

<p><b>Question 1 from Veronica Pickles to the Mayor</b></p>	<p>There is a 13 room property on the Newton Road, we are one of the properties which has been affected by the problem caused by the well capping above Torre.</p> <p>The area affected by the inadequate well capping has many commercial properties within it, where individuals and companies have invested large sums of money. Their investment also benefits the English Riviera. As one of those investors I wish to ask:</p> <p>Can you guarantee that my investment will be protected by Torbay Council should I have structural problems to my property resulting from flooding or rising damp? Will Torbay foot the bills I receive which result from work done to repair such damage? Is there adequate insurance in place to cover such costs?</p>
<p><b>Question 2 from P S Fields to the Mayor</b></p>	<p>I have been a resident of Torre for the last 20 years. I would like Torbay Council's view on the following issue:</p> <p>Localised flooding in, and around Torre.</p>
<p><b>Questions 3 from Mr and Mrs Pearman-Brooks</b></p>	<p>We, Ian &amp; Judi Pearman-Brooks are residents of Torre, Torquay. My property is a Grade 2 listed building that I have owned since early 2006.</p> <p>In 2006 the rear courtyard garden was flooded. This has continued on a regular basis since and it always follows periods of prolonged rainfall. The severity and frequency is increasing to the extent that the preventative measures I have installed might be overwhelmed and my listed building could suffer irreparable damage.</p> <p>It has been brought to my attention that Torbay Council has been made aware of a flooding problem in Torre and that it could be related to the development of the Torre Marine Site, developed by Barratt Homes, Devon and Cornwall Housing and McCarthy &amp; Stone. My property backs onto and is below this site and therefore the water is quite likely to be coming from it.</p> <p>My question for the Council is:</p> <p>What has the local authority done to abate the flooding problems in Torre and what future actions does the local authority intend to take?</p>

<p><b>Question 4 from Mr Richard Selley</b></p>	<p>Is the Local Authority taking any form of action to stop the flooding in Torre?</p>
<p><b>Question 5 from Mr Geoffrey Colville</b></p>	<p>Can the Local Authority advise me what they have done to abate the flooding problems in Torre?</p>
<p><b>Question 4 from Mr Trevor Barfoot</b></p>	<p>I am a Chartered Building consultant and I act for a number of residents, landlords and businesses that own and manage property in and around Torre. As a result of recent publicity and the efforts of concerned parties, that number is increasing daily. They have all been affected by sporadic flooding and or severe damp issues since 2005/2006. The problems they are experiencing are in many cases getting worse and in some cases are becoming extremely severe. There is already structural damage to buildings and the loss of business which possibly amounts to many hundreds of thousands of pounds. This is excluding the damage that is or might be occurring to the infrastructure that the council is responsible for such as roads.</p> <p>Despite meeting with your officers and passing details to them of my findings and concerns there is a continual denial of the existence of a problem with flooding in and around Torre Torquay. For you information this is believed to be caused by water arising within the curtilage of the Torre Marine Development, where redundant wells, some with positive pressure that were capped and left with suitable run off drainage in the late 19<sup>th</sup> and early 20<sup>th</sup> century, were disturbed by the developers. These are now suspected to be “welling up” below ground and saturating the area. It is possible that the developers, having disturbed the wells and destroyed the infrastructure put in place to cope with run off, did not seal these in accordance with the good practice for decommissioning redundant boreholes and wells.</p> <p>I am grateful to Mr Geoffrey Colville. He originally highlighted this problem and has tried relentlessly to get heard within the council. With his assistance we have managed to uncover evidence that the wells exist and the BBC recently recorded an interview with a ground worker on the site who admitted, on camera, that they existed and were “<i>dealt with</i>”.</p> <p>I have been working with the office of Adrian Saunders and reporting my findings to them. Adrian Saunders has recently called for the council to take the lead in this matter and commission an investigation into this flooding. He has dealt with the office of Patrick Carney who stated in a letter to Adrian Saunders on the 7<sup>th</sup> November 2012.</p>

*“It is interesting to note that we have not received any reports of flooding to properties in the vicinity of the Torre Marine Development”*

I know this statement to be untrue as departments within your authority have been advised of flooding and are dealing with issues arising from this.

Just today I was contacted by a landlord who's tenant was flooded out last night 21<sup>st</sup> November 2012 for a second time in 6 weeks. The building he owns was dry in 2006 and has developed serious problems since then and is now saturated. The same night another client's property in Tor Park Road was flooded out again on dates that correlate and corroborate their experiences. I believe that both of these incidents are a direct result of the issues highlighted above. They are also not unique and unless something is done about this quickly they and others will suffer considerable financial loss.

Patrick Carney finishes his letter with the statement.

*“As I have highlighted in previous letters it is the responsibility of the residents to protect their properties from groundwater flooding and not the responsibility of Torbay Council.”*

Tests carried out have shown that this is not simply “ground water”. It is clearly water that has fallen on higher ground, probably farmland and is possibly emanating from the site of the former South Devon College in considerable volumes and in numerous directions.

The approach being taken by Mr Carney and exemplified in the tone of the reply appears to be absolving Torbay Council of any responsibility under Section 19 of the Floods and Water Management Act 2010. The Council should be taking the lead in this and looking after the residents, the income derived from them and the infrastructure you are charged with looking after. If there is any conflict of interest between Torbay Council, the ownership of the former College Site, the developers or anyone connected with this, then the matter should be made public and the investigation into this flooding handed over to an independent agency.

My question for the Mayor is: **Taking into account my comments does the council still deny that they are unaware of flooding issues in and around Torre Torquay and does the council intend to take any action to investigate this matter further?**