



GEDLING BOROUGH COUNCIL

Local Property Flood Resilience Recovery Support
Scheme 2020

1. Introduction

1.1 DEFRA has established a Property Flood Resilience Recovery Support Scheme 2020 with the aim of reducing the risk of future flooding and/or minimising the effects of future flooding for properties flooded as a result of Storm Ciara and Dennis in February 2020. Gedling Borough Council is eligible to join the Scheme because in excess of 25 properties in the borough were flooded as a result of these storms.

1.2 This Scheme sets out how Gedling Borough Council will administer the Gedling Borough Council Local Property Flood Resilience Recovery Support Scheme 2020 ("PFRRSS") using a grant paid by DEFRA pursuant to section 31 of the Local Government Act 2003.

1.3 The PFRRSS is administered in accordance with the provisions of the Property Flood Resilience Recovery Support Scheme [2020] Local Authority Guidance.

2. Scheme Objectives

2.1 The purpose of the PFRRSS is to assist property owners within the borough to improve the flood resilience of their properties after they have been flooded. The outcome from this funding should be that if flooding were to reoccur, damage levels would be considerably lower and householders and businesses could return to their properties much more quickly. THE PFRRSS is not intended as compensation nor is it a relief fund.

3. Key principles

3.1 In administering the PFRRSS, the Council will adopt the following key principles:

- Support – flooded property owners will often be traumatised and focused on getting 'back to normal'. Information and advice will be provided to help them understand the benefits of making their properties more resilient.
- Timing – in general, applications for resilient repair will be processed as quickly as possible.
- Certainty – the Council will ensure that the applicant is given a firm decision about whether they will receive the award and what will be funded, in as short a timescale as possible.
- Simplicity and Clarity - in order to make the scheme attractive to potential applicants, and to ease the administrative burden, the PFRRSS is simple and well understood by recipients.
- Accessibility - the PFRRSS takes into account the fact that many households or businesses may not be able to pay for works up front and await reimbursement.
- Holistic – repairs need to consider the nature of the flood risk and the whole property.

- Standard of Work – Work completed by contractors should meet appropriate standards and be of a high quality. Property owners will be given advice on how to avoid rogue traders.

4. Overview of available funding

4.1 Up to £5000 inclusive of Value Added Tax, is available to assist owners of properties who are eligible for the PFRRSS, to make their homes more flood resilient.

5. Engagement

5.1 The Council will proactively engage with the owners of those properties in the borough who are eligible for the PFRRSS, namely those affected by either Storm Ciara or Dennis which were reported via the Flood Impact Assessment forms. The owners of those properties will be actively encouraged to complete an application form for funding.

6. Scheme Eligibility

6.1 The maximum grant which may be paid is £5,000 inclusive of VAT per eligible property. Any additional costs, if applicable, must be borne by the property owner.

6.2 The government funding for the PFRRSS is time limited and therefore applications must be made before 1st June 2021 and works completed and claims submitted before 1 August 2021.

6.3 The owners (freehold or leasehold) of the following properties are eligible for the scheme (“eligible properties”):

- residential properties (including static caravans if they are an Owner’s primary residence (defined as the location registered on electoral role)) if habitable internal areas of the premises have been seriously damaged by a flood necessitating drying out and/or repairs to the fabric of the building, which occurred as a result of Storm Ciara and Dennis in February 2020; and
- business properties (including social enterprises and charities) if internal areas which are critical to the day to day operations (i.e. not storage sheds or warehouses) have been damaged by a flood, necessitating drying out and/or repairs to the fabric of the building, occurring as a result of Storm Ciara and Dennis in February 2020.

6.4 Houses of Multiple Occupancy (HMOs) and blocks of flats will be considered “one front door” except where they are disaggregated for council tax purposes, in which case, each individual council tax-payer will be eligible to apply for a grant.

6.5 The freehold owner of a flooded building is eligible for a grant from the scheme to contribute towards the cost of making recoverable repairs to the shared spaces of

a building impacted by flooding especially where this complements work being carried out to individual properties through the PFRRSS.

6.6 Properties that have previously had “resistance measures” installed (through a Flood Defence Grant in Aid (“GiA”) scheme) and which have since experienced internal flooding, are eligible. However, the PFRRSS grant must only be used for new recoverable adaptations (such as the additional cost of replacing drywall with resilient alternatives) that were not eligible for the GiA scheme. It cannot be used to replace any damaged measures installed through the GiA scheme.

7. Exclusions

7.11 The following are not eligible for the PFRRS:

- Garages, outhouses and storage areas
- Second homes
- Empty homes
- Basements or cellars not used as part of the habitable or business area of a property
- Properties that have received a recovery grant (from the recovery schemes put in place after the 2013/14, 2015/16 events and/ or November 2019 grants) except in exceptional cases. The Council will consider these properties on a case by case basis where a survey suggests that extra resilience measures should be installed over and above what was previously installed under a PFR recovery scheme and these are not insurable.
- Costs that should be covered by insurance or product guarantees.

8. Eligible Expenditure

8.1 The grant can be used to fund expenditure in respect of eligible properties on any of the items set out in Annex 1.

9. Collaborative Applications

9.1 The Council will accept joint applications submitted by a group of owners of eligible properties who wish to collaborate and establish community level measures, for example, where a group of adjoining properties would like to work together to establish a more appropriate solution for all, provided that:

- the flood resilience measures benefit the properties in the group;
- the grant used for such flood resilience measures does not exceed the total value of the value of the grant payable to each eligible property in the group; and
- each owner in the group consents.

9.2 In exceptional circumstances, in collaborative applications, the Council may agree to fund associated work in unflooded properties. The works will be limited and

only eligible where that work is essential for the protection of repairs to the previously flooded property(ies) and not doing it would seriously undermine the benefits from the grant distributed for flood resilience for the impacted property(ies). The funding of such work must come from within the grant envelope (£5000 inclusive of Value Added Tax) allocated to the impacted property(ies) and must not represent an additional grant.

10. Surveys

10.1 The Council is responsible for verifying the eligibility of applications and the quality of work undertaken. Accordingly, owners must engage a suitably qualified surveyor independent of the contractor to carry out an independent pre-installation survey (to develop the project plan) and post completion inspection of the completed work.

10.2 The Council will not accept a project plan where it is not satisfied with the quality of the project plan and the independence and competence of the person conducting the survey.

10.3 For historic properties, particularly those built pre 1910; owners should first seek advice from the Council's conservation planners before starting work.

11. Standard of Work

Work must be completed to specification and to a high quality, meeting British or equivalent standards covering flood resilience.

12. Process

12.1 Owners of properties in the borough flooded as a result of either Storm Ciara or Dennis will be required to fill out an online application form and the Council will assess whether their property is eligible.

12.2 If eligible, the owner will then need to arrange for a survey to be carried out at their property by a suitably qualified independent surveyor, who holds an appropriate accreditation (e.g. RICS / MCIWEM C.WEM), able to demonstrate a track record in terms of professional experience in the installation of PFR products, have the ability to assess a property's vulnerability to flood damage and understand the nature of the risk they face.

12.3 For successful applications, up to £500 will be available (as part of the overall £5,000 grant) to fund the cost of the independent pre-installation survey (to develop the project plan) and post completion inspection of the completed work. However, if owners undertake a survey and choose not to go ahead with the application, they will not be eligible to recover the costs for the survey and will need to pay for this themselves.

12.4 The property owner will submit the survey together with a quote for the works obtained from a suitably qualified contractor, who is independent from the surveyor, to

the Council. The Council will determine whether or not the application meets the scheme criteria, specifically whether:

- The works proposed are eligible under the PFRRSS; and
- The quote can be considered as competitive (with reference to the guide of indicative prices in the published guidance issued April 2020).

12.5 Where proposed works are not eligible, the owner will be informed and asked to confirm in writing that they will cover the costs of the ineligible works themselves. Where the quote is not considered competitive, the owner will be informed and will be required to obtain 2 further quotes for the works for consideration by the Council.

12.6 If the application is approved, the owner will be notified in writing and required to sign an Offer Letter which sets out:

- a. the basis for paying the Grant;
- b. the timetable to implement the measures approved;
- c. the reporting requirements of outputs/outcomes;
- d. the evidence to be provided with Claims;
- e. the inspection requirements (access to premises if required);
- f. how the Grant will be recovered if misused; and
- g. how the Owners' personal data will be used and who will have access to it.

12.7 By signing the Offer Letter, the owner will be agreeing to the conditions of the grant funding and once it is signed and returned to the Council, the owner can appoint a contractor to carry out the works. The Council will not be expected to undertake the work or contract directly with external contractors.

12.8 Following completion of the work, the owner will need to arrange for a post-completion inspection to be carried out by the surveyor to ensure work has been carried out to an acceptable standard. The Council may also carry out risk-based inspections.

12.9 Following completion of the works, the owner will submit the surveyor's post completion inspection report and the contractor's invoice for the works, which should not exceed the original quote. Grant funding will only be awarded by the Council once the works have been completed to appropriate quality standards. If the works are not completed to appropriate quality standards, the work will first need to be rectified in order to qualify for the grant funding.

12.10 Payment will be made directly to the property owner, who will then make arrangements for payment to the contractor who carried out the work. The owner can request that the Council releases funding directly to the contractor. In these cases the Council will put in place processes to ensure that before any funds are released, it is satisfied about the quality of works and costs claimed. The Council endeavours to make payments within 30 working days of receipt of the post completion inspection report and the contractor's invoice for the works.

12.11 The process for collaborative applications is similar to that set out above. Collaborative applications will be assessed on a case by case basis and the total value of the grant will be based on the number of eligible properties applying. Owners will be encouraged to fill out an online application form and the Council will assess whether their property is eligible. The Council will then liaise with everyone whose property has been identified for a community scheme.

Eligible Expenditure

1. For successful applications, up to £500 can fund the cost of an independent pre-installation survey (to develop the project plan) and post completion inspection of the completed work, by a suitably qualified independent surveyor.
2. The appropriate flood resilience works will vary from property to property and may be based on a resistance or recoverability based approach. This is partly due to the nature of flooding but will also depend on the design, construction and use of the building.

Keeping the Water out (Resistance)

Resistance methods or Property Level Protection is the use of measures that block apertures through which water can enter property. It is critical that the measures applied to an individual property address all the routes by which water can enter the property and that these are sealed. This approach will also require complementary minor building work to seal brickwork (for example) and ingress points where pipes, cables or other services, enter the property.

Letting the Water in (Recoverability)

The aim of a recoverability based approach is to reduce the amount and cost of damage from flooding. This approach will also reduce the time that a property is out of use after any future flood. These measures include strategies to keep water away from building elements (such as raising power sockets) and the use of waterproof or water-resistant materials, including those capable of retaining their integrity and recovering quickly after inundation.

3. The following measures are eligible under the PFRRSS:

Property level-measures	Description of Measure/Type of Flood Risk
Professional Survey of Premises to Identify Flood Risks up to £500 of costs	Professional survey undertaken to identify property flood risk, and identify appropriate resilience and/ or resistance measures.
Flood Risk Report	Professional flood risk report can be commissioned after resilience and/ or resistance measures fitted to inform any future works, and/ or to submit to insurance companies to demonstrate action taken/ level of future risk.
Local Authority permissions	For example, building regulations consents and consents related to conservation areas and listed buildings.
Airbrick Cover	Watertight cover for airbricks.
Self-closing airbrick	Replacement airbrick that automatically closes to prevent flooding.

Sewerage Bung	Inflatable device to insert in U bend of toilet to prevent sewage backflow.
Toilet Pan Seal	Seal to prevent sewage backflow.
Non-return valves 12mm overflow pipe	Valve prevents backflow via overflow pipe.
Non-return valves 110mm soil waste pipe	Prevents backflow via soil waste pipe.
Non-return valves 40mm utility waste pipe	Valve prevents backflow via waste pipe.
Silicone gel around openings for cables etc.	Prevents flooding via openings for cables to access properties.
Water resistant repair mortar	Water resistant mortar used to repair walls and improve future resistance.
Re-pointing external walls with water resistant mortar	Improve water resistance through using water resistant mortar to re-point walls.
Waterproof external walls	Membrane fitted to make external walls water resistant?
Replace sand-cement screeds on solid concrete slabs (with dense screed)	Dense water resistant screed to replace sand-cement screed.
Replace mineral insulation within walls with closed cell insulation	Replacement of wall insulation with water resistant insulation.
Replace gypsum plaster with water resistant material, such as lime	Replace existing plaster to water resistant material in property.
Sump Pump	A pump used to remove water that has accumulated in a water collecting sump basin.
Demountable Door Guards	Guard fitted to doors to resist flooding.
Automatic Door Guards	Door guards that automatically close to prevent flooding.
Permanent flood doors	Permanent door (rather than demountable) which is flood resistant.
Demountable Window Guards	Guard fitted to window to resist flooding.
Sceptic tank resistance or resilience measures	Sceptic tank resistance or resilience measures such as isolation valves, venting above flood level etc.
Replace ovens with raised, built-under type	Raising oven off floor above flood level.
Replace chipboard kitchen/bathroom units with plastic units	Fit plastic kitchen and/ or bathroom units to minimise water damage.
Move electrics well above likely flood level	Re-wiring of electrics (such as socket points) above flood level.
Mount boilers on wall	Raise boiler above flood level.
Move service meters above likely flood level	Raise service meters above flood level.
Replace chipboard flooring with treated timber floorboards	Replace floor (including joists) to make water resistant.
Replace floor including joists with treated timber to make it water resilient	Replace floor including joists with treated timber to make it water resilient.
Install chemical damp-proof course below joist level	Install damp proof course to resist groundwater flooding.
Replace timber floor with solid concrete	Replace wooden flooring with concrete.
Garage/Driveway Barrier	Driveway gate or garage barrier to resist flooding.