



# SUBSIDENCE WATCH

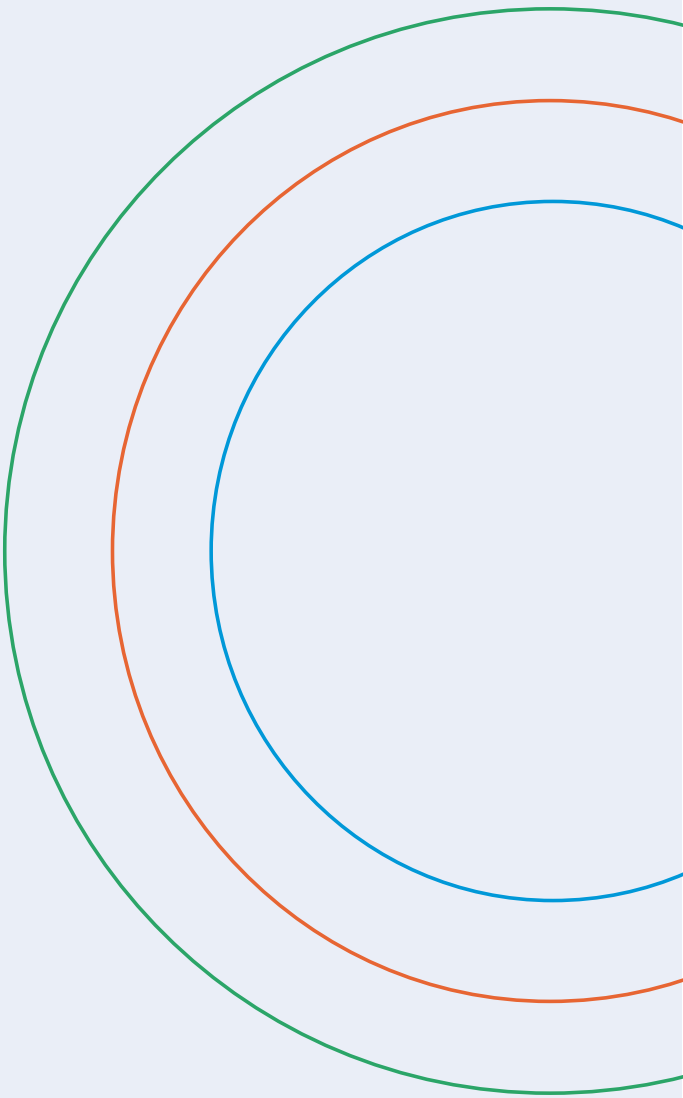


EDITION 4

November 2022

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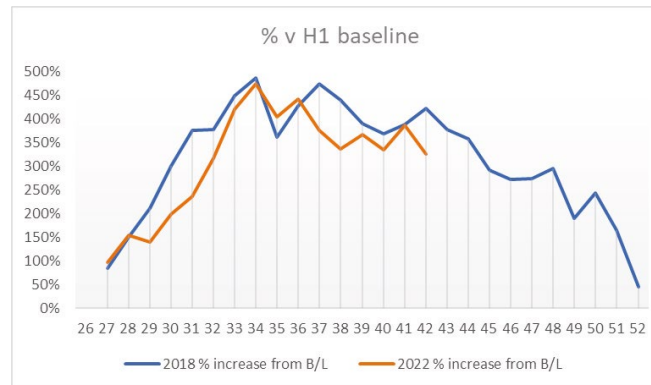
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# Introduction

*Welcome to the latest edition of Subsidence Watch 2022, our regular publication aimed at fully briefing clients and providing an update on developments as they happen throughout the season. As always, we look forward to sharing some insights from our team of experts to help your business be prepared.*

Despite the south east experiencing higher than average rainfall during September and October we firmly remain in the grasp of a subsidence surge. To briefly recap, we define surge as when the number of new instructions received is twice the average weekly volume, for a minimum of two consecutive weeks. The average weekly volume is calculated from the average number of claims received each week, during the prior six months. To this end, surge conditions were declared on 15 August and as the graph below denotes our uplift peaked at 475% above the baseline. We are currently still running at circa 325%. In 2018 there was a gentle uplift towards the middle of October which was similar to that experienced this year, before volumes started to sharply decline.



We envisage volumes declining but surge conditions continuing until the end of November. Whilst this means there could be a further three or four weeks of elevated volumes it does mean the surge will conclude slightly earlier than in 2018, when surge conditions prevailed until mid-December of that year.

**Looking back over the last month,** certain areas of the UK experienced above average rainfall during September. The Government Water Situation Reports provide statistics for six geographical areas, as detailed on the following map. The percentages shown above the geographical area represent the amount of rainfall each region received against the long-term average. The average being from 1961 to 1990. The map demonstrate that most areas were either close

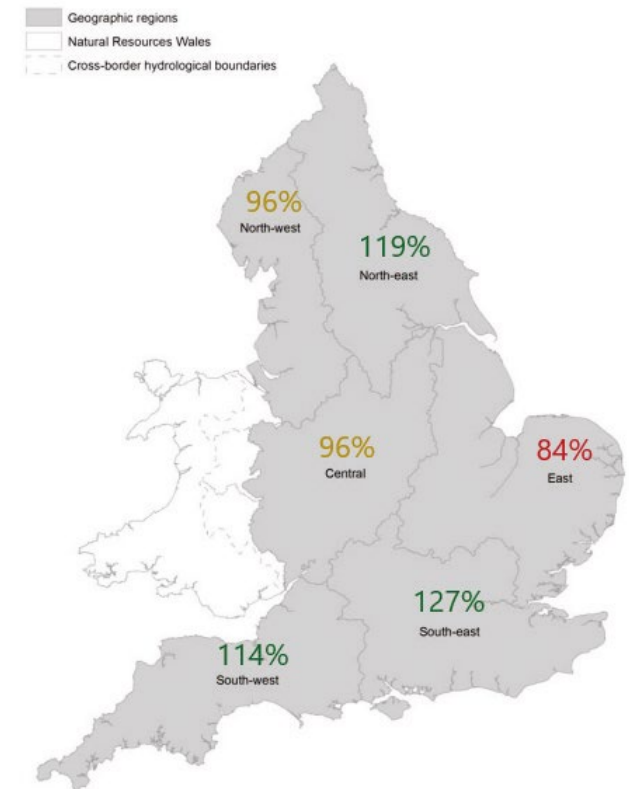


Figure 7.1: Geographic regions

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# Introduction

to the average or above. The notable variance being the east which only received 84% of the average rainfall. However, interestingly, the south east region in immediate proximity actually received the highest rainfall in the sum of 127%. Also within the first half of October England experienced 87% of its monthly average rainfall. In central southern England and south east 110% of average rainfall was reached by 13 October.

**Looking ahead to November**, according to the Met office they stated on 29 October that “Across the UK, Thursday is likely to see a mixture of sunny spells and blustery showers, though showers will be focused across the northwest with much of the southeast staying dry after early rain clears. Changeable conditions are likely to continue into the beginning of next week, with spells of rain and showers likely for most, particularly the northwest. With the potential for deep lows to form near the UK, there is a possibility of severe gales in places, with the windiest conditions likely to the west and northwest. Further into the week, there is a greater chance of higher pressure building, which may bring drier, cooler

conditions with an increasing risk of overnight frost and fog. Overall, temperatures likely to remain near or slightly above average for early November

*(Met Office update: 29 October 2022)*

**Current soil moisture deficits** (see page 10), the MORECS dropped towards the middle of September but then returned to the maximum figure during most of October. The last reading, taking during the week commencing 25 October provided a reading of 266.8mm, which is a sharp drop from the previous weeks maximum figure of 308.2mm. We do envisage that the MORECS will now continue to drop over the forthcoming weeks, similar to that experienced in 2006.

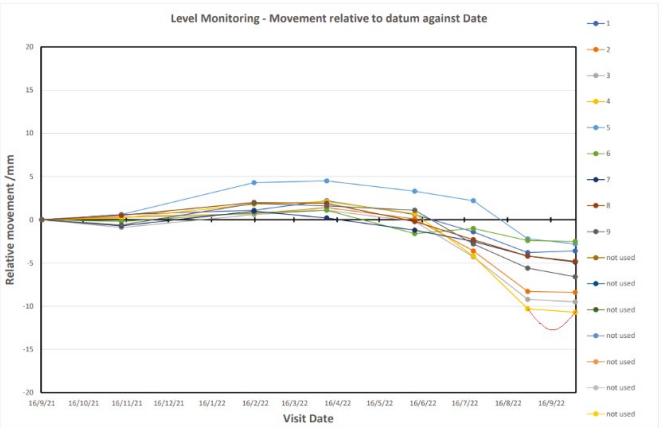
**Is subsidence damage still occurring?** Whilst many lower plasticity clay soils will allow the recent rains to permeate to depth it will take longer for the rain to permeate in higher plasticity clays. Therefore, if larger trees are within a rooting zone of influence to properties they will still be taking moisture from the soil at depth with the risk of damage still materialising, albeit the number of new losses will now diminish and

this is verified by recent monitoring information we have secured.

The latest data indicates that slight recovery is being captured on structures with shallow foundations i.e. garages etc. This relates to the wetter September and rehydration of the upper subsoil. However, the position generally differs for monitoring introduced on main dwellings and structures with deeper foundations. The early October readings showed between 2-10mm of downward movement in relation to the August reading. However, it should be remembered that when readings are taken bimonthly there could have been further downward movement in September and we are actually on the upward trend now.

# Introduction

The graph below provides an overview and example of this with the lower line plotted on the graph amended to demonstrate a potential scenario, which is drawn in red. The optimum downward movement during the summer not being captured as we did not take a reading in September.



To conclude, various species of trees are now experiencing leaf loss and hence their associated water demand will diminish. Therefore, this will have a direct bearing on moisture abstraction from the subsoil and will prevent further clay shrinkage materialising.

**Alert status.** In view that volumes continue to be above 200% of our base line figure we remain in surge conditions.

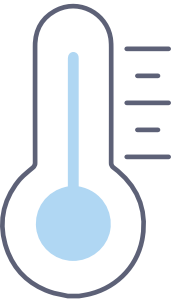
Subsidence 2022 alert status	
1	Business as usual
2	Seasonal upturn only
3	Surge potential
4	Surge considered likely
5	Surge

We have the resources and planning in place to adapt and flex to whatever the summer produces. For further information about our predictions or our range of subsidence services, please contact:



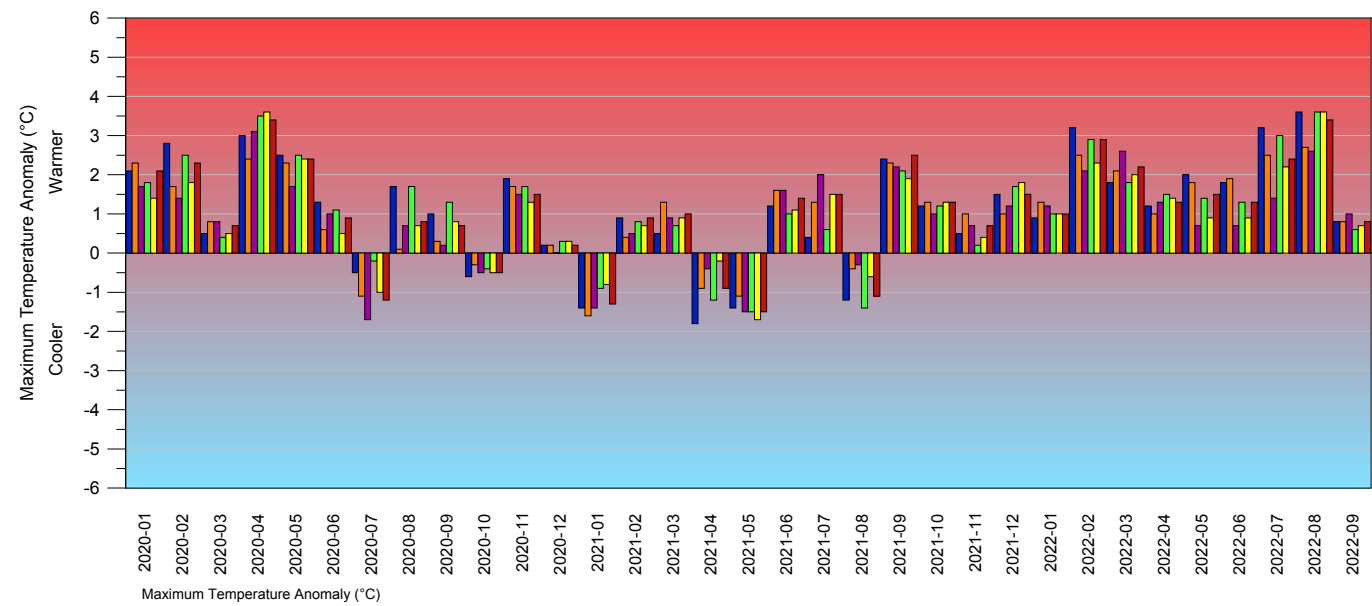
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# Weather anomalies



## MONTHLY MAXIMUM TEMPERATURE

Anomaly by region



	2020-01	2020-02	2020-03	2020-04	2020-05	2020-06	2020-07	2020-08	2020-09	2020-10	2020-11	2020-12	2021-01	2021-02	2021-03	2021-04	2021-05	2021-06	2021-07	2021-08	2021-09	2021-10	2021-11	2021-12	2022-01	2022-02	2022-03	2022-04	2022-05	2022-06	2022-07	2022-08	2022-09
East Anglia	2.1	2.8	0.5	3.0	2.5	1.3	-0.5	1.7	1.0	-0.6	1.9	0.2	-1.4	0.9	0.5	-1.8	-1.4	1.2	0.4	-1.2	2.4	1.2	0.5	1.5	0.9	3.2	1.8	1.2	2.0	1.8	3.2	3.6	0.8
England E + NE	2.3	1.7	0.8	2.4	2.3	0.6	-1.1	0.1	0.3	-0.3	1.7	0.2	-1.6	0.4	1.3	-0.9	-1.1	1.6	1.3	-0.4	2.3	1.3	1.0	1.0	1.3	2.5	2.1	1.0	1.8	1.9	2.5	2.7	0.8
England NW + N Wales	1.7	1.4	0.8	3.1	1.7	1.0	-1.7	0.7	0.2	-0.5	1.5	0.0	-1.4	0.5	0.9	-0.4	-1.5	1.6	2.0	-0.3	2.2	1.0	0.7	1.2	1.2	2.1	2.6	1.3	0.7	0.7	1.4	2.6	1.0
England SE/Central S	1.8	2.5	0.4	3.5	2.5	1.1	-0.2	1.7	1.3	-0.4	1.7	0.3	-0.9	0.8	0.7	-1.2	-1.5	1.0	0.6	-1.4	2.1	1.2	0.2	1.7	1.0	2.9	1.8	1.5	1.4	1.3	3.0	3.6	0.6
England SW + S Wales	1.4	1.8	0.5	3.6	2.4	0.5	-1.0	0.7	0.8	-0.5	1.3	0.3	-0.8	0.7	0.9	-0.2	-1.7	1.1	1.5	-0.6	1.9	1.3	0.4	1.8	1.0	2.3	2.0	1.4	0.9	0.9	2.2	3.6	0.7
Midlands	2.1	2.3	0.7	3.4	2.4	0.9	-1.2	0.8	0.7	-0.5	1.5	0.2	-1.3	0.9	1.0	-0.9	-1.5	1.4	1.5	-1.1	2.5	1.3	0.7	1.5	1.0	2.9	2.2	1.3	1.5	1.3	2.4	3.4	0.8

Records © WeatherNet 2022

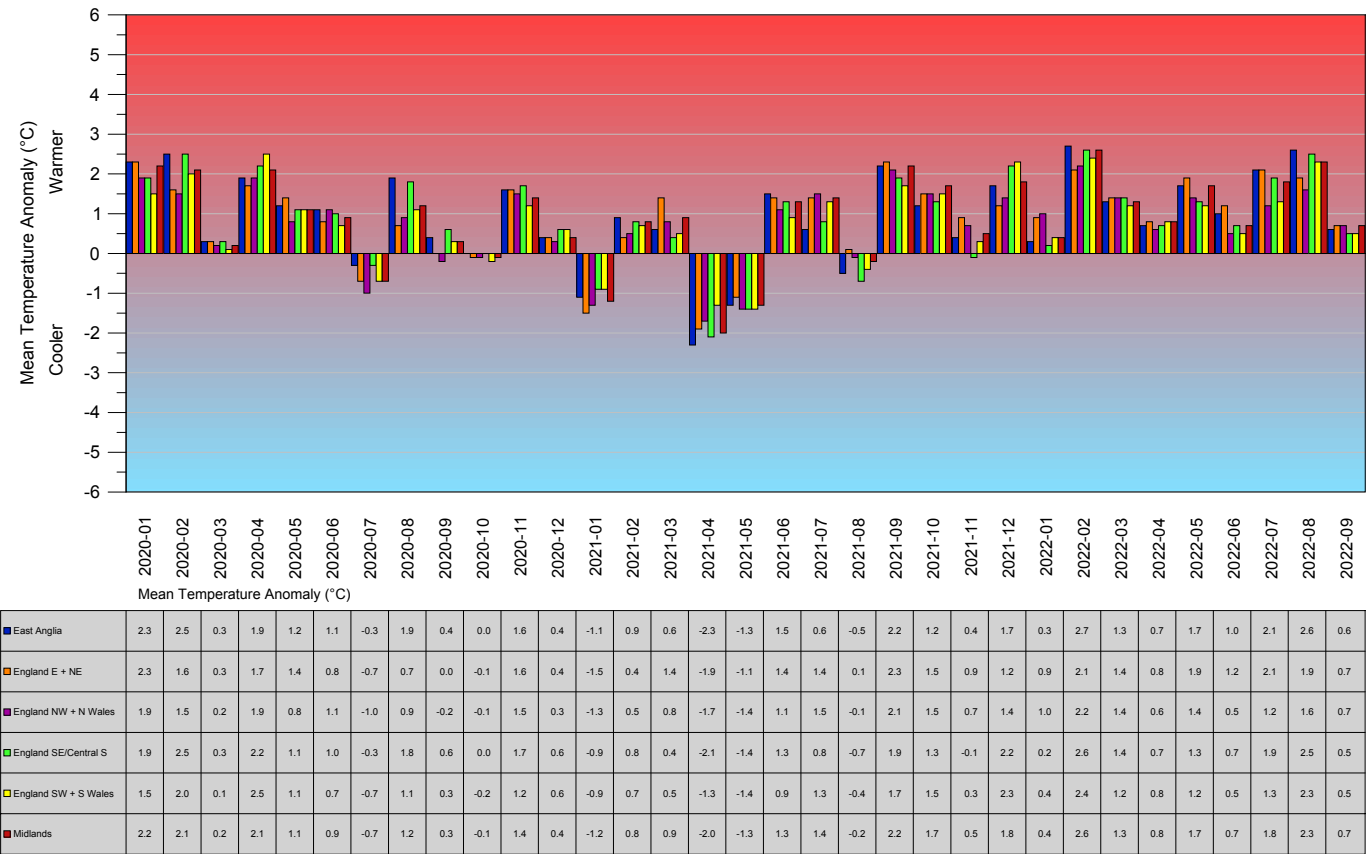
Tel: 01202-296396; Fax: 01202-314064; [www.weathernet.co.uk](http://www.weathernet.co.uk)

# Weather anomalies



## MONTHLY MEAN TEMPERATURE

Anomaly by region



Records © WeatherNet 2022

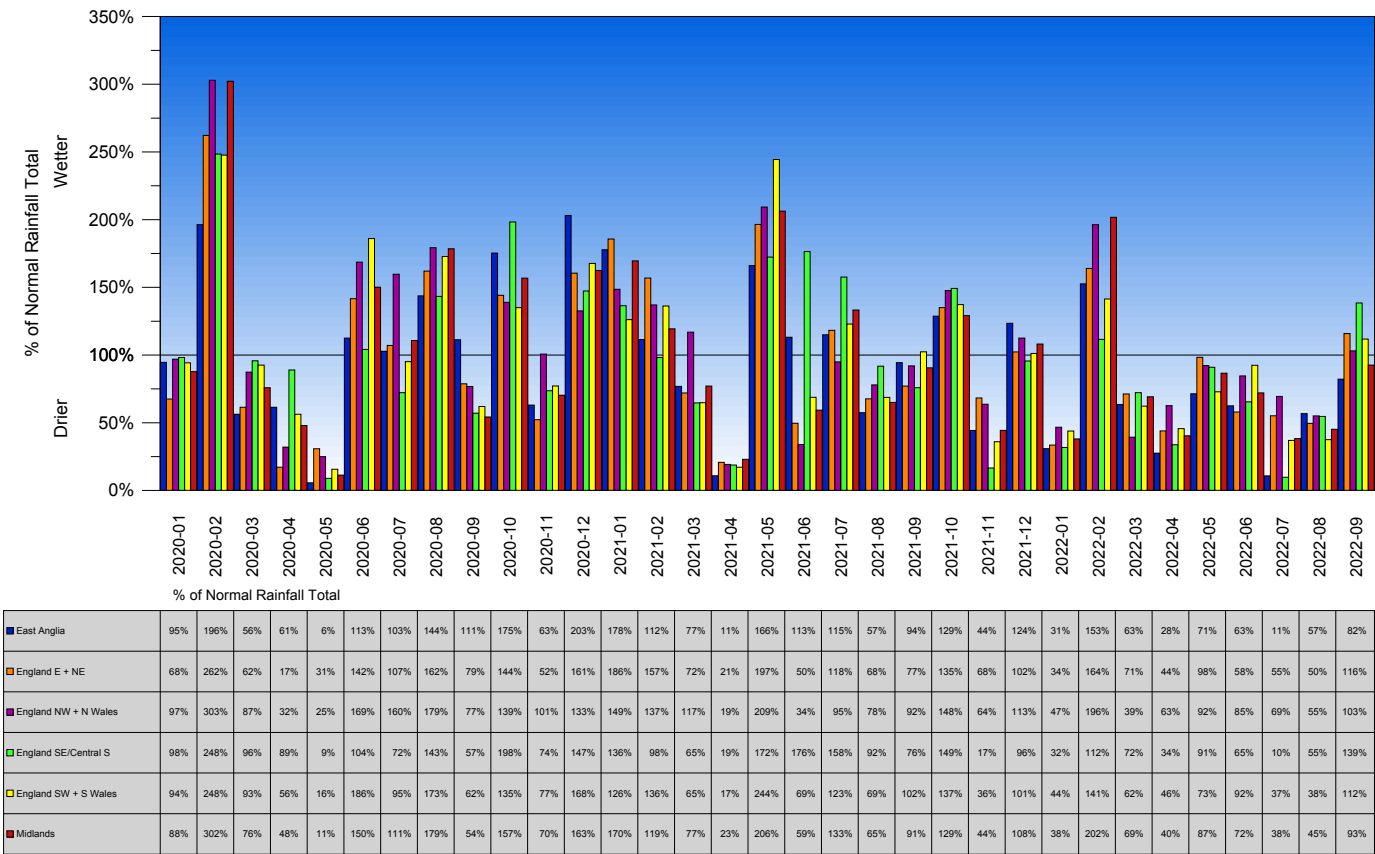
Tel: 01202-296396; Fax: 01202-314064; [www.weathermet.co.uk](http://www.weathermet.co.uk)

# Weather anomalies



## MONTHLY RAINFALL

Anomaly by region

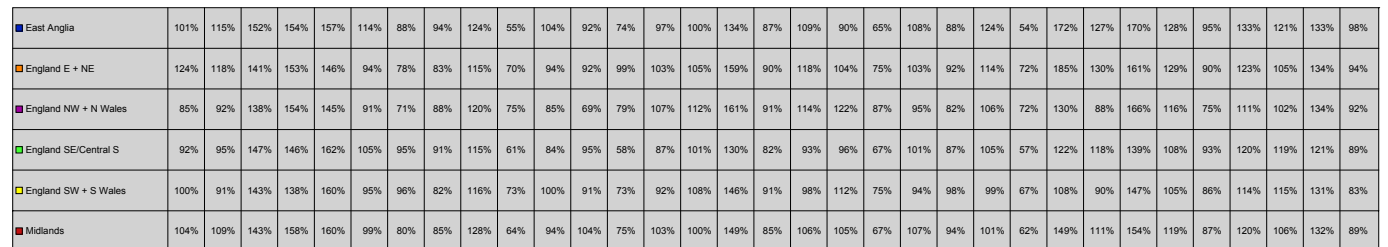


Records © WeatherNet 2022

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### Anomaly by region

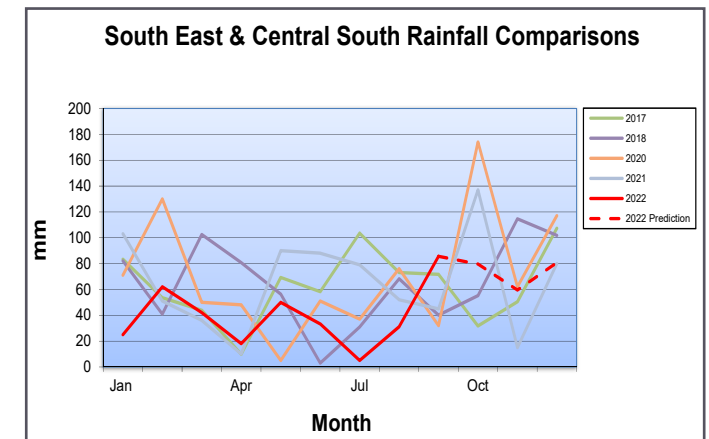
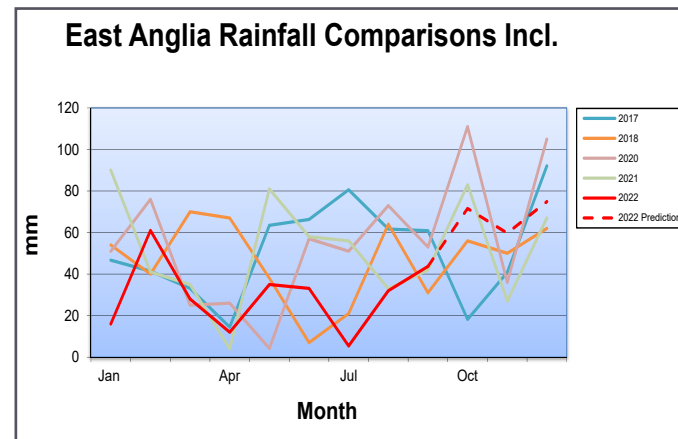
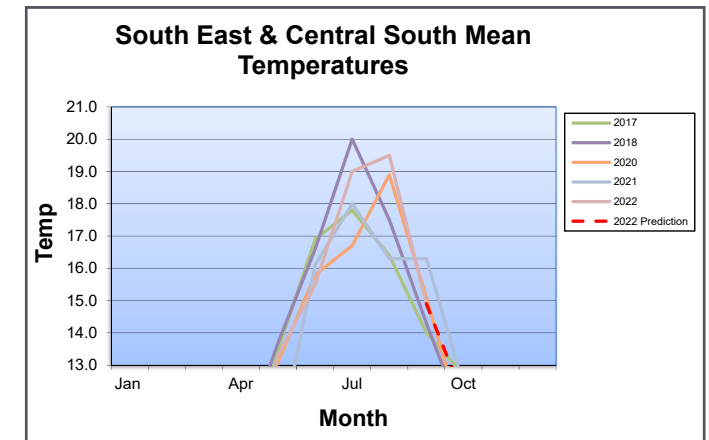
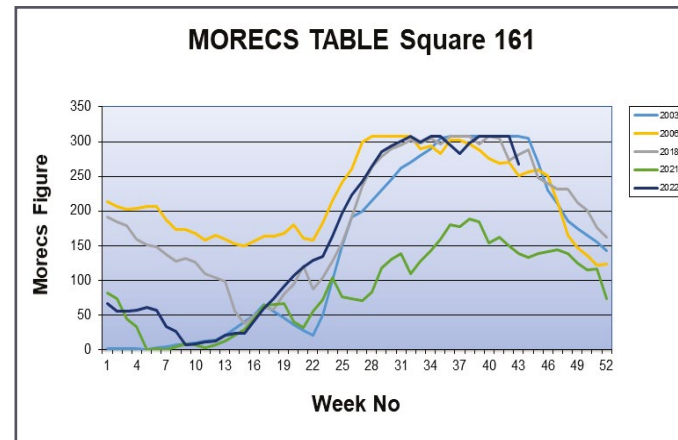


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# Moisture deficit and rainfall

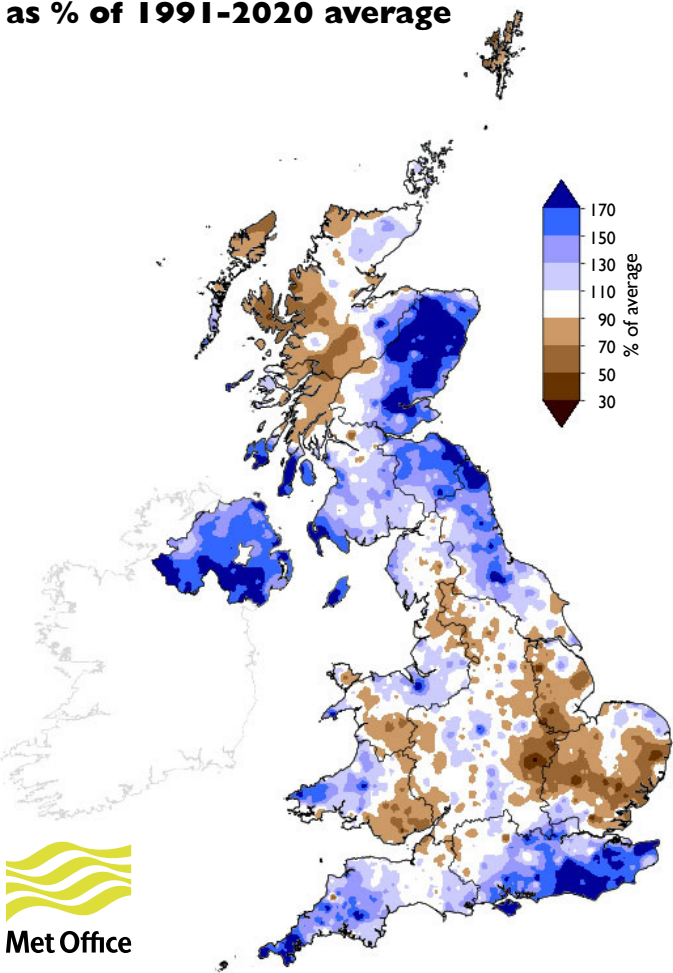


## MONTHLY MOISTURE DEFICIT AND RAINFALL

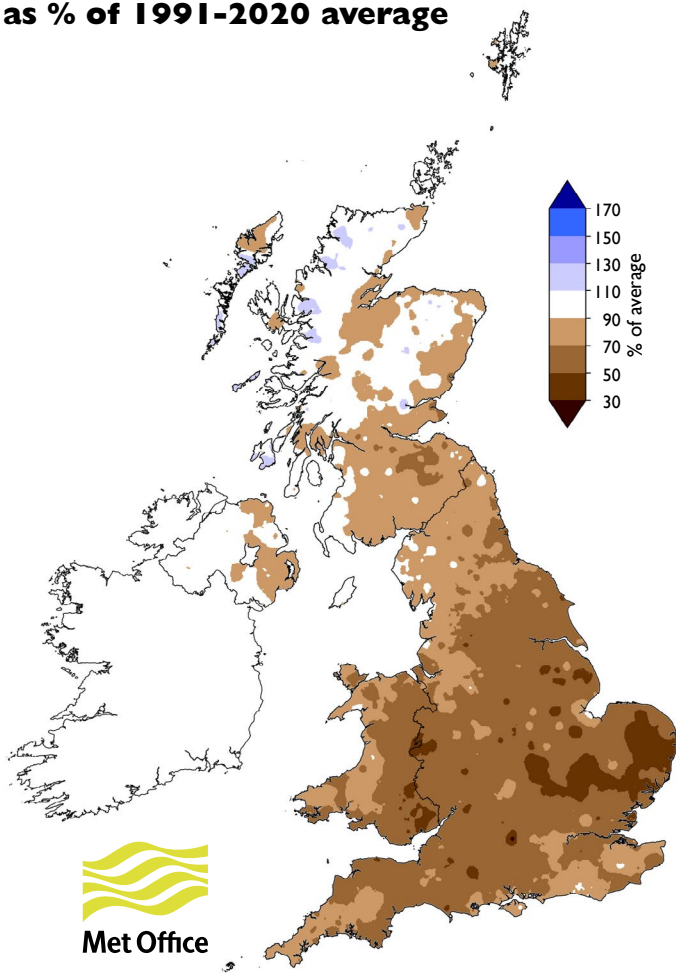


# Rainfall

**September 2022 rainfall  
as % of 1991-2020 average**

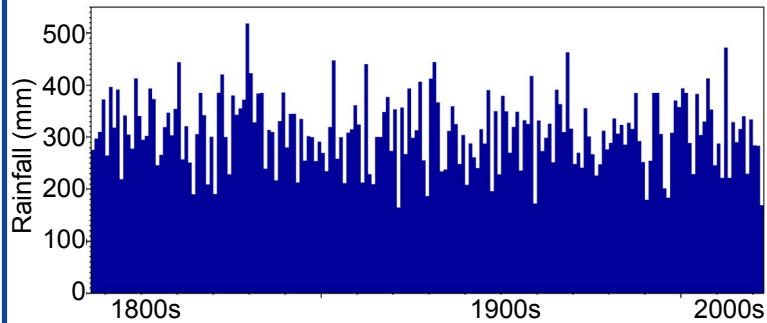


**April 2022 - September 2022 rainfall  
as % of 1991-2020 average**

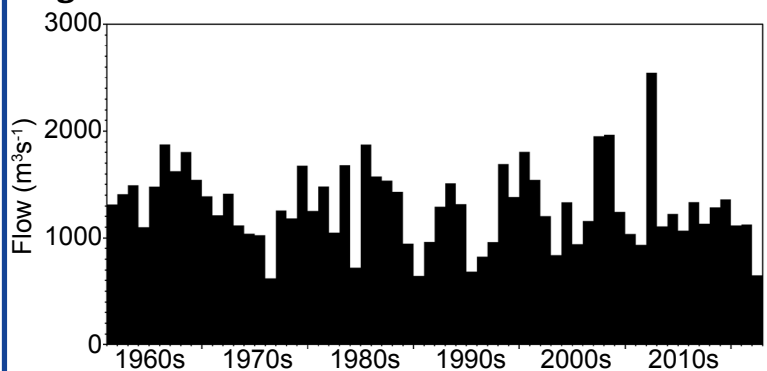


# Rainfall

## April - September rainfall for Anglian Region



## April - September average outflows for England & Wales



## UK Hydrological Outlook

The Hydrological Outlook provides an insight into future hydrological conditions across the UK. Specifically it describes likely trajectories for river flows and groundwater levels on a monthly basis, with particular focus on the next three months.

The complete version of the Hydrological Outlook UK can be found at: [www.hydoutuk.net/latest-outlook/](http://www.hydoutuk.net/latest-outlook/)

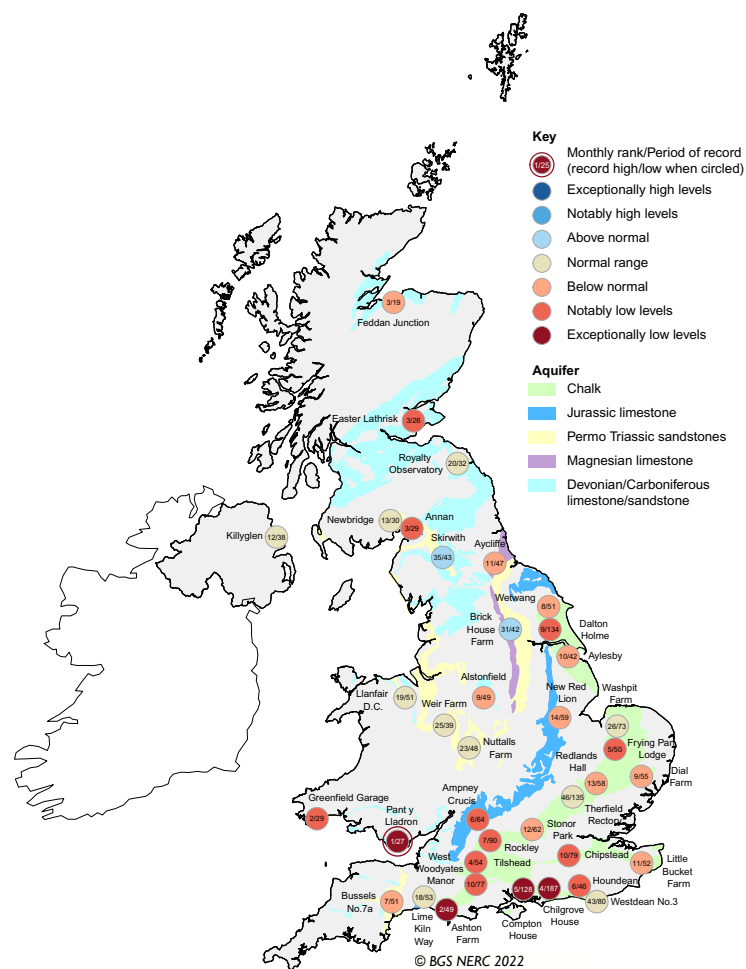
**Period:** from October 2022

**Issued:** 10.10.2022

**using data to the end of September 2022**

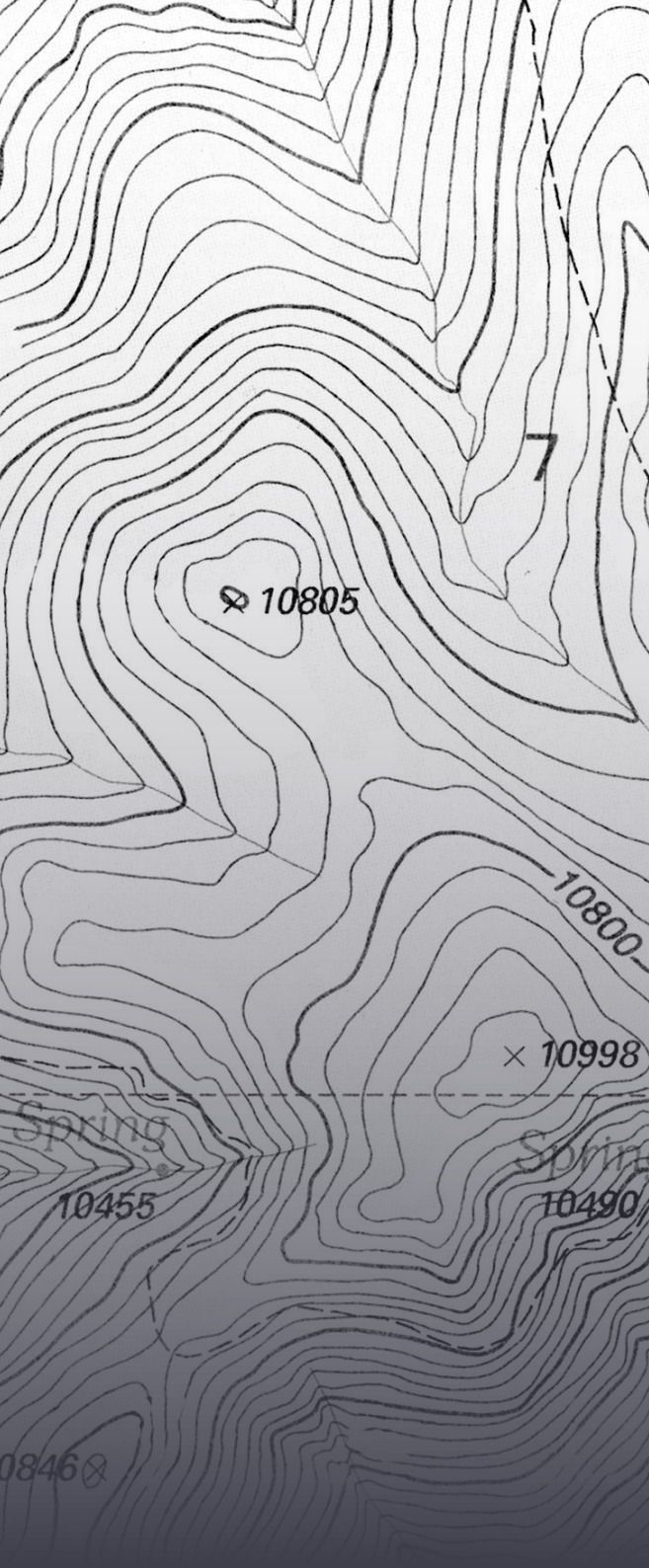
The outlook for October and for the October–December period is for below normal river flows in central, eastern and southern England. Elsewhere, river flows are likely to be in the normal range. Groundwater levels for October are likely to be normal to below across the country, and exceptionally low in southern England. Over the three-month period, levels are expected to return to the normal range.

# Groundwater records



## Groundwater levels - September 2022

The calculation of ranking has been modified from that used in summaries published prior to October 2012. It is now based on a comparison between the most recent level and levels for the same date during previous years of record. Where appropriate, levels for earlier years may have been interpolated. The rankings are designed as a qualitative indicator, and ranks at extreme levels, and when levels are changing rapidly, need to be interpreted with caution.





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