



# OAMPS

HAZARDOUS INDUSTRIES

[www.oamps.co.uk](http://www.oamps.co.uk)

## Protect your business from summer storms

### Are You Prepared For a Break in The Weather?

As much as we might want it to, the dry weather will not last forever and in these hot and humid conditions there is a good chance that when the rain comes, it will be in short, sharp bursts with little or no warning.

Weather forecasting has improved significantly in the last few years, although there is still little warning of precisely when and where localised severe weather and cloudbursts occur.

Our roofs and drainage systems are generally designed to cope with most extremes of weather but only if they are in good condition and can work as they are meant to. It is not always obvious that these systems are becoming overtaxed until it is too late. Emergency action / intervention at this stage usually has limited impact.

The consequences of water entering your building are, at best, extremely inconvenient and in the worst cases, disastrous in terms of damage to stock, equipment, fixtures and fittings and general contamination.

Taking the time now to carry out some basic checks and maintenance can significantly reduce the chances of a damaging loss and the checklist below suggests some areas for you to consider.

This information is not intended to constitute any form of opinion and recipients should not infer any opinion from its content. Recipients should not rely exclusively on the information contained in the bulletin and should make decisions based on a full consideration of all available information. If you have any concerns at all about property maintenance, you should seek advice from a trusted local tradesman.

We make no warranties, express or implied, as to the accuracy, reliability or correctness of the information provided. We and our officers, employees or agents shall not be responsible for any loss whatsoever arising from the recipient's reliance upon any information we provide and exclude liability for the statistical content to fullest extent permitted by law.

OAMPS is part of Pen Underwriting Limited which is authorised and regulated by the Financial Conduct Authority (FCA number 314493).  
Registered Office: The Walbrook Building, 25 Walbrook, London EC4N 3AW. Registered in England and Wales. Company Number: 5172311.

## Think of the Consequences

In certain cases, the rainfall rate simply exceeds the capabilities of the drainage systems and despite your best efforts, water may enter buildings. Thinking in advance about how this will affect you and taking some sensible precautions may save considerable inconvenience, disruption and money should the worst occur.

- Don't store stock directly on the floor. Even raising it 100mm can make all the difference.
- If you can avoid storing directly under valley gutters, then do so. If not, then try and store lower value, less vulnerable goods in these areas.
- Electrical, electronic and other sensitive equipment may be directly under potential water entry points. In the short term, think how you may protect it, longer term ask yourself if this is the correct location for it.
- Think about cellars, basements, trenches, pits, loading docks and other low-lying areas. After an extended dry period, water run off paths may be significantly different from the usual routes. If you have had any incidence of water ingress before then be prepared with sandbags or possibly Floodsax
- Check that normal surface water drains and other flow routes are unobstructed

## You can minimise the impact of severe rainfall and cloudbursts by some well-timed checks and appropriate maintenance

Roof Condition	Check
Remove roof debris	<input type="checkbox"/>
Check condition of sheeting and flashing	<input type="checkbox"/>
Look for shrinkage of sealants (also around roof mounted equipment)	<input type="checkbox"/>
<b>Guttering and Roof Drainage</b>	
Are debris strainers clear and properly fixed	<input type="checkbox"/>
Are downpipes clear of blockage	<input type="checkbox"/>
Are gutters in good condition, free from debris and pitched to fall to roof drains	<input type="checkbox"/>
Where downpipes are open ended, are the discharge points clear of debris and will the water flow to a safe place.	<input type="checkbox"/>
Where installed, are roof scuppers clear	<input type="checkbox"/>
In the case of end draining valley gutters ensure the scuppers are low enough to allow water to overflow before backing up under the roof sheeting	<input type="checkbox"/>
Are scuppers properly sized to take the overflow. They should be no smaller than the drain they are protecting and ideally as large as possible.	<input type="checkbox"/>
Have any modifications to the roof accounted for drainage changes, particularly think of facades and parapets that may cause water to accumulate	<input type="checkbox"/>
Do scuppers and overflows discharge to a safe location	<input type="checkbox"/>
<b>Surface Water Drainage</b>	
Are surface water drains clear and free of debris	<input type="checkbox"/>
Are other natural drains clear and free of debris - check culverts and other covered drainage paths.	<input type="checkbox"/>
Are vulnerable areas and potential water entry points to buildings provided with sandbags or other prevention methods	<input type="checkbox"/>
If surface drains are overwhelmed, will water flow to a safe location	<input type="checkbox"/>