Surveyors Role on Accelerating Development
FIG Working Week 2009 - Eilat, Israel

Making Space for People and Water
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Key Facts
• There is an increasing frequency of major weather events around the world
• Typified in UK in 2007 were the worst sever weather events experienced for decades: 49,000 households and 7,000 businesses
• Estimates up to 2.2 Million homes at risk from flooding i.e 10% of homes in UK set to rise to 3.5m
Format

How this is outlined..

• Background, historical context of settlement patterns (See Paper),
• Spatial management
• Risk management
• Public Engagement
• Responsibilities

Focus

What are the consequences on peoples homes due to:

• more intensive rainfall,
• greater river flows,
• higher seas levels,
• increased storminess?
Space for People

- Historic settlement patterns, economical advantageous
- Perceptions
  - Impact: climate change/ frequency
  - increased value of land and buildings/ insurance claims
  - flood plain development/ South East pressure to increase supply
Space for Water

- Climate Change,
- Population demographics

Engagement:
Government Professionals and the Public
Why Engage People?

Empower people to:
- Appraise
- Manage Risk
- Reducing Risk

Understanding Risk, but Communicate the threats

Appraise Risk

Types
- Rivers- Fluvial: breaches river bank, backing up, field saturation
- Surface water: Heavy rainfall, hard surfaces, deforestation
- Sewers: backing up
- Ground water: welling up
- The sea: high tides, wave overtopping, breaches, cliff erosion
Manage Risk

• Public generally ill informed
• Increase awareness; know and understand the data
• House purchase; check records, land height (elevation!), drainage, historical
• If at Risk; simple measures preparing flood plan

RICS Flood Damage Guide
Reduce Risk

- **Householder Responsibilities**
- **Prepared;** block doors/ windows, switch of gas/ electricity, moving cars/ furniture etc, and
- **Flood Kit;** ho insurance documents, torch, waterproof clothing etc
- **Community Knowledge, anecdotal info**
- **Establish, join a flood action group**

National Flood Forum (www.floodforum.org.uk)
Participate in the Environment Agency warning system (www.environment-agency.gov.uk)

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How to Engage the Public

The problem will not simply go away

- **Knowledge sharing**
- **Institutional support**
- **Control developments**
- **Ensure communication & engage**
Government

• Policy in Practice guide to Planning policy
• Statement of Development and Flood Risk to help planning authorities implement PPS 25)
• Sir Michael Pitt Review: Learning Lessons from 2007 flood
• Flood and Water Bill- Consultation Draft April 09 - Updating roles and responsibilities

Pitt Review 2008

• Government Lead
• Property Professionals
• Government and Public Communication
• Public input and Responsibilities
Professionals

• EA Regulator information, and
• EA Flood risk maps; show areas at risk and evacuation plans, but gaps still in data
• Danger, visuals are data rich but information poor
• Surveyors advising on flood products (kite marked)

In summary…

• Thus government is socially obligated to provide a strong lead,
• Professionals need to engage and ensure their professional capabilities are sufficient to assist, but
• Above all the Public needs to accept responsibility and take a role in contributing to the solution.
Thank you

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