

FLOODING RISK: GENERAL INFORMATION

Effective 18 August 2018

FLOOD RISK

Thorpe Meadows is located in a flood risk area. It is important therefore that residents are aware of the various sources of information and measures that could be taken to monitor and manage the risk from flooding.

SYSTEM OF FLOOD ALERTS

The Environment Agency's (EA) website describes the system of Flood Alerts that exist to provide flood warnings to all areas of the UK. (www.gov.uk/guidance/flood-alerts-and-warnings-what-they-are-and-what-to-do)

- **Flood Alert:** A flood alert means that flooding is possible – be ready to follow your Personal Flood Plan. Your Volunteer Flood Warden will provide daily updates on the marina's water level via the Community WhatsApp forum.
- **Flood Warning:** A flood warning means that flooding is expected – action your Personal Flood Plan. Your Volunteer Flood Warden will provide frequent updates on the marina's water level. The management committee will action its Community Flood Plan and activate its list of volunteers to assist designated vulnerable residents.
- **Severe Flood Warning:** A severe flood warning means that flooding could cause danger to life and significant disruption to communities. You should stay in a safe place and be prepared to evacuate your home. Call 999 if you are in immediate danger. The management committee will action its Community Flood Plan and activate its list of volunteers to assist where possible designated vulnerable residents.

RESIDENTS' FLOOD WARNING SERVICE

As part of this system of Flood Alerts, the Environment Agency (EA) provides a free flood warning service. By visiting the EA's website or calling its affiliated organisation Floodline (0345 988 1188), Residents can register with the choice of receiving warnings by phone, text, email or fax. The flood warning service for Marina residents is "for the areas near the River Nene in Peterborough and surrounding villages, including Sutton, Water Newton, Thorpe Meadows and Woodston". (www.gov.uk/sign-up-for-flood-warnings)

MARINA - HISTORICALLY SIGNIFICANT FLOOD EVENTS

Since the construction of the marina in the early 1990s, there have been FOUR significant high water level events. The following table gives the year and the highest level recorded for each event:

Year	1998	2012	2020	2024
Water Level	5.7m	4.65m	4.7m	4.75m

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MONITORING THE WATER LEVEL IN THE MARINA

The Environment Agency (EA) has a number of monitoring stations along the river Nene that measures the river level 24 hours a day. These monitoring stations can be accessed on the EA's website and provides detailed information on current conditions and historical levels. The measurements at the Wansford station are of particular interest as the conditions here gives an approximate 6-hour warning for what could be expected at the marina. (check-for-flooding.service.gov.uk)

A measurement only station, which is not on the EA's website, has also been installed in the marina. A post attached to the moorings alongside the residence at No.17 has a surveyor's scale that measures the water level in the marina in metres AODN – Above Ordnance Datum Newlyn is the sea level datum point in Cornwall from which all surveyed heights in the UK are referenced. When water levels are high in the marina, the marina's Flood Warden will give regular updates on the levels via the Thorpe Meadows Floodline WhatsApp forum, these levels will use the measurement station in the marina.

In 2009, the marina's management team contracted a company to carry out a survey of the threshold levels (underside of front doorstep / damp proof course) of residents' properties. Every household was given a certificate providing the threshold level in metres AODN – unfortunately no two properties are the same. By referencing the surveyed threshold level with the level of water in the marina, the difference provides the margin of safety from possible flooding. If you no longer have your certificate available, inform the Flood Warden. It will not be able to provide a replacement certificate but will be able to provide the threshold level for your property.

WATER LEVEL - RISK TRIGGER POINTS

In cooperation with the Peterborough City Council (PCC), a telemetered flood monitoring device was installed in the Marina in May 2021. The device was installed, is maintained and monitored by the PCC. It operates independently of the PCC installed surveyor's depth gauge on a mooring post adjacent to the property at No.17. The telemetered device, which will enable the PCC to monitor the water level in real time, is programmed with four "trigger points" at which the water level poses a significant change in the flooding risk. The four trigger points in water levels above AODN (Above Ordnance Datum Newlyn) are as follows:

- Trigger Point 1 – 4.0m – Typical FLOOD ALERT level – No particular concern
- Trigger Point 2 – 4.8m – Typical FLOOD WARNING level – Emergency services alerted
- Trigger Point 3 – 5.2m – Typical SEVERE FLOOD WARNING level – Critical level, emergency services in alert to action.
- Trigger Point 4 – 5.5m – FLOODING possibly imminent – Emergency services in action.

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FLOOD PROTECTION EQUIPMENT

The Thorpe Meadows Residents Company does not make any specific recommendations for any particular flood protection equipment.

Manufacturers have developed many technologies that can be fitted to your property. When correctly installed and maintained these measures can increase the ability of your property to cope with floods or limit the damage, so allowing you to return much more quickly to your property than if you had no protection. Besides the many internet manufacturing sites, there are a number of organisations that can help you to find out more about these equipments such as the National Flood Forum, through their Blue Pages Guide and the Flood Protection Association. The British Standards Kitemark (PAS 1188) is a rigorous standard to which some products will have been tested to. As a rule, the Environment Agency recommends Kitemark tested products.

If the up-front cost prohibits installation, then individual property owners can contact the council or the Environment Agency office for more information on the types of funds that may be available.

An important step will be a survey of your property. This will check for all possible points where water can easily seep in, such as doors, windows, air bricks and even the toilet. Most people choose to have an independent survey. If you want an independent survey, try to look for a firm who are locally based or who has previously worked in the area.

Remember, flood protection equipment is not a guarantee that your home will be completely protected from any and all flood events.