



Water for the North West

United Utilities Water Limited

Haweswater House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP

Telephone: 01925 237000

unitedutilities.com

Our ref: EIR/ID853

Date: 10/06/2026

Email: EIRRequests@uuplc.co.uk

Dear [REDACTED],

Thank you for your request for environmental information. We appreciate your interest, and we want to let you know that your request has been carefully considered in accordance with the Environmental Information Regulations (EIR).

Your request:

I am after information on a bond between Hackthorpe Estates Limited, Stoneswood Homes Limited or Mr Neil Le Sage for infrastructure relating to a new build estate Morth of Hackthorpe CA10 2FW or CA10 2HS - should be available to me under EIR rules as I am a resident of the Estate & the developer is holding up a handover of communal land & Residents Management Company plus funds, saying it's because he's in a dispute over this Bond with United Utilities.

Our response:

As previously advised, we are unable to locate a S104 application from the developer for United Utilities to adopt any new sewers constructed by developer at the above site. Therefore, under Environmental Information Regulation 12(4)(a), we are unable to provide this information.

However, the developer has requested a sewer diversion for which technical approval was given in 2022. The Section 185 Agreement has not yet been completed. The standard arrangement is that a bond equivalent to 100% of the value of the works is to be paid by the developer on completion of the S185 Agreement. The agreement is still outstanding but United Utilities, and the developer have recently agreed that in order for the S185 Agreement to be completed, a reduced bond will be accepted. The reduced bond is in recognition of the sewers having been constructed to a suitable standard to allow us to progress into the final stages which is a 12-month maintenance period which needs to take place before the sewers are formally vested into United Utilities ownership. This proposal is currently with the developer's solicitor for approval.

We hope that this response answers your request. However, if you're not satisfied with how we've handled it, you can request an internal review. To do this, please write to us at Environmental Information Office, Haweswater House, Lingley Mere, Warrington, WA5 3LP or email us at EIRRequests@uuplc.co.uk, addressing your request to [REDACTED], and explaining why you're unhappy with our response. We'll be very happy to review your request and ensure we've done everything we can to assist you.

Any request for an internal review should be made within 40 working days of receipt of this

response, and we will reply within 40 working days from receipt of the request for internal review.

Many thanks