

PROPERTY FLOOD RESILIENCE HEALTH CHECK

If you have installed property flood resilience (PFR) defences at your home, keeping them maintained and in good working order is vital to ensure they work correctly and offer the protection for which they are designed. If you want to install PFR in your property, consider a property flood resilience survey or seek professional guidance on how to protect your property.

FLOOD DOORS

If your flood door fails during a flood event and it has not been maintained according to the manufacturers guidelines, your warranty will likely be invalid! Many manufacturers and suppliers offer annual maintenance and service packages.

There are different types of flood door and sealing mechanisms available. Many operate via a seal located within the doors casing, and require the doors locking points to be engaged and locked to create the water tight seal.

- Inspect, clean and maintain** your door regularly to help prolong its life as a flood door.
- Check the door seals** as these are susceptible to weathering and will perish over time. With regular use they can become compressed and lose their effectiveness.
- Check locking points** on the door are engaging properly. Extremes of temperatures can create minor movement and the weight of the door over time can mean small adjustments to the hinges are required.
- WET TEST:** Train a hose pipe on the door, it will highlight any obvious issues, faults and leakages.



Image: The Flood Hub

SUMP & PUMP SYSTEMS

- Ensure the pump is level and upright** within the sump.
- Check that the power source** to the pump is working and inspect the power cable for damage, wear and tear and rodent bites.
- Check the inlet** on the pump is free from debris - you may need to remove the pump from the sump pit.
- Check the discharge pipe** is free of blockages/debris.
- Clean the non-return valve** on the discharge pipe to ensure it operates correctly.
- WET TEST:** Fill the sump pit with water to check that the pump works. If it has pumped flood water, this can also help to clean out the internal parts.



Image: The Flood Hub

COMMON WATER ENTRY POINTS:

- Doors and windows due to poor condition of silicone sealant.
- Air bricks and air vents for appliances.
- Ground floor toilets via sewerage back-flow through soil pipe.
- Gaps surrounding low level external pipework.
- Drill holes and cable entry points for televisions, telephones and utility meter boxes.
- Missing pointing between stone and brick work.
- External, internal and sub-floor partition walls shared with neighbouring properties.



Image: The Flood Hub

FLOOD BARRIERS



Image: The Flood Hub

- Check the seals** along the bottom edge of the barrier boards and within the channels for cuts or splits in the rubber and signs of perishing. Ensure you have replacements to hand.
- Inspect the channels** - Check the fixings to ensure each channel is solid and secured in place. Inspect any packing material, the silicone seal between each channel, and the masonry for gaps or perishing. Check each channel has a good seal when the barrier is in place.
- Check you have all of the fixing screws** - If your barriers are secured in their channels by the tightening of grub screws, make sure they are all present. These are often left in the channels and exposed so could be easily removed. Keep some spare screws and compression blocks.
- Check you have all the correct installation tools** - Having the correct size allen bits/keys is important and a magnetic 'bit' driver prevents dropping or losing grub screws during installation. Fingerless gloves and a head torch would be useful for installation in the dark.
- Store barrier sections indoors and upright.** Do not rest them on their rubber seals as they can be damaged/misshapen. If stored in garages/outhouses, they can be susceptible to rodent bites.
- PRACTICE RUN:** You may need to install them in the dark, in poor conditions, and with very little time available. Label each barrier section for efficient installation and practice the correct procedure for tightening and securing them in place.
- WET TEST:** Test your barrier for leaks with a hose pipe. While this is not the same as pressure from flood water, it will help to identify obvious leaks or issues.

AUTOMATIC (SELF CLOSING) AIR BRICK PROTECTION

- Ensure the front guard is clear** and free from debris and the mechanism is operational.
- Remove the front cover** of the brick by unscrewing the three securing screws with a Philips screwdriver.
- Remove the inner mechanism** if possible and clean all internal parts and inner casing to ensure they are free from debris.
- Check the seals** are in good condition within and around the unit.
- Check the mesh is clean** on self-closing air bricks which operate via an internal self-raising mesh flap gate.



Image: The Flood Hub

NON-RETURN VALVES (NRVS)

Whether it's a 40mm or 50mm unit for waste water outlet pipes, or a 110mm unit for a soil pipe, many NRVs work via a gravity assisted internal flap gate.

- Check the flap gate** is free from debris and is working correctly.
- Check the rubber seal** for perishing and any signs of wear or damage.
- Check the flap gates are not stuck** in the closed position. Units are often installed external to the property and the rubber seals on flap gates can become stuck in the winter during frosty conditions. Run a small amount of warm water down the pipe to help free up the gate.

