



LANDLORD

GUIDE

**PROTECT YOUR PROPERTIES
FROM FLOODING**



edition 1



CLIMATE CHANGE SERIES

2023

Climate change causes increasingly extreme and frequent weather events. Protecting our home from a flood has become an important issue for many of us. But before learning how to prepare your properties for a flood, it's important to check if you live in a dangerous area.

Fortunately, there are numerous online tools that make it easy for you: a quick internet search should be enough to find a suitable tool for your location. If some of your properties are in a risky flood location, there are a range of things you can do to help protect them and your tenants.



Prepare for floods



1. Start by checking out any deficiencies in the properties

You must find any point where water can enter the house.

This includes both water coming from above (for example, from the roof) and from below (through the foundation or holes in the wall near the ground level). Repairing any deficiencies you find will help protect your home from flooding.

2. Install flood-resistant windows and doors

Once you have fixed any possible leaks, the water will only be able to enter through the doors and windows.

Although these can never be completely waterproof, they can be water-resistant to reduce the chances of water seeping through. Invest in flood-resistant PVC windows and doors and door frames.

It is also worth purchasing waterproof sealant for walls, doors and windows. This gesture is vital to protect your home from a flood.



3. Pay attention to your garden

If you have your own land, proper design can help keep water away from your home and divert it to the sewer.

Grassy areas are great for draining, but if you have hard ground for driveways or a low-maintenance garden, make sure you have enough drainage features and keep them clear of debris.

4. Protect your properties with flood panels

If sandbags fail as your first line of defence, flood gates are a handy backup to keep water out your front door or garage.

5. Build a flood barrier

If you live in a particularly dangerous area, it may be worth investing in a comprehensive flood barrier. You should keep in mind that they are expensive, so think about sharing the costs with your neighbours.



6. Place one-way valves in the water intakes

To prevent water from going up the pipes, one-way valves will only allow water to exit, not to enter.

7. Change the carpet for tiles

If flood defences fail, the tiles will be much easier to clean. Instead of carpeting, use rugs that you can move quickly in case water enters.

8. Elevate electrical outlets, fuse boxes, and cables

Place them above the possible water line, at least 1.5 meters.

9. Use lime plaster

If you must re-plaster your walls, be sure to use lime plaster or a similar waterproof coating to limit damage should floodwaters breach your defences.



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10. Raise the main parts of the heating system off the ground or up to a higher floor

You can easily prevent costly flood damage to your furnace and other parts of your heating system just by moving them out of harm's way.

11. Ask a professional for advice to avoid a flood

Place them above the possible water line, at least 1.5 meters.



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