

General advice on flood risk, and how you can protect your property



You can find out about the level of flood risk in your area and how to take precautions to help minimise the impact of flooding on your property here:

www.gov.uk/prepare-for-a-flood

Information on any flood warnings that have been issued can be found on the following sites:

England

www.gov.uk/check-if-youre-at-risk-of-flooding

Wales (available in English and Welsh)

www.naturalresources.wales/flooding/alerts-and-warnings

Scotland

www.floodlinescotland.org.uk

Northern Ireland

www.nidirect.gov.uk/flooding-in-your-area

For information about the kind of things you can do to reduce the damage a flood might do to your home and belongings (for example, you can get flood doors, airbrick covers and have electrical sockets moved higher up on the wall) or to explain how to commission a property-level flood risk survey, the following sites will be of help:

Property-level flood risk surveys (Association of British Insurers)

www.abi.org.uk/insurance-and-savings/topics-and-issues/flooding/assessing-your-flood-risk

The Chartered Institution of Water and Environmental Management (CIWEM)

Maintains a professionals directory, including a list of flood risk consultants

www.ciwem.org

The Royal Institution of Chartered Surveyors (RICS)

Publishes a guide to flooding for property owners, and also maintains a list of chartered surveyors

www.rics.org/uk



FLOODRE



Information and advice on finding the right kind of flood protection for your home is available from the following sites:

The National Flood Forum

www.nationalfloodforum.org.uk

The Scottish Flood Forum

www.scottishfloodforum.org

The Blue Pages

www.bluepages.org.uk

Flood Protection Group (Part of The Property Care Association)

www.property-care.org/homeowners/flood-protection

Flood Re launches in April 2016 and will promote the availability and affordability of flood insurance for an estimated 350,000 homeowners across the UK who are at risk of flooding.

This leaflet explains more about how Flood Re will work as well as providing general advice to homeowners on managing flood risk.

What is Flood Re?

Here in the UK, our standard buildings and contents insurance policies usually cover us against damage from flooding, along with other issues like fire or theft. In recent years, we have had several very serious floods, including this winter, and this has meant the cost of flood insurance and excesses have been increasing. Many people who live in places that have flooded, or are very likely to flood in the future, are already struggling to find more affordable home insurance – [your household may have experienced this problem already](#).

Insurance companies and the Government have been working together to develop a different way of dealing with flood insurance. They have decided on a scheme that will:

- Enable flood cover to be more affordable for the households at highest risk of flooding
- Increase the availability and the choice of insurers for customers
- Allow time for the Government, local authorities, insurers and communities to become better prepared for flooding, and reduce the likelihood and cost of flooding

This scheme will launch in April 2016 and will be in operation until 2039, which may sound like a long time, but there is a lot that has to be done during this period. There is more about this later in this leaflet.

Who can benefit from Flood Re?

Flood Re is designed to address where the problems accessing affordable flood insurance is most widespread – domestic homes. This scope was set in Parliament through the Water Act 2014.

We expect that over the first few years of Flood Re's existence the scheme will help approximately 350,000 homeowners.

How does Flood Re work and what does it mean for you?

As a result of the creation of the Flood Re scheme, you should have greater choice of insurance policies and they should be more competitively priced. Flood Re makes no difference to the way you buy your home insurance. Any claims you need to make will continue to be handled by the insurance company you've chosen.

You won't have to pay anything directly to Flood Re, because your insurance company will be dealing with that for you. All insurance companies contribute to the costs of the scheme, as they pay a special 'levy' to Flood Re, which is used to pay flood claims, allowing prices and excesses for policyholders to reduce.

Your insurance company will continue to be responsible for setting the premiums they charge you, after taking into account all the things they already look at (such as the risks of fire, theft, or subsidence). This market place remains highly competitive.

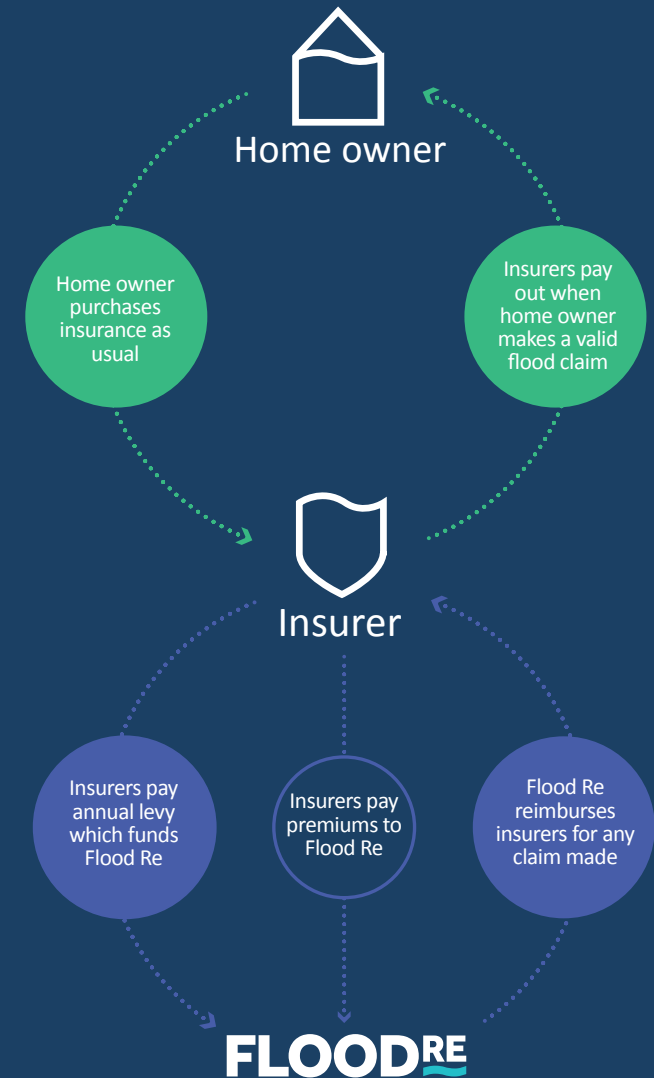
Why will Flood Re only be in place for 25 years?

By the end of the 25 years of Flood Re, we should be able to return to a system for home insurance prices that will be based more accurately on the kind of flood risks each household actually faces and the cost of potential repairs. While Flood Re is in force, there will be a review at least every five years, to check how much progress has been made on managing this return to pricing flood cover according to risk.

What is included in Flood Re?

Flood Re is for households whose homes were built before January 2009, have a Council Tax band and are insured in the name of an individual. It is not for leasehold flats in blocks of four units or more, nor is it for businesses. For further details about what types of properties are eligible for the scheme please see

www.floodre.co.uk/eligibility



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