



## **My client's house has never flooded, why are you saying this is a flood risk?**

Climate change is expected to significantly intensify flood risk in the UK. Changing weather and climate conditions will expose properties to higher risks. This means that properties with no history of flooding today may be impacted by severe flood events in the future, during the mortgage term.

For example, properties in the South East which have a low flood risk today are more likely to be vulnerable to surface water flooding due to desertification (desert like conditions) linked to increased temperatures. Wetter parts of the country are expected to experience heavier rainfall which may result in river flooding.

## **What information is used to suggest a client's house is a flood risk?**

Leeds Building Society's climate check solution from Hometrack is powered by Twinn, a leading provider of flood risk assessments in the UK. Twinn models flood risk for the present day and the future, incorporating a wide range of inputs including flood defences, LiDAR and expected climate conditions.

## **The government website does not state that the property is a flood risk, why is it different with you?**

The government publishes data from the Environment Agency [EA]. Leeds Building Society's Climate Change solution from Hometrack [powered by Twinn] incorporates the government data with a range of up-to-date data points in order to make the EA data more accurate and detailed. Twinn's data uses LiDAR topography data which incorporates the build and natural environment, which allows the data to provide flood risk to a very high level of granularity (5m2).

Due to the government data being less accurate there may be instances where properties with high risk are not captured.

## **Can we check this information prior to submission?**

At present we do not have a pre decision in principle process to check Hometrack data. Therefore, a full application needs to be submitted before a decision can be provided.

## **The client has proven that they can secure flood risk insurance, why does the flood risk matter to the lender?**

Flood insurance is linked to flood risk as of today, and may not reflect the increased risk in the future. Insurance companies are exposed to 1 year increments of risk, and have no obligation to continue offering fairly priced insurance to homeowners. Both homeowners and the lender may be heavily impacted by increases in risk and subsequent impacts on insurability.

## **Who provides the data?**

Leeds Building Society's climate check product from Hometrack is powered by Twinn, a leading provider of flood risk assessments in the UK. Twinn provides flood risk data to the majority of the mortgage lenders in the UK and a range of insurance firms.

## **Does it matter if the property is near a water source? Does proximity to the sea/a river matter?**

Leeds Building Society's flood risk data incorporates a range of different flood risks; tidal, fluvial [river], pluvial [rainfall] and surface. The proximity to the sea or a river will impact the risk of tidal and river flooding. However, rainfall and surface flood risk is not linked to the proximity to water sources.



Leeds Building Society

# Climate change FAQs



Page 2 of 2

## **The gov. site says the property is low risk/the property had never flooded – why have you declined it?**

The government publishes data from the Environment Agency [EA]. Leeds Building Society's data source [Twinn] incorporates the government data with a range of up-to-date data points in order to make the EA data more accurate and detailed. Twinn's data uses LiDAR topography data which incorporates the built and natural environment, which allows the data to provide flood risk to a very high level of granularity (5m2).

Due to the government data being less accurate there may be instances where properties with high risk are not captured.

## **I've had a property in this area decline before – should I avoid using you for this other property which is nearby?**

Properties may have different flood risk exposure to their postcodes or their next door neighbours. This may be linked to proximity to rivers, as rivers and canals tend to run perpendicular to the end of a road, potentially only exposing one or two properties on the street. The local topography will also drive differences in risk, with properties located higher up being less exposed to flood risk.

Leeds Building Society's flood risk data source uses detailed inputs, with risk provided to 5m2 granularity. Due to this level of accuracy, Leeds Building Society's data may offer greater local variety in risk than the Environment Agency data which is more broad stroke.