

Flood Evacuation Plan (FEP) for 46 Corporation Road, Newport, NP19 0AW

Version: 0.1 | Date: 21-Jul-2026

1. Introduction and Ownership

1.1 Purpose

The objective of this Flood Evacuation Plan (FEP) is to protect life and ensure the safety of all residents at this Highly Vulnerable House of Multiple Occupation (HMO). It details the required actions before, during, and after a flood event up to the Extreme Climate Change (CC) Defended 2121 T200 event, satisfying the recommendations of the Flood Consequence Assessment (FCA).

1.2 Scope and Commitment

- **Site Address:** 46 Corporation Road, Newport, NP19 0AW
- **Proposed Use:** 8-bed House of Multiple Occupation (HMO) - Classified as 'Highly Vulnerable Development' (TAN15).
- **Flood Zone:** TAN15 Defended Zone (Sea), affected by Flood Zone 3 (Sea).
- **Source of Flood Risk:** Tidal Flooding (from Sea/River Usk).
- **Predictability:** Highly predictable, with extreme conditions forecasted 1-2 weeks in advance.
- **Owner/Responsible Person:** Layton Property Limited
- **Review Cycle:** This document must be considered live and redrafted every 3 years, or immediately following any material change in circumstance.

2. Flood Risk Data and Safe Refuge

2.1 Maximum Flood Scenario (Defended 2121 T200 Climate Change Event)

Metric	Finding from FCA	Explanation
Max Water Level (MOD)	8.26mOD	The highest level the flood water is predicted to reach (metres Ordnance Datum).
Max Flood Depth on Site	Approx. 0.59m	The estimated depth of water at ground floor level.

Metric	Finding from FCA	Explanation
Risk of Access/Egress Severance	High	Roads surrounding the site may be impassable.

2.2 Designated Safe Refuge (Critical for LPA Acceptance)

A designated, secure, and flood-free refuge must be available 24/7 to all occupants, particularly those in ground-floor sleeping accommodation.

Location	Critical Requirement	Key Safety Features
Designated Safe Refuge: Second Floor Room as marked on floorplan in Annex A	Flood-Free Level: FFL of this room must be verified to be above 8.26mOD	The second-floor refuge is safe, secure, and above the maximum predicted flood level.

2.3 Flood Resistance/Resilience Measures (Owner Responsibility)

The following property-based measures must be implemented:

- **Electrical Fittings:** Elevated to 1.2m above the ground floor FFL.
- **Plasterboard:** Fitted horizontally.
- **Pipework:** Non-return valves to be fitted on all relevant pipework to prevent backflow of sewage.

3. Communication and Key Contacts

3.1 Flood Warning Registration

The Site Manager/Owner must be registered for flood warnings from Natural Resources Wales (NRW).

3.2 Key Phone Numbers (To be displayed in communal areas and the Safe Refuge)

Service/Contact	Number	Notes
EMERGENCY (IMMEDIATE DANGER)	999	Call if immediate danger to life or in need of rescue.
NRW Floodline	0345 988 1188	For up-to-date flood warnings and advice.
Site Manager (24/7)	[Manager's 24/7 Phone Number] To Be Included prior to tenant onboarding	Primary contact for plan activation.

Service/Contact	Number	Notes
Local Authority Emergency Planning	01633 656656	For local rest centres and community assistance.
Utility - Electricity	105	National grid loss of power.

4. Flood Protocols (Pre, During, and Post-Event)

4.1 Pre-Flood Event Actions

Warning Level	Timing	Site Manager Actions	Resident Actions (Advised)
Flood Alert (Flooding is Possible)	2 hours to 2 days in advance.	1. Monitor: Check NRW FWD service. 2. Communicate: Inform all residents. 3. Prepare: Confirm evacuation transport is on standby.	1. Assemble: Locate personal Flood Grab Bag. 2. Prepare: Move non-essential ground floor items.
Flood Warning (Flooding is Expected)	Half an hour to 1 day in advance.	1. EVACUATION DECISION: Site Manager confirms full evacuation. 2. Protection: Deploy any PFR measures. 3. Utilities: If safe, turn off gas and electricity at the mains.	1. Evacuate: Gather Grab Bag and proceed with evacuation (see 4.2). 2. DO NOT DELAY.
Severe Flood Warning (Danger to Life)	When flooding poses a significant threat.	1. Safety Priority: Reinforce instruction to Shelter in the Safe Refuge (2nd Floor). 2. Call 999: If water is rising rapidly or there is immediate danger.	1. Safe Refuge: Move immediately to the Designated Safe Refuge room (2nd Floor). 2. STAY PUT.

4.2 Evacuation Procedure (Pre-Flood)

- **Evacuation Trigger:** Issuance of a Flood Warning.
- **Evacuation Route:** Travel northbound on Corporation Road, then Caerleon Road, then Church Road, finally Christchurch Road (See Annex A).
- **Assembly Point/Safe Location:** 2 Summerhill Ave, Newport NP19 8FP (See Annex A).

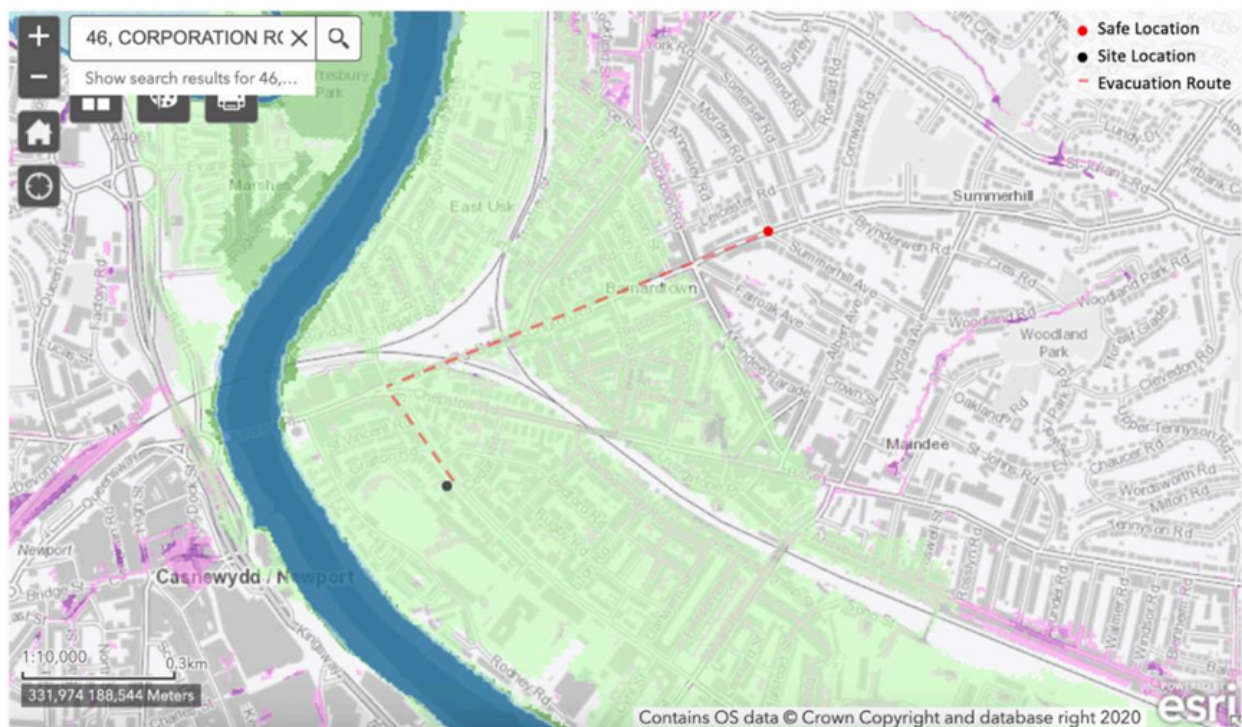
4.3 During Flood (On-site Refuge - If Trapped)

- If evacuation is impossible, all occupants must retreat immediately to the Designated Safe Refuge on the Second Floor.
- DO NOT attempt to wade through flood water (depth 0.59m). Wait for Rescue.

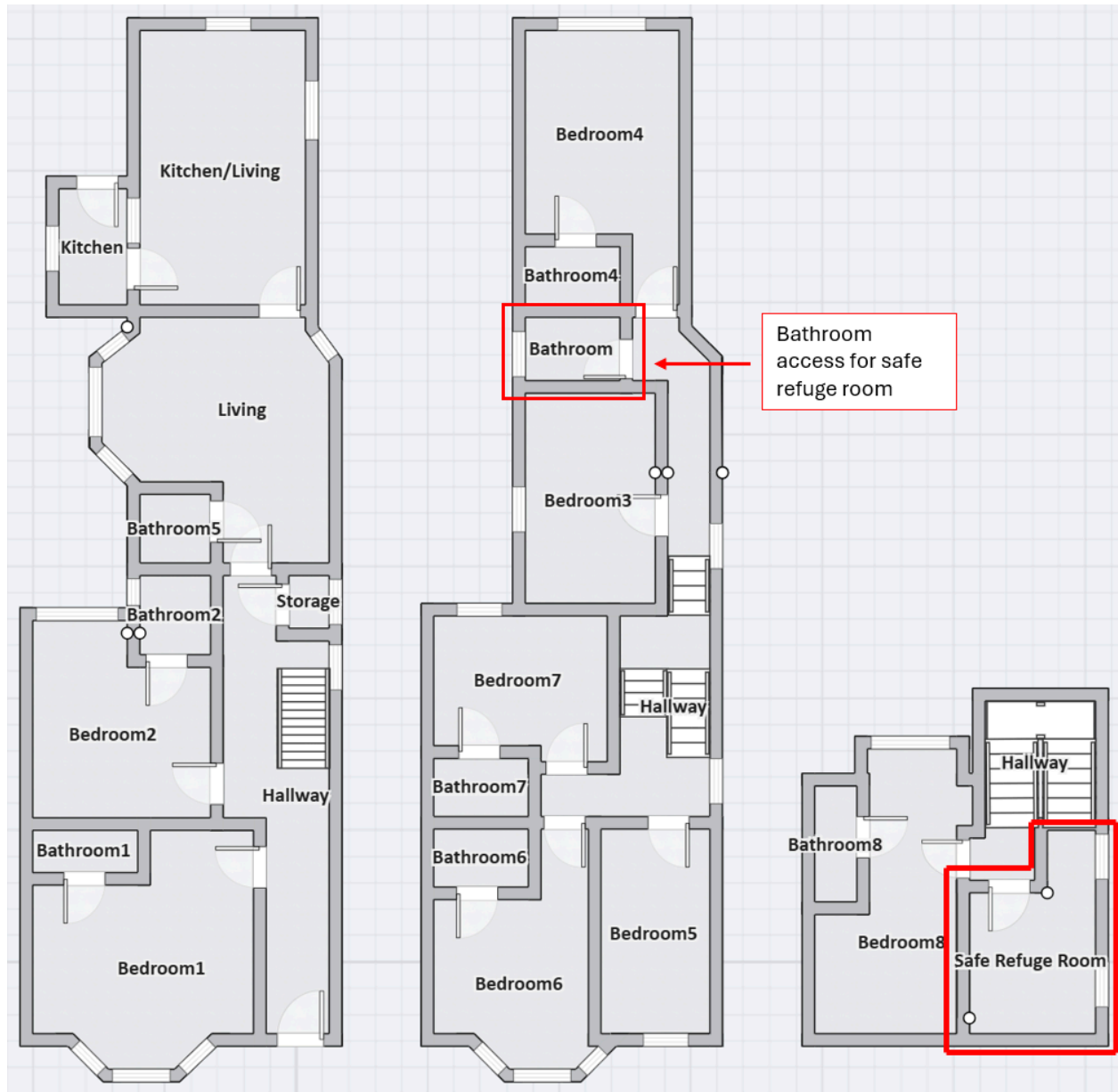
5. Annexes

Annex A: Evacuation Map & Floorplan Templates

Map showing Safe Location Assembly Point and Evacuation Route from the property.



Floorplan showing Safe Refuge Room and accessible bathroom



Annex B: Resident Flood Kit Checklist (Advice ONLY)

(This is advice for residents on what they must provide for their own personal safety.)

Item Type	Item	Requirement
Personal Safety	Prescription Medication	Must be readily accessible, with a one-week supply.
Personal Safety	Food & Water	Emergency rations and at least 1 litre of bottled water per person.

Item Type	Item	Requirement
Personal Safety	Warm/Waterproof Clothing	Spare change of warm clothes and sturdy shoes/wellies.
Documents & Money	Important Documents	Copies of passports, insurance policy, tenancy agreement. Store in a waterproof plastic folder.
Communication	Communication Items	Mobile Phone & Charger, Cash, Battery-Powered Radio.