

## Guidance on 'Internal' and 'External' flooding

### **Internal property flooding**

A flooding incident is defined as an event of internal property flooding (as defined below) from a public sewer (whether foul, combined or surface water). It does not include flooding caused by assets which are beyond our control, for example:-

- Inundation of the sewerage system due to run off from fields; or
- Fluvial flooding (Rivers and streams)
- Private drainage or highway drainage

Internal property flooding is defined as flooding from a public sewer (including pre 36 sewers) which enters a building **or passes below a suspended floor**. Buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes. The list below gives examples of what **should** be included as internal property flooding. It is not an exhaustive list:-

- Conservatories;
- Basements and cellars (even if unoccupied\* see below);
- Stairwell/lobby area of flats (Counted as 1 flooded property for the DG5 register but each flat will be entitled to a GSS payment);
- Studios and workshops;
- Porches; or
- Garages which are an integral part of the house with adjoining door to the occupied building.

**\*Uninhabited cellars:** An uninhabited cellar is defined as an integral part of a building that is at least partially below ground level that is **not** used for habitation. All cellar flooding should be counted as internal flooding but sewer flooding to uninhabited cellars should be recorded separately (SFS).

### **Exclusions**

- Damp patches on walls should be excluded but all other incidents should be recorded irrespective of size.
- Buildings where the prime purpose is not habitation or occupied business premises should not be classed as internal property flooding but should be recorded as external flooding.

### **External flooding**

A flooding incident is defined as an event of external flooding (as defined below) from a public sewer (whether foul, combined or surface water). It does not include flooding caused by assets which are beyond the water company's control for example:

- Inundation of the sewerage system due to run off from fields
- Fluvial flooding (Rivers and streams)

External flooding is all flooding that is not classed as internal. External areas are split into 'Curtilage', 'Highway' and 'Other' external categories. All incidents should be recorded irrespective of size. Examples of areas within these categories are:-

- 'Curtilage' - Any flooding (except internal property flooding) within the curtilage of a residential building. See separate definition of curtilage.
- 'Highways' – Including footpaths; and
- 'Other' - External flooding to non-residential buildings and areas e.g.
  - Schools
  - Offices
  - Commercial premises
  - Public buildings
  - Public open space
  - Agricultural land
  - Car parks.

### **Curtilage Flooding**

The list below gives examples of what **should** be included as curtilage flooding:-

- buildings where the prime purpose is for storage or installation of domestic appliances and is not accessed from the house by means of an adjoining door to the habitable building;
- detached garages (whether situated inside the boundary of the property and separated from the main building or outside the boundary but with common access as in a garage block);
- linked detached garages (i.e. garages which are attached to a property but separated from it by an external passageway);
- Sheds and outbuildings (e.g. stables, kennels, coal houses, outside toilets);
- Summer houses; or
- Swimming pools/ Jacuzzis.

### **NW – Definition of Curtilage**

A curtilage is generally defined as the grounds and outbuildings associated with and immediately surrounding a dwelling (i.e. houses, flats and farmhouses), normally comprising of the garden, courtyard and driveway etc. Open fields, agricultural land and parkland are excluded.

The location and extent of a curtilage could be indicated by the position of fences, walls etc. but it may not have been marked off or enclosed in any way as physical enclosure is not necessary. A curtilage needs to serve the purpose of the dwelling in some necessary or reasonably useful manner and at least needs to be part of one enclosure around the dwelling.

More than one curtilage may exist around a dwelling if there are closely associated buildings, structures, or areas that contain the separate intimate activities of its own respective occupants where those occupants are persons other than those of the dwelling with which the building or area is associated.