

Designated assets

The Flood and Water Management Act allows us to specify features that have such a significant impact upon flood risk that they are worth being protected. This process is called 'designation' and it means that if a feature or structure is designated, the owner will need to apply to the city council or another body for permission to alter or demolish it.

An asset or structure can be anything which affects flood risk, but is likely to be one of the items on our asset register.

Designation process

The act states that for a feature to be designated, the designating authority must:

- Contact the owner or operator of the structure to inform them of the intent to designate and serve a provisional notice designating the asset - this protects the asset during this process.
- Specify a notice period of greater than 28 days in which the owner can give their comments on the proposed designation.
- Consider any comments received and whether designation is necessary based on the costs and benefits of designation, the likelihood of a structure being altered and the impact of a structure being altered, and then decide whether to designate the asset or not.
- If the asset is to be designated, the owner will receive a legal notice within 60 days of the provisional designation, and then be given 28 days to appeal to an independent body against the designation.
- After the appeal period has ended, the designation is lodged as a local land charge so it is recorded against the property.

Additionally, designation can only occur if features:

- Significantly affect the risk or nature of flooding
- Affect a type of flood risk which the designating authority manages
- Are not already designated by another designating authority
- Are not owned by a designating authority

Once an asset is designated it means that it cannot be demolished, or altered in such a way that affects flood risk without the consent of the designating authority.

Consents must be made to the designating authority, are free of charge and you can appeal against a refusal from the designating authority. More information on how to apply for consent will be made available if any assets are designated, but we recommend that you contact us if you have any queries.

Register of designated assets

As lead local flood authority we have to keep a record of assets that have been designated. Currently none have been, but a register will be made available below if any are.