

# Flood Warning & Evacuation Plan

For The Chandlery, The Thorofare,  
St Mary's, Isles of Scilly, TR21 0LN



## Introduction

This Flood Warning & Evacuation Plan (FWEP) has been produced by the property owner in respect of the property known as The Chandlery, in The Thorofare, St Mary's, Isles of Scilly. The Property owner owns the FWEP, is responsible for its implementation, dissemination and annual review.

The FWEP captures a summary of the site's flood risk, taking into account flood mitigation measures incorporated in the design of the property, and provides all relevant information, contact details and procedures to prepare for, respond to and recover from a flood event.

The property owner has given due regard to the safety of resident/s, responding organisations, available best practice, relevant legislation and advice provided by the emergency services, and the Emergency Planning dept of the Council for the Isles of Scilly.

## Objectives

In the production of this FWEP the property owner has identified the following key objectives:

- To encourage residents to sign up to [Flood Warnings Direct](#) and [Weather Warnings](#);
- To provide for and signpost clear evacuation routes for residents;
- To ensure adequate ingress and egress for the emergency services; and
- Reduce the risk to life and damage to property.

## Flood Risk Information

- 1) Historical Flood Data: See Annex A below
- 2) Flood Risk map: See Appendix 1 to Annex A below
- 3) Site Plans – showing Ingress and Egress for emergency services
- 4) Evacuation Route – Plan and Map
- 5) Warning systems in place

## Document Control

This plan has been prepared by the property owner to inform residents of The Chandlery, The Thorofare, St Mary's, Isles of Scilly, TR21 0LN on the joint responsibilities of the owner and the residents to prepare for and respond promptly to flood warnings.

A copy of this plan is displayed at the premises to be visible to all those who reside at the property:

Plan Produced by: G. Farrington

Approved by: Council for the Isles of Scilly

## Version Control

Version No:	Comment	Checked by:	Approved by:	Date:
1	First issue	GF	CiOS	26/4/23

## Disclaimer

The property owner, as far as he can ascertain, acknowledges that this Flood Warning & Evacuation Plan is suitable for the purposes set out within the national Planning Policy Framework.

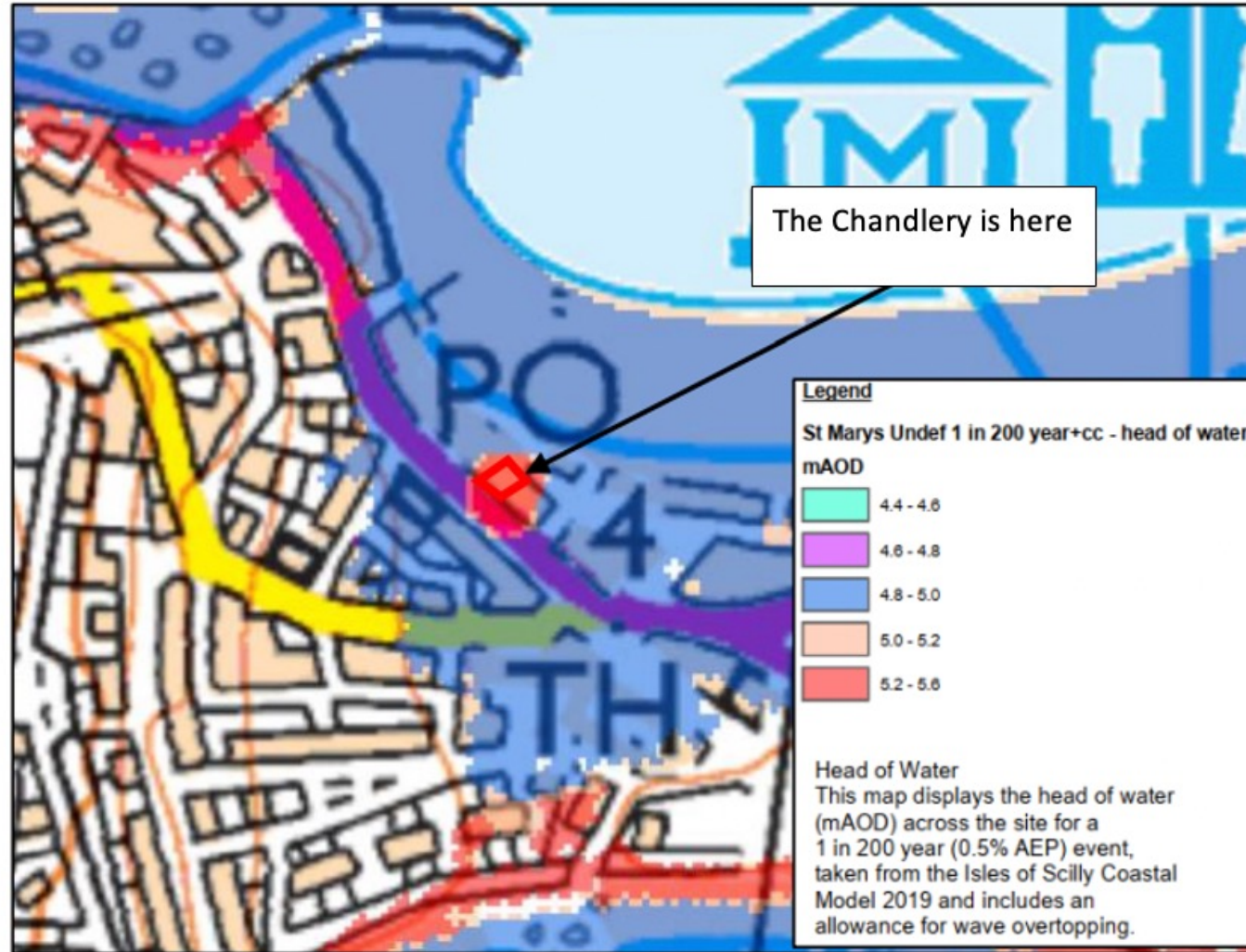
The property owner cannot accept responsibility for any omission or error contained in any such plan, or for loss, damage, or inconvenience, which may result from the plans' implementation. Any subsequent approval does not impute any approval of the plans from the Environment Agency or any of the emergency service.

## Annex A - Flood Risk Exposure

**Historical Flood Data: (See also Flood Risk Map as Appendix 1 to Annex A).**

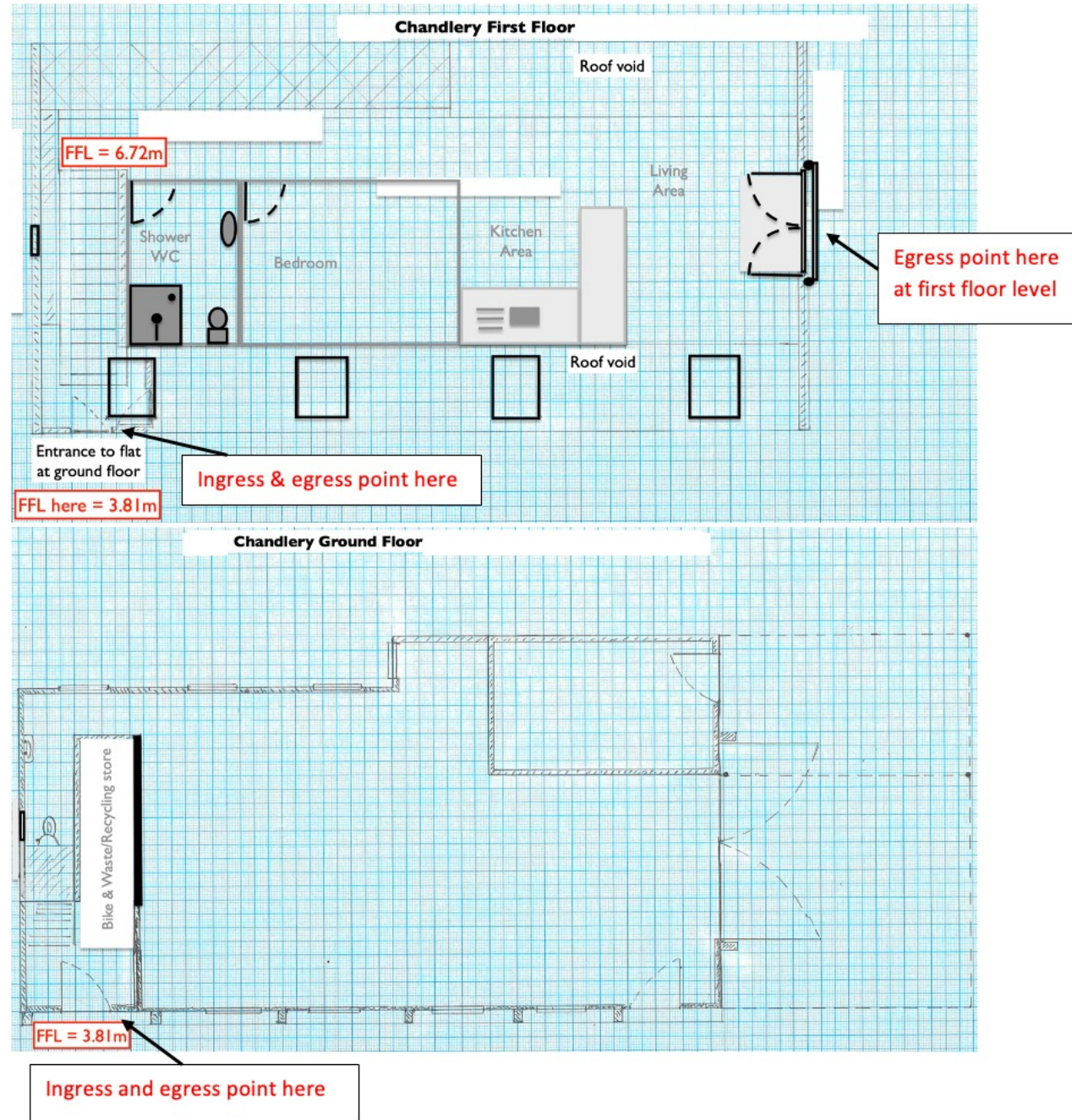
<b>Flood Risk Source:</b>	<b>Warning Systems in Place (Flood Warnings Direct etc.)</b>	<b>Estimated Flood Depth</b>	<b>Frequency / Probability</b>	<b>Property Defence Measures</b>
<b>Fluvial:</b>	N/A to this property location	N/A	N/A	N/A
<b>Tidal:</b>	Local Radio Scilly warnings broadcast. Council website. Community Message Board. Tourist Information Office. Town Hall. Posters around the town. IOS Fire & Rescue Service. Z card displayed internally at both ground and first floor levels.	From lowest at 0.19m to Highest at 1.79m, both at GROUND Floor level (flat entrance level)	1 in 200 Years	Raised step to entrance is 0.26m, so above lowest risk level. Entrance door is modern composite material in sealed frame unit, which is optimal to withstand flood water pressure. A flood resistant barrier (located in ground floor store area) can be inserted to fixings external to the ground floor entrance door on notification of flood risk.  As flat is at first floor level, residents can remain in occupation during flooding, as maximum flood risk period is c.6hours.
<b>Ground Water:</b>	N/A to this property location	N/A	N/A	N/A
<b>Surface Water:</b>	N/A as very low risk location	N/A	None recorded	N/A
<b>Other:</b>				





**Extract from EA Flood Map for Planning 1 in 200 Year with Climate Change - Depth**

## PROPERTY FLOOR PLANS





## Evacuation

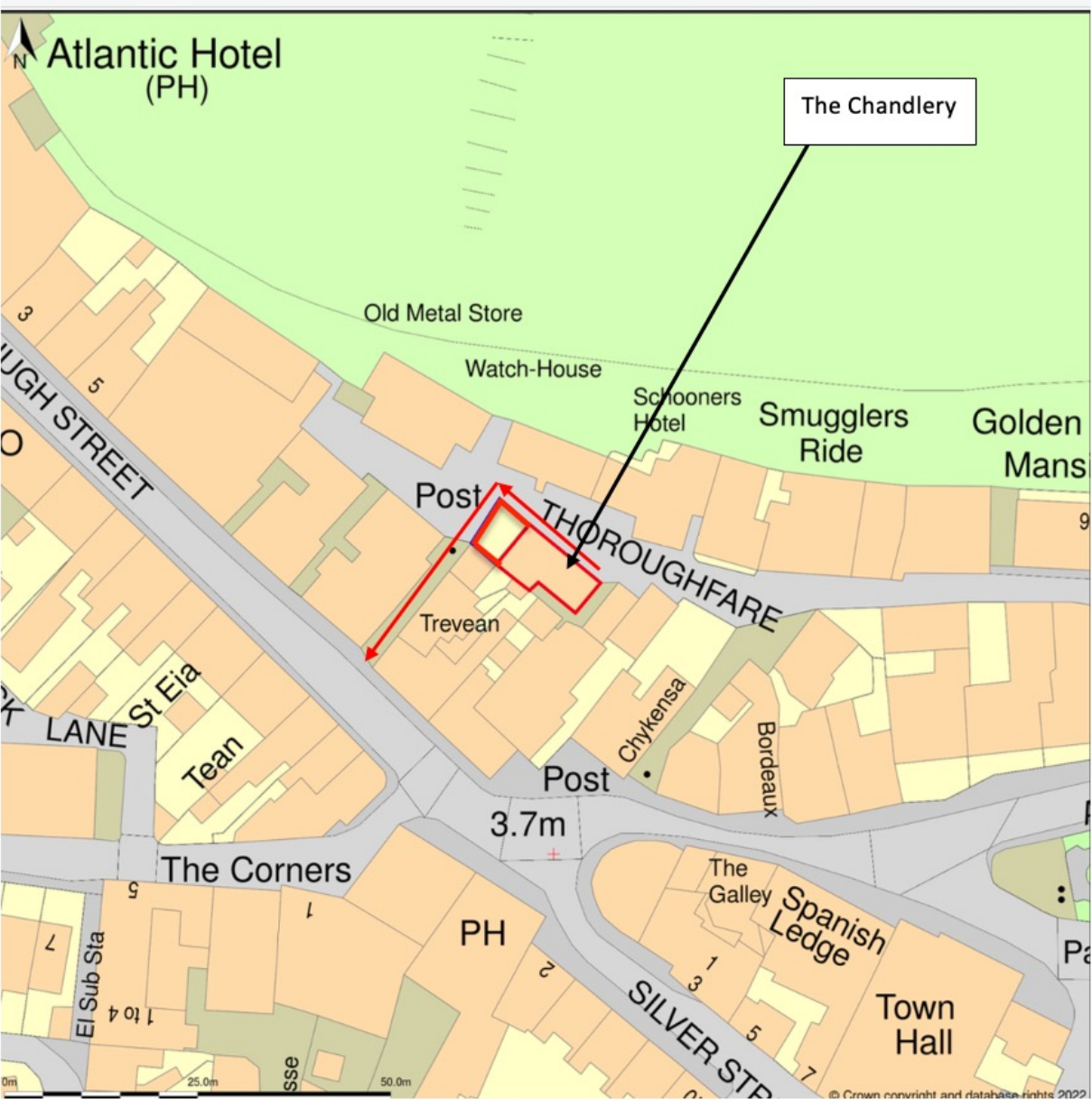
The decision to evacuate or take shelter ultimately rests with the resident/s, but must be made to allow sufficient time to conduct the evacuation before flooding occurs. Flood waters contain hidden dangers and will impede, if not prevent, a safe evacuation.

Where you are unable to identify or access alternative accommodations a safe place of refuge should be sought from the Council for the Isles of Scilly / Emergency Services.

You are advised not to assume that the emergency services will be able to assist you with the evacuation; their focus will be directed to those in greatest need.

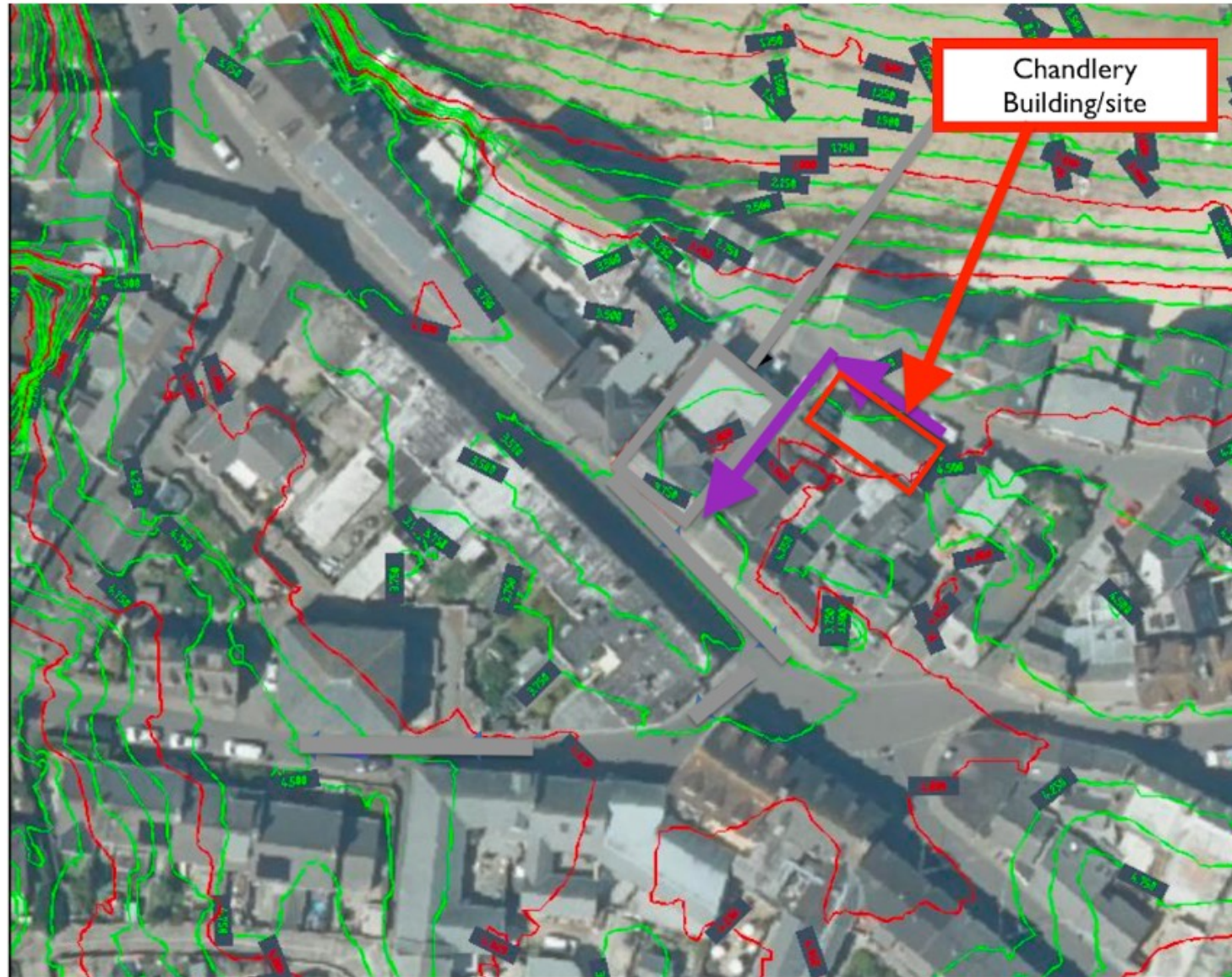
Where evacuation is not a feasible option, or has been delayed, you should remain on the first floor of the property; taking/keeping with you any important documents, bottled water, essential medicines and food sufficient to support you until rescue.

Location Plan version - ESCAPE ROUTE FROM THE CHANDLERY





# Map Version - ESCAPE ROUTE FROM THE CHANDLERY



## Warning & informing




The Council for the Isles of Scilly and the emergency services encourage you to sign up to Flood Warnings Direct (FWD) from the Environment Agency and to Weather Alerts from the Meteorological Office and to act upon the guidance provided.

## Recovery

If the property is subjected to flooding, and you have evacuated, you may not be allowed to return to the property until it has been declared safe to do so. Local emergency services will provide further guidance and support.

## RESTING LOCATIONS ON St MARY'S

Airport, Town Hall, Chapel Hall, Church Hall, Mundesley Boarding House, Children's Centre Carn Thomas, Cadet Hut, Scillonian Club, Masonic Hall, Five Islands School, Sports Hall, Golf Club.

Warnings		EA Recommended Actions	Household Actions	
			Actions	Resources
 <b>FLOOD ALERT</b>	<p><b>What it means:</b> Flooding is possible. Be prepared.</p> <p><b>When it's used:</b> Two hours to two days in advance of flooding.</p>	<p>Be prepared to act on the FWEP. Prepare a flood kit of essential items.</p> <p>Monitor <a href="#">local water levels</a> and the flood forecast on our website.</p>	<p>Review FWEP and listen to local radio</p>	<p>FWEP displayed at ground and first floor levels of the flat.</p>
 <b>FLOOD WARNING</b>	<p><b>What it means:</b> Flooding is expected. Immediate action required.</p> <p><b>When it's used:</b> ½ an hour to one day in advance of flooding.</p>	<p>Move family, pets and valuables to a safe place.</p> <p>Turn off gas, electricity and water supplies if safe to do so.</p> <p>Put <a href="#">flood protection equipment</a> in place.</p>	<p>Insert flood barrier in front of the entrance door to the flat. Listen to local radio and/or contact local services for updates.</p>	<p>Flood barrier located in ground floor storage area.</p>
 <b>SEVERE FLOOD WARNING</b>	<p><b>What it means:</b> Severe flooding. Danger to life.</p> <p><b>When it's used:</b> When flooding poses a significant threat to life.</p>	<p>If not already evacuated, stay at first floor level with double doors providing means of escape <b>ONLY IF</b> emergency services direct and assist you to do so.</p> <p>Be ready should you need to evacuate from the property.</p> <p>Co-operate with the emergency services. Call 999 if you are in immediate danger.</p>	<p>Evacuate if safe to do so, ensuring flood barrier to entrance is replaced on exit. If evacuation not possible, stay at first floor level until emergency services arrive/advise if/as applicable, or until flooding dissipates and notifications are issued that it's safe to exit at ground floor level.</p>	<p>Torches are available at ground and first floor levels if needed due to power failure. EA Floodline telephone number is 0345 988 1188 if needed. Council for Isles of Scilly telephone 0300 1234 105 or email <a href="mailto:enquiries@scilly.gov.uk">enquiries@scilly.gov.uk</a> if needed.</p>
<b>EA Flood Warnings No longer in force</b>	<p><b>What it means:</b> No further flooding is currently expected in your area.</p> <p><b>When it's used:</b> When river or sea conditions begin to return to normal.</p>	<p>Be careful. Flood water may still be around for several days.</p> <p>If property has flooded, insurance company to be contacted as soon as possible.</p>	<p>If ground floor internal flooding occurred, contact property owner on number provided in residents handbook in first floor living area.</p>	<p>Mop &amp; bucket in ground floor store area if only minimal water intrusion occurred at ground floor entrance. Always wash hands after any contact with flood water.</p>
<b>Meteorological Office Weather Warnings</b>	<p>Warnings of heavy rainfall.</p> <p>Warnings of severe winter weather e.g. hail, snow, freezing rain.</p>	<p>Consider the impact of this type of weather – e.g. this could lead to surface water flooding, ground water flooding, and/or increased sea levels.</p>		



## Additional Guidance

<b>Gov.UK:</b>	<a href="#"><u>Prepare for a Flood</u></a>
<b>Gov.UK:</b>	<a href="#"><u>Preparing for Emergencies</u></a>
<b>Environment Agency:</b>	<a href="#"><u>Flood Warnings Direct</u></a>
<b>Meteorological Office:</b>	<a href="#"><u>Weather Warnings</u></a>
<b>Council for the Isles of Scilly:</b>	<a href="mailto:enquiries@scilly.gov.uk"><u>enquiries@scilly.gov.uk</u></a>