



## Is Your Building Prepared?

First snow now rain, did any of us think that we would experience this dramatic weather?

The experts note that the swings in the weather are a demonstration of global warming. In the future we will be some where between a cold and stormy outlook to nice warm temperatures on the small bit of land that is left which the sea hasn't engulfed.

UK properties already suffer £1.3bn in annual damage from flooding and that is forecast to continue to rise year on year. Is there anything you can do to reduce damage and reduce the risk of closing schools, outlined below are some actions which will reduce damage and help to keep your building open.

**Doors and windows** – purpose built flood boards are relatively cheap to purchase and prevent the need to raise the thresholds, creating a trip hazard for children.

**Drains and pipes** – it is important that drains are checked and cleaned regularly to prevent build up and blockages. In the event of very heavy rain most buildings will be able to cope with some flooding, however in extreme weather sewage can be forced back up pipes and drains. If your building is in a flood zone it is worth considering installing non-return valves on drains and pipes. It should be noted that non-return valves will require maintenance.

**Landscaping** – School buildings are in most cases surrounded by hard and soft landscaping. Remodelling the landscape can be of significant benefit to prevent flooding, creating natural barriers or levels where the water can run off to drainage. Try to avoid too much hard landscaping, the more hard surfaces and roof space we create the more the existing drainage system has to cope with.

**Pumping** – not a solution that many people consider but if your building floods regularly and you are aware of the areas where water collects, then it is worth considering procuring a pump and flexible hosing to pump the water away from the building. Specially designed traps can be installed which easily allow for a sump pump to be dropped in temporarily.

**The clean up** – unfortunately there are no guarantees and despite non-return valves and clever landscaping you can still end up with a mess. It is worth while having a 24hour call out service to make the building safe by isolating supplies of gas and power and to provide pumping equipment to remove the water. The next step is the loss adjustor and most importantly for schools an efficient and quality repair service.

If you have any queries or if your school building is affected by flooding or water damage Aura can help with any problem, whether it be minor or major construction or repair work

Simply give us a call on 0191 223 6818 and we will be happy to help you find a solution as quickly as possible