TORBAY COUNCIL

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Flood Investigation Report

27th August 2020

Introduction

Under the Flood and Water Management Act 2010 (FWMA) Torbay Council as a Unitary Authority is designated as the Lead Local Flood Authority (LLFA) for Torbay. This has placed a number of statutory responsibilities on the Council in relation to flood risk management. One of these responsibilities is identified under Section 19 of the Act which states:

Section 19 – Local Authorities: Investigations

1) On becoming aware of a flood in its area, a Lead Local Flood Authority must, to the extent that it considers it necessary or appropriate, investigate –
    a) Which Risk Management Authorities have relevant flood risk management functions, and
    b) Whether each of those Risk Management Authorities has exercised, or is proposing to exercise, those functions in response to the flood.
2) Where an authority carries out an investigation under subsection (1) it must –
    a) Publish the results of its investigations, and
    b) Notify any relevant Risk Management Authorities

Under the Act a Risk Management Authority is identified as:

1) The Environment Agency
2) A Lead Local Flood Authority
3) A district council for an area for which there is no unitary authority
4) An internal drainage board
5) A water company
6) A highway authority

When considering whether it is necessary or appropriate to investigate a flooding event Torbay Council will assess the severity of the event and the number of properties affected. The Local Flood Risk Management Strategy prepared by Torbay Council states that the Council will undertake a Section 19 flood investigation following a flooding event where 5 properties or more suffer internal flooding.

In partnership with the other Risk Management Authorities in Torbay this report has been produced to comply with the legislation and to determine the main causes of the flooding. In addition within this report Torbay Council have identified a number of actions the relevant Risk Management Authorities need to consider. Torbay Council as the LLFA will continue to monitor the list of actions with all the relevant Risk Management Authorities and will assist in the delivery where practical to do so.

Risk Management Authority Responsibilities

Recording Flooding Incidents and Key Responsibilities

As part of the statutory duties identified within the FWMA 2010 all LLFA's must record flooding incidents within its area.

The roles and responsibilities for the various types of flooding are spread across all of the Risk Management Authorities identified within the FWMA 2010 with the LLFA having an overriding duty to investigate, where appropriate, the flooding from all sources. The following table identifies the relevant flood risk management functions for each of the Risk Management Authorities and the different sources of flood risk that Torbay Council as LLFA need to investigate.

Flood Source	Lead Local Flood Authority	Environment Agency	Water Company	Highway Authority
Rivers:				
Main Rivers		Responsible		
Ordinary watercourses	Responsible			
Surface Run Off:				
Surface water	Responsible			
Surface water on the highway				Responsible
Other:				
Sewer Flooding			Responsible	
Coastal Flooding		Responsible		
Groundwater	Responsible			
Reservoirs		Responsible		

It should be noted that a main river in the above table refers to a river that has been designated as such by the Environment Agency. These tend to be the larger arterial watercourses that are considered to pose a significant flood risk. Ordinary watercourses include all rivers and streams that have not been designated as main rivers and all ditches, drains, culverts, dikes, sluices, sewers (other than public sewers) and passages through which water flows.

The general Risk Management Authority responsibilities in relation to flood risk and surface water management are outlined below:

The Environment Agency is responsible for managing the risk from the sea, main rivers and reservoirs and they have a strategic overview role for all flood risk management. The Environment Agency also provides a flood warning service throughout England and Wales in areas at risk of flooding from rivers or the sea.

Torbay Council as Lead Local Flood Authority is responsible for overseeing the flood risk from ordinary watercourses, groundwater and surface water run-off. They are also responsible for consenting works on ordinary watercourses and enforcing the removal of any unlawful structures or obstructions within the watercourse. As previously identified they must ensure that following a flooding event a flood investigation is carried out and the flood investigation report is published.

Torbay Council as Highway Authority is responsible for surface water on the highway and maintaining gullies and culverts to ensure effective highway drainage.

In addition to the Risk Management Authority responsibilities identified above land/property owners that have a main river or ordinary watercourse in or adjacent to their land have riparian responsibilities on that main river or ordinary watercourse. This means that the landowner must:

- Let water flow through their land without any obstruction, pollution or diversion which affects the rights of others.
- Accept flood flows through their land, even if these are caused by inadequate capacity downstream.
- Keep the banks clear of anything that could cause an obstruction and increase flood risk, either on their land or downstream if it is washed away.
- Maintain the bed and banks of the watercourse and the trees and shrubs growing on the banks and should also clear any litter or debris from the channel and banks, even if it did not come from their land.
- Keeps any structures, such as culverts, trash screens, weirs and mill gates, clear of debris.

Background

Torbay experienced a continuous five-hour period of rain, with a short period of extremely intense rainfall in the early afternoon of 27th August. Rain gauges owned by Torbay Council have been downloaded in Torquay (Hele Tank, Gallows Gate Reservoir, Town Hall), Paignton (Templer Road) and Brixham (Laywell Reservoir).

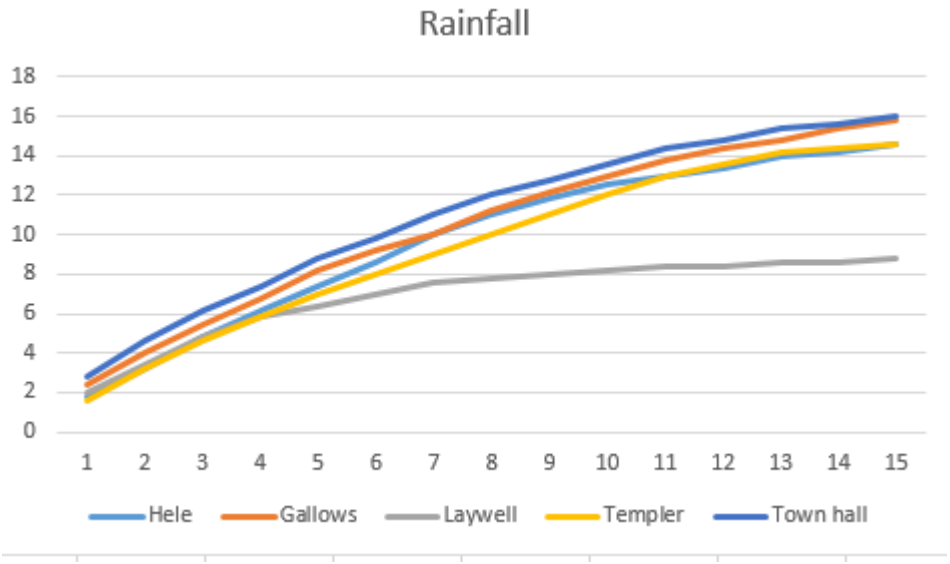
The total rainfall that fell at each location during the storm event is as follows:

Location	Rainfall	Time
Torquay – Hele Tank	23.8mm	09:31 – 14:27
Torquay – Gallows Gate Reservoir	26.4mm	09:14 – 14:28
Brixham – Laywell Reservoir	17.0mm	09:48 – 14.29
Paignton – Templer Road	25.0mm	09:22 – 14:25
Torquay – Town Hall	26.2mm	08.30 – 14.33

The intense rainfall lasted for 15 minutes, as shown below (cumulative totals):

	mm rainfall				
Minutes	Hele	Gallows	Laywell	Templer	Town hall
1	1.8	2.4	2	1.6	2.8
2	3.2	4	3.4	3.2	4.6
3	4.8	5.4	4.8	4.6	6.2
4	6.2	6.8	5.8	5.8	7.4
5	7.4	8.2	6.4	7	8.8
6	8.6	9.2	7	8	9.8
7	10	10	7.6	9	11
8	11	11.2	7.8	10	12
9	11.8	12.2	8	11	12.8
10	12.6	13	8.2	12	13.6
11	13	13.8	8.4	13	14.4
12	13.4	14.4	8.4	13.6	14.8
13	14	14.8	8.6	14.2	15.4
14	14.2	15.4	8.6	14.4	15.6
15	14.6	15.8	8.8	14.6	16

This can be shown graphically as:



Based on the Cockington catchment this equates to a return period of 1 in 15 years.

No warnings of severe rainfall or flooding were issued by the Met Office and the Environment Agency.

The first call to Torbay Council's 24 hour control room was received at 15:00hrs. Further calls were received throughout the rest of the day. TOR2 staff were called out to put in place diversion arrangements for flooded roads, install warning signs, sandbag locations to prevent flooding from the highway, replace blown manhole covers, clear blocked road gullies, clear trash screens and generally clean up after the flooding had subsided.

In addition to the calls received by Torbay's control room the Devon and Somerset Fire & Rescue Service control room and South West Water's call centre received numerous telephone calls regarding flooding. Devon and Somerset Fire & Rescue attended a number of flooded properties during the storm event to assist with pumping out.

Covid-19

It is usual practice for TDA Engineers to carry out flood investigations in the affected locations during and after flooding. This includes talking with residents to establish the extent of flooding and the source of flooding, with particular reference to internal flooding of properties. Eye witness testimony, photographs and videos are collected. The flood investigations also act as an audit of the information collected during the event, for example confirming that properties were flooded internally. Due to the current Covid-19 restrictions it has not been possible to carry out these investigations. Information has been gathered from a range of sources, including the records of various organisations, social media and remote contact with the public.

Where manhole covers were replaced by Torbay Council's Contractor it is assumed that the public combined sewer was surcharged. The mechanisms of historic flooding have also been considered. The margin for inaccurate and incomplete data is therefore increased for this report.

Incident Reports

A detailed analysis of the reported incidents to Torbay Council's control room, Devon and Somerset Fire & Rescue control room, South West Water's call centre and those received directly by Torbay Council's Engineering and Highways sections has been undertaken. It should be noted that additional properties are likely to have been flooded, however property owners have not reported them.

During the storm event there were 37 reports of properties suffering internal flooding and 3 properties reporting external flooding. In addition reports were received identifying 28 locations where highways had been flooded.

These incidents have been further analysed to diagnose whether the flooding was caused due to surcharge of the public sewer system, inadequate highway drainage, surface water run-off, groundwater or flooding from main rivers or watercourses.

Key Problem Areas

Flooding started high up in the catchment of the River Fleet, with surcharged combined sewers in Windsor Road and Croft Road. The flood path continued across Ellacombe Church Road, through Berachah Road, Waterloo Road and Ellacombe Road, then into the Town Centre via Market Street, Union Street and Fleet Street.

Berachah Road / Waterloo Road / Ellacombe Church Road

This area experienced particularly bad flash flooding, with a number of properties experiencing internal flooding. The area is one of the oldest in Torquay, with terraced houses fronting the footway. The area is served by a combined sewer network which was overwhelmed by the flood water. Covers to two of the manhole chambers in Windsor Road (upstream of Berachah Road) had to be replaced, indicating that the combined sewer was surcharged.

An inspection of the highway drainage undertaken after the flooding has shown that most of the gullies were operational, but the gratings could have been partially or completely blocked by leaves. During the inspection it was noted that there were vehicles parked on a number of the gully gratings, which would also lessen their efficiency.

Ellacombe Church Road, Lower Ellacombe Church Road and Market Street, Torquay

This area was affected by highway flooding, with one property in Ellacombe Church Road and one in Lower Ellacombe Church Road reported to have flooded internally.

Union Street, Torquay

Although there is evidence of highway flooding, on this occasion there have been no reports of internal flooding to properties.

Fleet Street, Torquay

This area has flooded on numerous occasions. A number of commercial premises were flooded in this event.

Actions

Environment Agency/Torbay Council	The River Fleet catchment already features four retention tanks, including one in Ellacombe Park. The evidence shows that due to lack of capacity in the combined sewer network much of the flood water bypassed the retention tanks. A further flood alleviation scheme has been identified and is in the early stages of design.
Torbay Council Highways	Investigations have been made into the highway drainage apparatus. The Council's Contractor will undertake regular cleaning of road gullies to ensure effective operation and reduce the risk of further flooding. Street sweeping will also be undertaken regularly,
South West Water	Investigate the condition and capacity of the combined sewers in Fleet Walk in order to identify any repairs or improvement works that are necessary to ensure reduced flood risk in this area. Check that the retention tank in Ellacombe Park was operating effectively. Consider bringing forward a further flood alleviation scheme for Torquay Town Centre.
Property Owners (Note: Fleet Walk is owned by Torbay Council)	Consider flood risk to own properties and investigate possibility of installing property level resilience measures where necessary.

Petitor Road, Torquay

Two properties on Petitor Road were flooded internally, anecdotal evidence suggests this way caused by surface water from the highway and from overwhelmed public combined sewers.

Actions

Torbay Council Highways	Investigate the operation of the highway drainage apparatus. The Council's Contractor will undertake regular cleaning of road gullies to ensure effective operation and reduce the risk of further flooding. Street sweeping will also be undertaken regularly, particularly when fallen leaves are more likely.
South West Water	Investigate the condition and capacity of the combined

	sewers in Petitor Road and across the Golf Course in order to identify any repairs or improvement works that are necessary to ensure reduced flood risk in this area.
Property Owners	Consider flood risk to own properties and investigate possibility of installing property level resilience measures where necessary.

The Strand, Cary Park and Torwood Street

There was extensive highway flooding in this area, and surcharging from the public combined sewer. Evidence suggests one retail unit was flooded internally, however this has not been confirmed.

A major regeneration scheme for the area is being planned, and better highway drainage should form part of the scheme.

Torbay Council Highways	Investigate the highway drainage apparatus and establish whether it was operating effectively. The Council's Contractor will undertake regular cleaning of road gullies to ensure effective operation and reduce the risk of further flooding.
Torbay Council (represented by TDA)	Consider improvements to the highway drainage in the area in any regeneration scheme
South West Water	Investigate the condition and capacity of the combined sewers in the area of The Strand / Cary Parade / Palk Street / Torwood Street in order to identify any repairs or improvement works that are necessary to ensure reduced flood risk in this area.
Property Owners	Consider flood risk to own properties and investigate possibility of installing property level resilience measures where appropriate.

Old Newton Road, Torquay

This area experienced extensive highway flooding. Only one commercial property reported internal flooding, this property is situated below the level of the highway, the flood path followed the vehicle access to the property.

Torbay Council Highways	Investigate the highway drainage apparatus and establish whether it was operating effectively. The Council's Contractor will undertake regular cleaning of road gullies to ensure effective operation and reduce the risk of further flooding. Street sweeping will also be undertaken regularly, particularly when fallen leaves are more likely. Consider whether alterations to the highway would protect the property.
South West Water	Investigate the condition and capacity of the combined sewers in Old Newton Road in order to identify any

	repairs or improvement works that are necessary to ensure reduced flood risk in this area.
Property Owners	Consider flood risk to own properties and investigate possibility of installing property level resilience measures where appropriate. Consider changes to the vehicle access to the property to block the flood path from the highway.

Paignton

Manor Crescent, Paignton

This area of Paignton has a history of flooding incidents from the Occombe Valley watercourse (main river), the surface water drainage system, the combined sewer system and surface water run-off.

During the storm event one property is believed to have been flooded internally when the watercourse burst its banks. The property is protected by property level resilience measures.

It should be noted that although the Occombe Valley watercourse is classified as main river the responsibility for maintenance works to maintain the flow of water through the watercourse falls to the riparian owners (owners of the properties through which the watercourse flows or the properties that are located alongside the banks of the watercourse).

The storm event in August was very intense for a short duration. The surface water run-off in the catchment resulted in the hydraulic capacity of culverts under Manor Court and Torbay Road being exceeded. Flows backed up the system and burst the banks an open section of the watercourse resulting in overland flood water entering the property.

As part of the investigations into previous flooding CCTV camera surveys have been carried out on the culverted sections of the watercourse. These have revealed a number of issues that could have exacerbated the flooding including a build up of silt and debris in some of the culverts, a lack of gradient within the culverts and the outfall of one culvert being below the invert level of a section of open watercourse. All issues under public highway have already been addressed however problems are still evident where the culvert is in private land. In order to reduce the risk of flooding in the future major flood alleviation works are required.

Actions

Torbay Council/Environment Agency	Carry out further investigation works to assess the works that are required to provide a flood alleviation scheme for this area of Paignton.
Torbay	Cleaning works have been undertaken to the culverts to

Council/Environment Agency	remove silt and debris, and the Council's Contractor will continue to undertake these works. The open section of watercourse will be monitored and maintained to ensure the culvert will have a free discharge to the open channel.
Property Owners/Riparian Owners	Undertake regular maintenance and cleansing of the sections of watercourse that pass through their property in order to allow a free flow through the watercourse and hence reduce the risk of flooding. If this is not done Torbay Council or the Environment Agency to consider carrying out enforcement if necessary.
Property Owners	Consider flood risk to own properties and investigate possibility of installing property level protection where necessary
Torbay Council	Torbay Council should include a future flood alleviation scheme for this area on the Environment Agency's Medium Term Financial Plan.

Station Lane, Paignton

SWW reported that six properties flooded in Station Lane, all basement flats. One property flooded from the combined sewer, the cause of flooding for the other five properties is unconfirmed, but there are reports of water entering through the walls. The SWW pumping station at Station Lane was not overwhelmed.

South West Water	Undertake investigations into the flooding problems and identify possible flood alleviation works that could be implemented in order to reduce the risk of flooding.
Property Owners	Consider flood risk to own properties and investigate possibility of installing property level protection where necessary.

Brixham

The rainfall in Brixham was less intense than in Torquay and Paignton, but there were reports of two properties flooded internally, and some highway flooding.

Isolated Flooding Locations

In addition to the flooding locations identified previously within this report there were a number of other flooding incidents during the storm event throughout Torbay. All of these incidents have been investigated as far as is possible due to Covid-19. Where flooding has occurred in the past it has been assumed that the mechanisms of flooding are similar. Where the responsible Risk Management Authority has been identified and future actions to reduce the risk of flooding identified, these have been discussed with the relevant authorities.

The locations, reasons for flooding and responsible Risk Management Authority for the flooding incidents are identified in the following tables.

Torquay

Location	Type of Flooding	Risk Management Authority
Wellington Road	Internal flooding as a result of surcharge in combined sewer and surface water run-off from highway	South West Water and Torbay Council
Berachah Road	Internal flooding as a result of surcharge in combined sewer and surface water run-off from highway	South West Water and Torbay Council
Ellacombe Church Road	Internal flooding	
Lower Ellacombe Church Road	Internal flooding	
Ellacombe Road	Internal flooding	
Starpitten Lane	Internal flooding due to surface water run-off from highway	Torbay Council
Walnut Road	Internal flooding, probably due to hydraulic overload of Torre Valley watercourse	Torbay Council
Condor Way	Internal flooding	
Hoxton Road	Internal flooding, combination of hydraulic overload of combined sewer and inadequate private drainage.	South West Water and property freeholder
Newton Road,	Internal flooding due to surface water run-off from highway	Torbay Council
Croft Road	Internal flooding due to surface water run-off from highway	Torbay Council
Fleet Street	Internal flooding due to surface water run-off from highway	Torbay Council

Swan Street	Internal flooding due to surface water run-off from highway	Torbay Council
Petitor Road	Internal flooding as a result of surcharge in combined sewer and surface water run-off from the highway	South West Water
Broadpark Road	Internal flooding	
The Strand	Internal flooding	Torbay Council
Solsbro Road	Internal flooding from combined sewer	South West Water
Alexandra Road	Internal flooding	
Abbey Road	External flooding to highway	Torbay Council
Avenue Road	External flooding to highway possibly caused by hydraulic over load of the Torre Valley Watercourse.	Torbay Council
Berachah Road	External flooding to highway	Torbay Council
Hele Road	External flooding to highway including surcharge of public combined sewer	Torbay Council South West Water
Coombe Lane	External flooding to highway	Torbay Councill
Chatto Road	External flooding to highway	Torbay Council
Waterloo Road	External flooding to highway	Torbay Council
Newton Road	External flooding to highway probably caused by inadequate highway drainage infrastructure	Torbay Council. A highways improvement scheme is in progress

Market Street	External flooding to highway	Torbay Council
Cary Parade	External flooding to highway possibly caused by blocked gullies	Torbay Council
Fleet Walk	External flooding to highway with probable surcharge of public combined sewer	Torbay Council South West Water
Union Street	External flooding to highway with probable surcharge of public combined sewer	Torbay Council South West Water
Lower Ellacombe Church Road	External flooding to highway	Torbay Council
The Strand	External flooding to highway	Torbay Council. Regeneration scheme being proposed
Browns Bridge Road	External flooding to highway	Torbay Council
Windsor Road	External flooding to highway with surcharge of combined sewer	South West Water and Torbay Council
Cockington Lane	External flooding to highway from hydraulic overload of the Cockington watercourse	Torbay Council. A flood alleviation scheme is in progress
Lisburn Place	External flooding to highway caused by blocked gullies	Torbay Council
Starpitten Lane West	External flooding to highway	Torbay Council
Walnut Road	External flooding to highway possibly caused by hydraulic overload of the Torre Valley Watercourse	Torbay Council
Alexandra Road	External flooding to highway	Torbay Council
Lower Ellacombe Church Road	External flooding to highway	Torbay Council

Shiphay Lane	External flooding to highway	Torbay Council.
Ellacombe Road	External flooding to highway	Torbay Council
Babbacombe Road	External flooding to highway and surcharged public combined sewer	South West Water and Torbay Council
Grosvenor Avenue	External flooding to highway	Torbay Council
Sherwell Lane	External flooding to highway	Torbay Council
Croft Road	External flooding to highway	Torbay Council
Torwood Street	External flooding to highway	Torbay Council
Mallock Road	External flooding to highway	Torbay Council
Newton Road	External flooding to highway	Torbay Council
Swan Street	External flooding to highway	Torbay Council
Rosery Road	External flooding to highway	Torbay Council
Cadewell Lane	External flooding to highway	Torbay Council
Hoxton Road	External flooding to highway	Torbay Council
Old Mill Road	External flooding to highway with possible hydraulic overload of the Torre Valley watercourse	Torbay Council
Beacon Quay	External flooding to public area	Torbay Council

Palk Street	External flooding to highway	Torbay Council
Middle Warberry Road	External flooding to highway with surcharge of public combined sewer	Torbay Council South West Water
The Strand	External flooding to highway	Torbay Council
Torbay Road	External flooding to highway	Torbay Council
East Pafford Avenue	External flooding to garden as a result of surcharge in combined sewer	South West Water
Grenville Avenue	External flooding	South West Water
Hawkins Avenue	External flooding	South West Water
Winstone Avenue	External flooding	South West Water
Salisbury Avenue	External flooding	South West Water
St. Agnes Lane	External flooding	South West Water

Paignton

Location	Type of Flooding	Risk Management Authority
Berry Square	Internal flooding to property as a result of surface water run-off from highway	Torbay Council
Dartmouth Road	Internal flooding to property as a result of surcharge in combined sewer	South West Water

Manor Crescent	Internal flooding to property as a result of hydraulic overload of the Occombe Valley Watercourse	Environment Agency Torbay Council
Penwill Way	Internal flooding to premises as a result of blocked surface water drainage to car park	Torbay Council
Torbay Road	Internal flooding to premises as a result of surface water run-off from highway	Torbay Council
Sands Road	Internal flooding to premises as a result of surcharge in combined sewer	South West Water
Station Lane	Internal flooding to basement flats as a result of surcharge in combined sewer	South West Water
Station Lane	Internal flooding to basement flats cause unknown (water coming in through walls	
Cockington Lane	Internal flooding	South West Water
Courtland Road	External flooding to highway	Torbay Council
Winner Street	External flooding to highway	Torbay Council
Shorton Valley Road	External flooding to highway	Torbay Council
Foxhole Road	External flooding to highway	Torbay Council
Rear of Hyde Road	External flooding	
Well Street	External flooding to highway	Torbay Council
Occombe Valley Road	External flooding to highway as a result of hydraulic overload of Occombe Valley watercourse	Environment Agency Torbay Council
Sands Road	External flooding to highway	Torbay Council

Kings Ash Road	External flooding to highway	Torbay Council
Princes Street	External flooding to highway	Torbay Council
Luscombe Road	External flooding to highway	Torbay Council
Sandringham Drive	External flooding	South West Water
Goodrington Park	External flooding	South West Water

Galmpton

Location	Type of Flooding	Risk Management Authority
Stoke Gabriel Road	External flooding to highway	Torbay Council

Brixham

Location	Type of Flooding	Risk Management Authority
Heath Road	Internal flooding as a result of surcharge in combined sewer	South West Water
Orchard Grove	Internal flooding as a result of surface water run-off from highway	Torbay Council
Pines Close	External flooding to highway	Torbay Council
Heath Road	External flooding to highway	Torbay Council

Berry Head Road	External flooding to garden as a result of surface water run-off from highway (Heath Road)	Torbay Council
Dashpers	External flooding	South West Water

Actions

Torbay Council Highways	Inspect the highway drainage system in the affected areas as identified above, clear any blockages and undertake regular cleaning of road gullies to ensure effective operation and reduce the risk of further flooding.
Torbay Council	Investigate surface water flooding issues to determine measures that can be undertaken where necessary to

	reduce the risk of future flooding.
Torbay Council/Property Owners	As it is the responsibility of the property owner to protect themselves against groundwater flooding Torbay Council have advised the property owners of their responsibilities.
South West Water	Investigate the condition and capacity of the combined sewer system in the affected areas, as identified above, in order to identify any repairs or improvement works that are necessary to reduce the future flood risk.
Torbay Council/Environment Agency/South West Water	To ensure flood risk is managed from new developments encourage the use of sustainable drainage practices for all new developments.
Environment Agency/Torbay Council	Where flooding is from an ordinary watercourse or main river investigations should be carried out into the condition and capacity of the watercourse/main river. Any maintenance or improvement works should be identified in order to reduce the risk of flooding.
Riparian Landowners	Must undertake regular maintenance/cleaning to ensure flows in the watercourses/main rivers are not restricted or blocked. If this is not carried out Torbay Council or the Environment Agency may consider carrying out enforcement if necessary.
Property Owners	Undertake regular maintenance of their private drainage system including pumps/non-return valves, flood protection measures, etc in order to reduce the risk of failure.
Property Owners	Consider flood risk to own property and consider installing property level flood protection where necessary

Next Steps

The next steps, following publication of this report into the flooding event within Torbay on 27th August 2020, will be for Torbay Council as the Lead Local Flood Authority to ensure that the recommended actions identified at each flooding location are auctioned by the relevant Risk Management Authority. Torbay Council will

prioritise the actions and monitor delivery through regular review meetings whilst working in partnership with the Environment Agency, South West Water and the local affected community.

There is an expectation from Torbay Council of itself and its partners that all authorities involved will cooperate and work together to improve the flood risk in the vulnerable areas identified in this report by completing the actions. As the Lead Local Flood Authority Torbay Council has a responsibility to oversee the delivery of these actions.

Where minor works and quick win schemes have been identified, these will be prioritised and subject to available funding and resources work will be undertaken as soon as possible. Any major works requiring capital investment will be considered through the Environment Agency's Medium Term Financial Plan process for grant in aid funding.

A review of the actions will be undertaken by Torbay Council as Lead Local Flood Authority in order to maintain progress and encourage delivery of the recommended actions.