

Flood Evacuation Plan

Situation

- Regency Guest House contains 9 guest rooms over 4 floors; 2 at basement level, 1 at ground floor level, 3 at first floor level. There is also private accommodation located at ground floor and basement level.
- There are no on- site parking facilities
- There is a private exterior amenity space
- Egress out of the public areas of the building is via the front both on Ground Floor and Basement level
- Egress out of the private spaces can be wither via the front or rear of the building
- The property has a full mains wired fire alarm system as per the local authority's guidance

Risk potential

- The site lies within **flood zone 3 (high risk)**. The source of the flooding is tidal from the River Arun located 130m to the West of the site. 1:200 year flood level is set at 2.37m above (AOD) Ordnance Datum
- The topography across the site ranges from 2.01m AOD to 2.41m AOD
- Possible maximum flood depth based on this site is for a 1:200 year flood at 0.36m and for 1:1000 year flood 0.49m
Future predicted levels are; 2070
- Possible maximum flood depth for this site for 1:200 year flood at 0.99m
Future predicted levels are; 2115
- Possible maximum flood depth for this site foe 1:200 year flood at 1.99m

Considerations

- There is habitable accommodation, both public and private at basement level which is particularly susceptible to flooding
- Guests may not be aware of potential issues
- Guests may not have full understanding of the layout of the site
- There is only one main egress route for Guests via the stairs to the front of the property
- The property is maintained to high standards and meets relevant legislation for such premises.
- Due to the nature of tidal flooding it is unlikely that the site would be subject to flooding without several hours notice.
- Maximum and minimum tidal peaks are 6 hours apart, as such it would be expected that tidal waters receded within 6 hours.

Prevention

- No prevention measures are currently installed/being undertaken in the public areas
- Newer private areas have been designed with a water exclusion strategy below 0.6m
- The private areas have been built with a water exclusion strategy, meaning that only when water reaches .6m above floor level, it will be allowed to infiltrate the

building. It is not known whether the public areas of the building have any special measure built into the buildings fabric.

- Flood barriers are provided for all basement level doors.
- Private areas will have plug sockets installed at a higher level.

Preparation

- Warnings will be given to residents of the guest house in accordance with Flood Warnings Direct (FWD)
- Flood barriers will be readied by either Miss Ewer or Miss Waelti

Flood Warnings

- The owners of the business Miss Nicole Ewer and Miss Marina Waelti have signed up to the Environmental Agency Flood Warnings Direct
- On receipt of a flood alert either Miss Ewer or Miss Waelti will inform each guest by means of door to door communication.
- Any change in warning level will also be passed on to guests.
- On check-in, any potential current flood alerts will be relayed to the guests
- A notice will be issued in the foyer of the guest house detailing the current flood alert status, as per the EA flood warning codes

Action on Alert

- Take note of current alert status and follow warning codes as per Flood Warning Action table - Appendix B (to be displayed on each floor)
- If advised to evacuate to a higher level or evacuate either Miss Ewer or Miss Waelti will request guests to meet at the designated meeting point and escort to a suitable location within the building (Appendix C) or take them from the site via the front door to South Terrace and head away from the River Arun (East) to the corner of Fitzlan Road, or to a place advised to them by the Emergency Services. (Please see Appendix A)
- In an Emergency call 999

Emergency Contact Numbers

In case of Emergency Call 999

Miss Ewer

Miss Waelti

Environment Agency Flood Line [REDACTED] 24H)

