

Flood risk summary

Your selected location: 28, Baydon Drive, Reading, RG1 6JB

This information tells you the flood risk of the land around a building, not the building itself.

The highest risk of flooding at this location is from **surface water**.

- ▶ [How we assess an area's flood risk](#)
- ▶ [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low **Low** Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low **Medium** High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

- ▶ [Why surface water flooding is a problem](#)