

Home Improvements

If you are planning extensive improvements, either as DIY projects or using builders, think about some of the measures or steps you can include that will improve the resistance of your home to flood damage. In doing so, it may be helpful to find out the worst depth of flooding that your area or property has experienced in the last 100 years. This will give you a guide as to what sort of modifications may be appropriate for your property.

Walls, windows and flooring

Consider having extended concrete footings and a waterproof membrane laid in the foundations. Walls will be more water resistant if they have closed-cell cavity insulation at ground floor level and raised damp proof course. Apply waterproof sealant on exterior walls and use water-resistant paint for internal ground floor decoration.



Check walls for cracks and seal them. Gypsum-based plaster materials have no resilience to flooding. If you are replastering your home opt for more resistant, waterproof material. Paint skirting boards both sides before fitting to improve the seal. Tile and seal the ground floor of your property. Solid flooring is much more resistant to flood damage than floor boards.



Choose rugs rather than fitted carpets on the ground floor. They can be rolled and stored, as opposed to fitted carpets that are difficult to move and will be completely ruined by floodwater. If you are replacing windows, choose frames made from man-made materials that will not be damaged by floodwater.

Kitchens

Laminated chipboard or MDF kitchens are nearly always destroyed by floodwater. They cannot be dried out and are impossible to disinfect. Although they may be more of an investment, solid wood or plastic kitchens are far more resilient to flooding.

Alternatively, opt for free standing kitchen furniture that can be moved or raised on bricks if necessary. Fit easily removable doors.

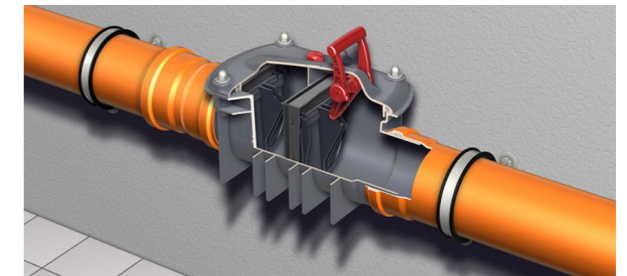


Drains, Sewers and Air Bricks

Buy air bricks with removable covers. Often forgotten, floodwater will get into your property through air bricks if they are not sealed. Always remove or open the cover after flooding to assist in drying out the property.



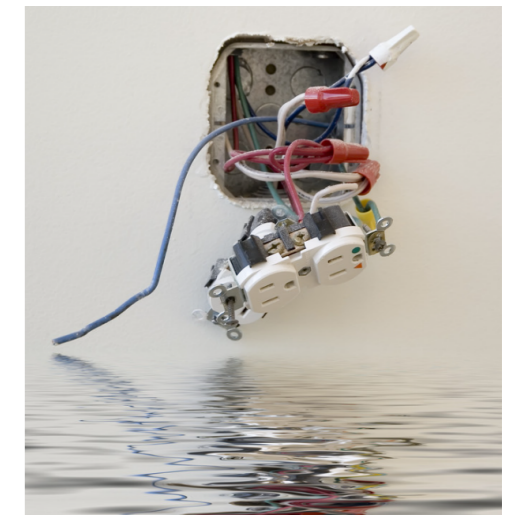
Floodwater can back up in drains and enter your property through sinks, washing machines and toilets. It may contain sewage. To avoid this, install anti-backflow valves to drains and sewers.



Other Measures

If you are rewiring the ground floor of your house consult with your electrician and Building Standards at the Council about raising all wiring, switches, socket outlets, service panels and meters to a height of at least 900mm above ground floor level.

Boilers, hot water cylinders, air-conditioning units and any other heating and ventilation main components should be situated on the first floor, or in the loft.



Scottish Flood Forum are an excellent source of advice on suitability of certain measures for your property. They can also arrange to carry out Property Flood Resilience Reports for your property if you are in a flood risk area. Links to their resources and contact information can be found under the 'Steps You Can Take Now' button

