
Book reviews

Repairing Flooded Buildings: An Insurance Industry Guide to Investigation and Repair

Title: Repairing Flooded Buildings: An Insurance Industry Guide to Investigation and Repair	Authors: Flood Repairs Forum
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This publication has been compiled by the Flood Repairs Forum as an insurance industry guide to the investigation and repair of flood damage. It sets out to be a repository of all relevant knowledge held by the insurance and construction industries for the benefit of those involved with the problem of risk of flooding in buildings. It is written in a pared down style, with tables and bullet point to direct the reader to the substance of the guidance contained. This is clearly set out to assist all those who are practitioners in this area — be they assessors, adjusters, claimants or those specifying the remedial work after flood damage has occurred.

The section on damage reporting — collecting the right information — takes the reader through the key elements in the process. There is a specimen Building Condition Report Format included in the text.

It follows the sequence of events in a flood claim — starting with the claims procedures. This part deals with some of those frequently asked questions — such as turning on the heating to start the drying out process. It comes as a shock to most people struggling with the damp and smell of a flood to learn that air movement is good and heat is often bad. The ideal remedy is to create moving air with all windows (where possible) being left open to remove the water vapour from the affected areas of the property. The guidance on drying a building and its contents includes triage — what will recover without treatment, what will never recover irrespective of what

is done, and the most important area, what will benefit from action. There is a substantial section on how to dry out a building and the equipment available to get the best results.

The health and safety in flood damage repair is discussed in a simple bullet style format, giving ready guidance in an accessible manner. The chapter includes a guide to the ratings used in defining risk, the severity and likelihood ratings as well as risk levels generally. This section includes six tabulated pages of the main hazards that one must evaluate.

There is a section on remediation — putting right the damage when it occurs. This includes the assessment of the standard of repairing which provides benchmarking of repair strategies for flood damage of residential property. This looks at the various parts of the building's construction and considers the areas that are most at risk, benchmark repair strategies in each case and resilient repair options that may cope better if the circumstances are to be repeated.

The final part of this manual deals with managing flood risk. This outlines how one can find out if the building is at risk of flooding, the methods available to limit or prevent future damage together with suggestions for permanent change for buildings at risk.

This is a practical guide that for those who may work in this area is an essential manual of what can be done and what should be done. With an increasing number of buildings being at risk of flooding, and with the possibility that global warming may increase the frequency of flooding events, there is much that the practitioner may find of value in this book.

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