Environment Agency

Ms Lisa Foster
13 Fairmile Drive
Manchester
M20 5WS

Our ref: WTNFRM30828
Your ref:

Date: 19th January 2010

Dear Lisa

Likelihood of Flooding Information for: 13 Fairmile Drive, Manchester, M20 5WS.

Thank you for your recent request for information regarding flood risk. I can confirm that the above property/site is located in an area where the chance of flooding from both rivers and the sea has been assessed as less than 0.1% in any year (1 chance in 1,000 in any year).

Therefore the likelihood of flooding is estimated as 'low'.

You may wish to send this letter to your insurer so that they are also aware of the likelihood of flooding in your area.

Water causing flooding can come from different places, for example from rivers or the sea; surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system); overflowing or backing up of sewer or drainage systems which have been overwhelmed or from groundwater rising up from underground aquifers.

Currently the Environment Agency can only supply flood risk data relating to the risk of flooding from rivers or the sea. However you should be aware that in recent years, there has been an increase in flood damage caused by surface water flooding or drainage systems that have been overwhelmed. Local Authorities and/or Water Companies may be able to provide some knowledge on the risk of flooding from sources other than rivers and the sea and we are working with these organisations to improve knowledge and understanding of surface water flooding.

Further information is available on our web site www.environment-agency.gov.uk on the Flood Map page of *What's in Your Backyard*. Please note that the likelihood of flooding is an estimate based on the information currently available and may change in future due to climate change or other factors.
I enclose two attachments:

- *Flooding Information Sheet – Your Questions Answered*, a document we have produced jointly with the Association of British Insurers
- *Standard Notice Non-Commercial for the supply of Environment Agency Information*, which explains the use of our data

I hope the information provided to you is helpful. Please contact us again if you require any further information, quoting the reference number on this letter.

Office Address
Customer Services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Yours sincerely

Katie McAlinden
Customer Services Officer

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Standard Notice (Non-Commercial)
EA / ABI Joint Fact Sheet