
| DRAWN       | HW                                                          |
| CHECKED     | SS                                                          |

|             |         |
|-------------|---------|
| SCALE AT A1 | 1:250   |
| JOB NO      | 16,629  |
| DRAWING NO  | GA.1205 |
| REV         | -       |

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and select from menu.

## **APPENDIX 3**

### **THAMES WATER CONSULTATION RESPONSE**

# Sewer Flooding

## History Enquiry



Environ UK Ltd

Pynes Hill

**Search address supplied**      11  
Millington Road  
Hayes  
UB3 4AZ

**Your reference**                      Hayes

**Our reference**                        SFH/SFH Standard/2016\_3429898

**Received date**                        **12 October 2016**

**Search date**                            **12 October 2016**

Thames Water Utilities Ltd

Property Searches  
PO Box 3189  
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504  
E [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
I [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

Registered in England and Wales  
No. 2366661, Registered office  
Clearwater Court, Vastern Road  
Reading RG1 8DB

# Sewer Flooding

## History Enquiry



**Search address supplied:** 11, Millington Road, Hayes, UB3 4AZ

**This search is recommended to check for any sewer flooding in a specific address or area**

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- (i) any negligent or incorrect entry in the records searched;
- (ii) any negligent or incorrect interpretation of the records searched;
- (iii) and any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments

Thames Water Utilities Ltd

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Registered in England and Wales  
No. 2366661, Registered office  
Clearwater Court, Vastern Road  
Reading RG1 8DB

# Sewer Flooding

## History Enquiry



### History of Sewer Flooding

#### **Is the requested address or area at risk of flooding due to overloaded public sewers?**

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website [www.thameswater.co.uk](http://www.thameswater.co.uk)

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