



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/ID930

Date: 13/08/2026

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:

To assist you in locating this efficiently without incurring unnecessary administrative retrieval time, I am requesting only the following existing records:

Specifically, please provide:

1. Section 104 Status: The current statutory adoption status under Section 104 of the Water Industry Act 1991 for the foul and surface water drainage serving this estate.
2. Outstanding Technical Defects / Remedials: A copy of the latest inspection report, defect schedule, or punch-list identifying any technical, structural, or maintenance issues delaying formal adoption.
3. Responsible Party: Confirmation of whether the ongoing maintenance responsibility currently rests with the original developer or United Utilities under a Section 104 agreement.

Our response:

Please see our responses to the three points raised below:

- No legal agreements have been signed for any of the phases, as such no final S.104 agreement exists. As none of the phases have been formally signed off on site, maintenance remains the responsibility of the respective developer for each phase.
- Please find attached the remedial works lists from 2024, titled Appendices A, B and C.
- Each phase is being progressed by a different developer:
 - Phase 1: David Wilson Homes Northwest
 - Phase 2: Morris Homes
 - Phase 3: Taylor Wimpey

However, the drainage infrastructure is interconnected and serves all three phases.

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],

[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