

## Flood - Case Study

The climate is changing and during the winter of 2013–14 flood events occurred in the UK which resulted in flooding to the Thames Valley, coastal flooding in the South West and flooding in the Somerset Levels. Thousands of homes and many hundreds of businesses were affected.



The affect on property values in areas susceptible to flooding can vary. In the past there has been a general misconception that over time, property values in a flood area will simply return to normal. In fact in some areas badly flooded in 2000, property values returned to normal in just 3 years despite the fact that the town continues to be under threat.



There may previously have been only local knowledge in relation to flooding but, from May 2013, the Law Society introduced its Practice Note providing guidance in relation to flooding, advising the issue to be fully examined during a property transaction.

Our reports not only look at all of the flood risks from the authoritative sources, they also offer guidance as to the likelihood of obtaining Flood Insurance, and are backed up by a Professional Opinion on the impact, if any, of flooding on the property value.

The Water Act 2014 requires that homeowners be more responsible for mitigating the effects of flood risk on their homes. Future Climate Info’s reports link to the latest guidance on flood resistance and resilience measure.