

## Mrs E - Shropshire

### Property Type – Mill House and Cottage

Our property borders a small river which flows into the River Teme comprising a mill house and an attached mill keeper's cottage.

When the mill was converted to a dwelling in 1972 the main accommodation was located at first and second floor levels which are not affected by flooding. On the ground floor is a workshop, a domestic office and a bedroom. In 2007 and 2008 these rooms were flooded.

The adjoining mill keeper's cottage was also flooded in 2007 at ground floor level. Prior to this it had not flooded since 1947.

At the time of the first flood in June 2007 there were no flood precautions in place. We made a claim through our insurance company and they were very helpful, treating it as a natural disaster, so our premiums were not too badly affected.

To prevent another flood damaging the property we carried out flood prevention work.

- We had purpose-made 18 mm marine ply door barriers made for all doors and one vulnerable window in the cottage, which screwed into the timber frames. Expanding rubber strips fixed to each barrier sealed it when compressed.
- We installed an automatic sump pump in the workshop in the mill as there was only a partial floor in there through which water might penetrate. We also tanked the wheel well in the workshop to stop water rising up it from outside. The

boiler and hot water tank were built on a plinth in the workshop to raise them above flood levels.

- We also had all the ground floor walls to habitable rooms in the cottage and mill tanked. The insurance company was only willing to replace like for like, but we did manage to get the tanking to the cottage walls paid for. This was because tanking can be installed on to damp walls, speeding up the process, and as this part of the property is used for self catering holidays, we were able to re open quite quickly.
- All floors were sealed with a painted waterproof membrane.
- All electrics that were not already installed at high level were repositioned at high level.

In September 2008 when the river rose, we installed the door barriers which worked well,



### Door Barrier in action

but the water found its way through weak points in floors in the ground floor rooms in the mill as there was differential pressure between inside and out. In the cottage the door barriers and waterproof membrane to floors were effective in keeping out the river water, but clean

warm water (possibly from a spring) appeared under the stairs which we managed to control by scooping it out manually, minimising damage in the cottage to the carpets.

We claimed through our insurance company again. The tanking that we had installed after the previous flood reduced the claim for buildings damage as the walls were all intact.

We re-assessed the situation and carried out further flood prevention work in November 2008.

- In the cottage 2 powerful automatic sump pumps were installed buried in the ground under the stairs with an aqua channel. In the case of a flood this will pump out any water before it reaches ground floor level. This together with the barriers will solve the problem in the cottage.

### Automatic sump pumps



### Position of sump under stairs



- In each ground floor room in the mill The Triton T20 system has been installed with 2 powerful automatic sump pumps buried in the ground, with aqua channels to feed any ingress of water through the floor into the sump and then to the outside.

### Laying the Triton T20 System



- All pipe outlets on the outside walls can be turned upwards above possible flood levels.



We have bought a powerful petrol generator which can be used in the event that we have a flood and a power cut at the same time. We had normal power during both floods.