

**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



## 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



## 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](http://www.floodforum.org.uk))

Participate in the Environment Agency warning system ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk))

## **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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