

PROTECT YOUR HOME AGAINST FLOODING RISK



Some homeowners will have lived in a particular house for years without flooding occurring. Others may be moving to a new house where there may be a risk of flooding. You can't predict when this might be, but you can protect against it.



Flooding is one of the worst things that can happen to you as a home owner. Not only is there the expensive damage that occurs to your building, there is the emotional trauma of losing valuable possessions, and cleaning up the damage from having your home invaded by dirty, contaminated water.

The types of flooding that affect properties in the UK are coastal (sea water), fluvial (from rivers) and drains backing up. Additionally in recent years, the UK has seen a dramatic increase in flash flooding, where waste water systems simply surcharge as they become overwhelmed by water volume.

Not only do you have the stress of moving out for weeks, maybe months, and replacing all your lost possessions, you have higher insurance premiums to pay later, or even the risk of not getting insurance cover at all.



HOW DOES FLOOD WATER ENTER A PROPERTY?

Flood water can enter a property in many ways, some are obvious, some are not:

- Door and window openings
- Air bricks
- Tumble drier vents
- Cable and pipe openings such as TV aerials & central heating drainage pipes
- Ground floor toilets – remember mains drainage is below ground
- Sink wastes in kitchens and utility rooms
- Through your concrete ground floors
- Via your sub floor (underneath a suspended wooden floor)
- Through your outside walls
- Construction joints



ALL IS NOT LOST THOUGH, THERE IS AN ANSWER

HOW CAN WE HELP YOU?

Anglia Property Preservation have over 45 years experience and can offer flood prevention advice and practical solutions.



1. We can fit flood doors to your door and window openings



2. We can fit flood resistant air bricks or supply flood covers

1. FLOOD PANELS

Floodsave panels carry the BSI (British Standards Institute) Kitemark, complying with British Standard **BSI PAS 1188-1: 2009**.

Benefits of the system are:

- No unsightly frames left in place when the panels are not fitted
- The fixing points for the panels are hardly noticeable
-  Made in the UK standard and bespoke widths and heights
- Can be fitted to uneven brick or stone
- Highly adaptable to fit the most difficult of installations
- Approved for fitting on listed buildings
- The panels are quick and easy for you to install
- The panels include all fixings and the fitting kit
- Access and egress usually available to the house when panels are in place



3. We can seal cable, pipe openings and construction joints using high performance sealants

2. FLOOD RESISTANT AIR BRICKS & COVERS

The flood resistant air bricks we use have a unique double ball valve system fitted inside them. When water tries to go through the air brick the valve rises and closes the air brick off.

We install them using specialist mastics to create an effective seal between the air brick and your wall. An alternative is to fit temporary flood covers, which you place over the air brick when a flood is imminent.

3. CONSTRUCTION JOINTS AND CABLE INLETS

We seal construction joints and cable inlets (such as TV aerial's, telephone and digital TV cables) using specialist polyurethane based mastics, these are very flexible high performance mastics and are capable of withstanding great amounts of water pressure.

4. NON RETURN VALVES

We usually fit the patented Floodsave non-return valve due to its simple and quick installation. However, where we can't fit these, we can fit an in-line non-return valve. On the rare occasion that we can't fit a non-return valve to a WC, we can always supply a toilet pan sealer for you to fit when there is a flood risk. We install 32 or 40 mm non-return valves to kitchen, sink and bath wastes.

5. SEALING EXTERNAL BRICKWORK

We seal external brickwork or stone using a specialist acrylic based sealer. This is a clear coating which once cured (within 24 hours) is virtually invisible. This coating offers unbeatable water repellence, yet still allows the walls to breathe.

6. CONCRETE FLOOR SEALING

Water can enter a property through the joints in solid concrete floors, even in new homes. The predominant place that water will enter is through any joints in the floor, or more usually around the edges, where the concrete floor meets the wall – the wall/floor joint.

We seal these weak areas using specialist resins and waterproofing grouts, which have proved their effectiveness from use in the tunnelling and underground waterproofing industries.

7. SUMPS AND PUMPS

For below suspended timber or beam floors, or in a basement, we can control water flow to these areas by installing high performance sump and pump systems.

Systems can be specified to meet your

budget – such as skimmer pumps for you to use manually, up to fully automated systems with battery back-up (in case of power failure), that can remove thousands of litres per hour.

8. CAVITY DRAINAGE MEMBRANES

For difficult to seal walls e.g. stone, we can install internal wall membranes behind plasterboard or plastered finishes.

These direct penetrating water downwards between the membrane and wall, below suspended floors, or into specially fitted perimeter drains in solid floors, which themselves lead to the sumps and pumps detailed above.



4. We can fit non return valves to your mains drainage and sink waste pipes



5. We can seal your external brickwork to make it flood water resistant (but still breathable)



6. We can seal your concrete floors at the points of water ingress during flooding



7. We can fit high performance sumps and pumps to remove water from sub floors voids

ABOUT US

Anglia Property Preservation was incorporated in 1967. Our aim is to give you clear, honest and concise advice and provide reassurance and stress-free solutions to your Property problems. With over 45 years of experience we have achieved a reputation for expertise and high quality work within the industry.

Our highly experienced team of surveyors, technicians and office staff will ensure work is completed on time, within budget and with as little disruption as possible.

We are full members of The Property Care Association and our team are trained and qualified to their standards.

Knowledge gained over time has been retained within the company.

The majority of our employees have been with us for many years.

This gives us unrivalled experience and enables us to offer a competitive, quality service.

Much of our business comes from previous customers – private householders as well as trade, and this evidences our commitment to customer service.

OUR OTHER SERVICES INCLUDE

- Damp proofing & Rising Damp Treatment (Domestic & Commercial)
- Pre House Purchase Damp and Timber Surveys - C.S.R.T.¹ & C.S.S.W.² qualified surveyors
- Woodworm Control
- Dry Rot & Wet Rot Treatments
- Condensation & Mould Control
- Structural Waterproofing - Basements & cellars
- Flood Damage Repairs
- Specialist waterproof coatings

1. **C.S.R.T.:** *Certificated Surveyor in Remedial Treatments*

2. **C.S.S.W.:** *Certificated Surveyor in Structural Waterproofing*



WHAT TO DO NEXT?

Contact us:

You can pick up the phone, send us an email, send us a letter. Whichever way you contact us we'd love to talk to you.



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Some of our preservation works benefit from our long term company guarantee. You also have the option of supporting our guarantee with an insurance backed guarantee administered by The GPI for a one off payment. Please contact us for more information.



Floodsave is a range from Source One Environmental. Floodsave and the Floodsave logo are used with permission.



Anglia Property Preservation Ltd are long standing members of the Property Care Association (P.C.A.) formerly known as the B.W.P.D.A. Membership of the P.C.A. is controlled by strict criteria and is subject to a thorough vetting procedure, which ranges from good working and surveying practices, to office administration. We are inspected and assessed by the P.C.A. on a regular basis.

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