

Flood Consequences Assessment

Reinstatement of Existing HMO Use

108A Alexandra Road, Newport, NP20 2JG

1. Introduction

This Flood Consequences Assessment (FCA) has been prepared in support of a planning application for the reinstatement of the existing dwelling at 108 Alexandra Road, Newport, as a House in Multiple Occupation (HMO) for four occupants.

The proposal relates solely to the reinstatement of a previously established HMO use. The property previously operated as a licensed HMO with Newport City Council for four tenants until 2020. The building remains in residential use and is currently occupied by one tenant.

No extension, new construction, structural alterations, changes to the building footprint, or internal layout changes are proposed as part of this application.

The purpose of this assessment is to consider the flood consequences associated with the continued residential occupation of the existing building and the proposed reinstatement of the previous four-person HMO use.

2. Flood Risk Context

The property has been identified as being located within an area designated as Flood Zone 3 on the Natural Resources Wales (NRW) Flood Map for Planning.

The flood designation relates to the location of the existing property and does not arise from any proposed physical alteration to the site.

The proposal does not increase flood risk elsewhere, alter surface water drainage arrangements, increase building footprint, or introduce additional built development.

3. Existing Site and Building

The property is an existing residential dwelling within an established urban area of Newport.

The building has historically operated as a four-person HMO and was licensed by Newport City Council for this use prior to 2020.

The proposed development represents the return to the previously established occupation level rather than an intensification involving additional bedrooms, extensions or alterations.

4. Flood Warning and Awareness

Future occupants will be advised that the property is located within an area identified as being at risk of flooding and should take appropriate precautions.

Residents will be encouraged to:

- register for the Natural Resources Wales flood warning service;

- remain aware of weather forecasts and flood alerts;
- follow advice issued by Natural Resources Wales and emergency services;
- avoid attempting to travel through flood water.

A copy of relevant flood warning information can be provided to occupants as part of the HMO management arrangements.

5. Flood Evacuation and Safety

The property is located within an established residential area with existing highway access available for residents and emergency services.

In the event of a flood warning requiring evacuation, occupants would be advised to leave the property before flood conditions prevent safe movement.

The property will continue to be managed as an HMO, with residents provided with appropriate information regarding emergency procedures.

The proposed occupation level of four residents is consistent with the historic licensed HMO use of the property and does not represent a significant increase in the number of people requiring evacuation compared with the previous established use.

6. Flood Consequences for Occupants

The main potential flood consequence relates to the safety and wellbeing of occupants during a flood event.

The proposal does not create additional vulnerability through:

- additional floorspace;
- additional residential units;
- increased building footprint;
- basement accommodation;
- changes to ground levels.

The existing building will remain unchanged. The reinstatement of the former HMO use will allow continued occupation of an existing residential property.

Appropriate management measures, including resident awareness and access to flood warnings, will assist in reducing potential risks to occupants.

7. Mitigation Measures

The following measures are proposed:

- Residents will be informed of the property's flood risk status.

- Occupants will be encouraged to sign up to NRW flood warnings.
 - Emergency contact arrangements and evacuation procedures will be included within the HMO management arrangements.
 - Residents will be advised not to enter flood water.
 - The property will continue to be managed in accordance with HMO licensing requirements.
-

8. Conclusion

This assessment concludes that the proposed reinstatement of the four-person HMO use at 108 Alexandra Road does not introduce additional built development or materially increase flood risk.

The proposal relates to an existing building which previously operated as a licensed HMO. The principal flood risk consideration is the safety of occupants during a flood event.

Through appropriate flood awareness, warning arrangements and emergency procedures, the potential consequences to occupants can be appropriately managed.

Given the nature of the proposal, a proportionate approach to flood risk assessment is considered appropriate.