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## CHOOSING THE BEST TEAM FOR THE JOB



### IF I HAD...

If I had a penny for every time someone asked me to “solve” an issue with flooding or drainage, only to find they have already had one set of consultants provide advice to then be stuck in a roundabout conversation with the EA, I’d be a very rich man.

As with every other consultant, flood and water engineers were typically seen as a nuisance more than help, someone who had to be consulted only for the advice to be put at the bottom of the drawer. This coupled with the clients not being strong on the subject meant that the wrong questions were asked with a predictably poor outcome.

Not so at Floodline Developments, we are very proud of our in-house water engineering expertise. It helps us immensely when we assess our own developments and potential schemes. In addition, by also offering our services to third-party clients, we get involved in many exciting projects that help grow our own understanding of floodplain developments even further whilst helping bring innovative solutions to the market.

New opportunities come along all the time with our approach, and in the last 4 months alone we have progressed from looking primarily at residential schemes to now being involved with a number of commercial developments. We help our clients and at the same time widen our offer further.

We look forward to discussing any projects you may have where our skill and expertise can help unlock value.

Faruk, Technical Director

**Study on cost of global flooding by 2050, published in Nature Climate Change journal;**

*Flood damage in the world's major coastal cities may top \$1 trillion a year by 2050 due to rising seas and subsiding land.*

*With global investment of about \$50 billion a year in flood-protection measures such as higher sea walls and levees, much of these losses can be avoided.*

*Even with flood protections in place, the annual costs in losses to flooding by 2050 will still be a significant \$60 billion to \$63 billion, the report said.*

*Inappropriate flood protections are actually worse than no protection at all.*

*Adaptation strategies going forward need to integrate both concrete and ecosystem protections, learning how to live with flooding.*

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### More developments worldwide



#### Restaurant in Athens

A Floodline member of

staff was very excited when, on holiday in Athens, was able to enjoy some time on PLOTO, a floating multifunctional venue in the Flisvos Marina. Well worth a visit to anyone who find themselves in the area, nothing better than enjoying a drink on a floating structure. Gets our vote every time.



#### Floating Island—Seoul

These huge artificial islands in the middle of

the Hangang River opened to the public this year. It consist of three different islands and feature a convention hall, a multipurpose hall, a marina, restaurants, shops and a floating stage.

[www.floatingisland.com](http://www.floatingisland.com)

## Project Management

### **Extension and Refurbishment—Surrey**

Floodline are pleased to report that we have completed another £250,000 project and cost management role for a private client in Surrey. The construction phase of the project commenced in early spring this year and completed in September. We managed the construction and cost approval processes including payments to ensure the project was completed within the agreed timeframe and notably under budget.

Justin commented on the project;

*"The key has been to ensure an efficient means of payment and communication to prevent any unnecessary delays, working with a great team of contractors and sub-contractors thus ensuring that the project proceeds as smoothly as possible with any potential difficulties solved without interruption to the programme. It is a shame our client does not intend to move and repeat the process!"*

### **Buying a property with a water view is very profitable**

The property agency Knight Frank has actually put a price on the quality of a water view. An article on BBC news online (<http://www.bbc.co.uk/news/business-23255452>) summarised the price premiums generated by properties with views overlooking estuaries to lakes.

- Estuary +82%
- Harbour +81%
- Riverside +53%
- Coastal +47%
- Lakeside +36%

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## Creating Value

With almost ten years experience in this sector, Espen Østbye-Strøm has been instrumental in developing and bringing forward business opportunities (more to come in future press releases) as well as developing the supply model with contacts for a modular system approval and the floatation cells for both floating and can-float buildings.

As an example, we were approached by a medium sized house builder in respect of a site being promoted for a traditional development. They had assumed that at least half the site was in the floodplain and not capable of development.

Our investigations revealed that the flood data they had relied upon was inaccurate and as a result of our design expertise and flood modelling we were able to demonstrate an ability to increase the development potential of the site by almost 60%. None of the units proposed will be exposed to flood risk and will have the additional benefit of a unique waterside environment.

*"We are at a really exciting time for our business model with certain projects well under way and with the potential to deliver an efficient and cost effective production line. Being on and near water always adds value, and we are experiencing exciting times."*



Floodline is proud to support the great work done by the Pektaken Ali Foundation. The team has just completed an amazing climb to the top of Kilimanjaro.

Follow the foundation on [www.pektaken-ali-foundation.org](http://www.pektaken-ali-foundation.org) and support them if you can.