



United Utilities Water Limited
Haweswater House
Lingley Mere Business Park
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Great Sankey
Warrington WA5 3LP

Telephone: 01925 237000

unitedutilities.com

Our ref: EIR-437

Date: 07/07/2025

Email: EIRRequests@uuplc.co.uk

Dear [REDACTED]

Thank you for reaching out with 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 writing to make a request for the following information below in this email, to which we are entitled under the Environmental Information Regulations 2004.

I would be grateful if you could provide me with the following information on all Section 104 technical approvals granted from the 1st January 2025 – 31st March 2025.

This information should be easily accessible to United Utilities, as other Water Companies have swiftly provided this information. To aid and assist, I have included a template within this email that demonstrates the type of data we require.

Our response

You requested six pieces of information on all the Section 104 technical approvals that UU had granted from the 1st January 2025 to 31st March 2025. Unfortunately, and as explained below we are only able to supply two of the six pieces of information, namely:

- Date technical approval submitted
- Date technical approval granted

The reason why we have been unable to provide you with the Estimated Bond Value is set out below.

For context, bond values are taken out by a developer as a requirement of the S104 agreement and they are equivalent to 10% of the construction value of the sewers. This means that should a developer go bust, it allows United Utilities to step in and carry out the necessary work to bring the sewers up to standard, ready for adoption.

The definition of environmental information under Regulation 2(1) concerns information regarding the state of the elements such as “air, atmosphere, water, soil, land, landscape, natural sites, biological diversity” and also concerns factors that affect or are likely to affect those elements. These factors could include substances, energy, noise, radiation or waste, emissions, discharges and other

releases into the environment. Based upon this definition, we have concluded that the Estimated Bond Value is not environmental information (in this context).

The reason we have been unable to provide the Developer, Site name and Road & Sewer Designer, is because, in line with our responses to your previous EIR requests for the same information (EIR-335 and EIR-353), and Regulation 12(5)(e) of the EIR, a public authority may refuse to disclose information to the extent that its disclosure would adversely affect the confidentiality of commercial or industrial information, where such information is provided by law to protect a legitimate economic interest. In this circumstance, disclosure of the Developer, Site Name, and Road & Sewer Designer could affect future commercial behaviour and therefore the public interest in withholding the information would outweigh the public interest in disclosing the information.

Section 206 of the Water Industry Act 1991, also explains that as a statutory undertaker, UU should not disclose information with respect to any particular businesses which has been obtained by virtue of the provisions of the Water Industry Act and related to the affairs of any individual or particular businesses without their consent.

When deciding how to apply the above regulations, we have considered the public interest in whether withholding the information outweighs the public interest in disclosing it. Whilst we recognize that there is public interest in transparency and accountability, and promoting an understanding of environmental issues, it is important to note that if we were to disclose this information, we would be breaching the Water Industry Act. We have also considered the fact that our customers would expect United Utilities to comply with the provisions set out in the Water Industry Act.

With this in mind, we have concluded that the public interest in withholding this information is greater than it being disclosed. This approach is also in line with how other water companies have handled similar requests for information.

As I'm sure you will appreciate, information surrounding adoption agreements is not usually publicly available and is something that is made available during the conveyancing process for people buying new homes. Other than this occasion, the information stays confidential between the Company and the developer.

We hope that this response answers your request. However, if you are not satisfied with our offer of a meeting, or the response, as per our normal process, 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
[REDACTED]

We'd love to hear your feedback on how we handled your request! If you have a moment, please complete our short survey [here](#) – your input helps us improve our service.

Appendix 1:

Date Technical Approval Submitted	Date Technical Approval Granted
05/12/2024	15/01/2025
04/12/2024	29/01/2025
12/11/2024	22/01/2025
31/10/2024	26/03/2025
30/10/2024	24/01/2025
16/10/2024	02/01/2025
04/10/2024	02/01/2025
01/10/2024	28/03/2025
16/09/2024	11/02/2025
19/08/2024	26/02/2025
08/08/2024	17/02/2025
05/08/2024	07/03/2025
29/07/2024	29/01/2025
02/07/2024	28/02/2025
25/06/2024	07/02/2025
05/04/2024	23/01/2025
25/03/2024	20/03/2025
30/08/2023	10/03/2025
19/08/2022	28/02/2025
09/06/2022	24/01/2025
02/03/2022	20/01/2025
03/07/2020	20/03/2025
20/02/2018	11/02/2025