

## Reg 13 Homes England

**From:** Reg 13 Cambridge Water  
**Sent:** 21 December 2018 12:06  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Homes England, Reg 13 Homes England, Reg 13 Homes England  
**Subject:** RE: Northstowe phases 2 & 3

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Red Category

Reg 13 Homes England

As you are probably aware the industry has as part of the codes for adoption work been preparing a Model Adoption Agreement MAA this is due to be submitted to Ofwat in early Jan 2019 it our intention to adopt this, however the timing might mean that we follow existing arrangements for initial phase of the project. Our current arrangement is to cover off things under the self-lay provisions from the WIA and the latest version of the self-lay code of practice.

Clearly Cambridge Water will be contributing to the cost of the scheme in the form of asset value payments, this as you will appreciate is not straightforward for schemes of this nature as significant infrastructure is needed in advance of any connections being made. I am in the process of preparing the AV calculation which will take into account all the infrastructure and all the income the company will receive in the future, I hope to have this finalised early in the new year, I will be happy to go through this then.

Likewise have a very Merry Christmas and New Year

Regards

Reg 13 Cambridge Water

web: <http://www.cambridge-water.co.uk/>



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**From:** Reg 13 Homes England  
**Sent:** 21 December 2018 10:40  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Homes England, Reg 13 Homes England  
**Subject:** Northstowe phases 2 & 3

Morning Reg 13 Cambridge Water

Re Northstowe can you advise in what format the formal agreement will appear in please. I.e. letter or Section 51a ?.

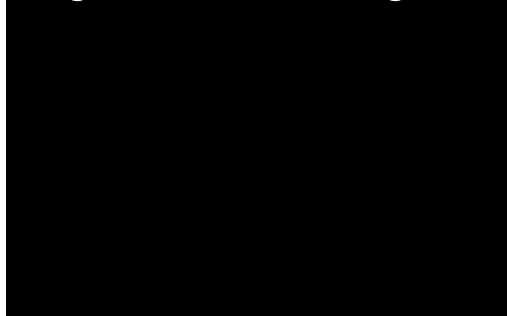
Can you also detail what contribution Cambridge Water will be making to the costs of the scheme. You will remember that the initial application for the Self Lay agreement was submitted prior to the April 2108 regs change. The design has been substantially upgraded to accommodate alternative feeds in the event of network issues i.e twin 400mm both capable of independently feeding the whole site, district meter etc.

The client is obviously looking at a contribution from CW towards these works and also details of the wider financial benefits that the 8500 homes would yield.

Have a great Xmas & New Year.

Kind Regards

Reg 13 Homes England



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## Reg 13 Homes England


**From:** Reg 13 Cambridge Water  
**Sent:** 22 January 2019 15:42  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Cambridge Water, Reg 13 Homes England, Reg 13 Cambridge Water  
**Subject:** RE: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Reg 13 Ho

Many thanks for letting me know  
Regards

Reg 13 Cambridge Water

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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**From:** Reg 13 Homes England

**Sent:** 22 January 2019 15:35

**To:** Reg 13 Cambridge Water, Reg 13 Homes England

**Cc:** Reg 13 Cambridge Water

**Subject:** RE: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Hi Reg 13 Cam

Further to the below email, we can confirm that we have received a receipt of payment made to Cambridge water for reg. 12(5)(e). This payment is to act as an advanced budget payment cost for Northstowe Phase 2 / Phase 3, related off-site reinforcement works as set out in your email dated 10 December 2018 15:12 and included in the below email thread.

Kind regards,

Reg 13 Homes England



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**From:** Reg 13 Homes England

**Sent:** 13 December 2018 15:52

**To:** Reg 13 Cambridge Water, Reg 13 Homes England

**Cc:** Reg 13 Cambridge Water

**Subject:** RE: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Hi Reg 13 Cam

Thank you for the revised estimated quotation. I have discussed the quotation with Reg 13 Homes England and can confirm that we have instructed J.Sisk to make payment to Cambridge Water for the sum of reg. 12(5)(e). This is to be paid as an advance payment only, in order to secure Northstowe Phase 2 & 3 off-site reinforcement works.

We expect that this would be paid in January 2019 along with the design fees for the off-site reinforcement design works. Once payment has been received, please can you confirm by return email to Reg 13 Homes England and Myself. We will of course seek confirmation that funds have been released from J.Sisk, however we are also seeking an audit log from Cambridge Water that these funds have been secured and allocated to Homes England Northstowe Phase 2 and Phase 3 related works.

Kind regards,

Reg 13 Ho

# Reg 13 Homes England



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From: Reg 13 Cambridge Water

Sent: 10 December 2018 15:12

To: Reg 13 Homes England

Cc: Reg 13 Homes England; Reg 13 Cambridge Water

Subject: FW: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Dear Reg 13 Homes

We have as requested by Reg 13 Homes reviewed our proposals and associated costs, these as acknowledged in Reg 13 Homes's mail following are at this stage estimates which may be more or less at the end of the day.

## Off-site reinforcement works

As previously stated, our existing network (450mm AC main) has sufficient spare capacity to serve up to 3000 dwellings, including the 1500 in phase 1. Reinforcement works need to be complete and in service before the 3001st connection can be made. The reinforcement works consist of dualling approximately 7km of 450mm internal diameter main between Coton and Point E on the attached drawing. Due to the nature of the reinforcement works required please allow 12 months for planning and design.

Our existing booster station at Coton will also need to be upgraded. As things stand at present, it has spare capacity for approximately 6000 additional dwellings. The timing of the upgrade will depend on the rate of building at Northstowe, and at other developments which it serves.

The budget costs for the off-site works are shown in the table below:-

Item	Budget Costs (£000's)
Mainlaying reinforcement work (7.0 km 450mm dia.)	reg. 12(5)(e)
Booster Upgrade	

\*figure has been revised to take account of the design costs due to be paid under a separate cover

Please do not hesitate to telephone me if you require further information or would like to discuss anything further.

Regards

Reg 13 Cambridge Water

web: <http://www.cambridge-water.co.uk/>

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From: Reg 13 Homes England

Sent: 05 December 2018 15:54

To: Reg 13 Cambridge Water

Cc: Reg 13 Cambridge Water; Reg 13 Homes England; Reg 13 Cambridge Water

Subject: RE: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Dear Reg 13 Cambridge

## RE: Northstowe phase 2, Potable Water Off Site Reinforcement Works.

Further to email reference: Northstowe Phase 2 issued on the 1<sup>st</sup> December 2016 @ 11.25hrs (included within the email below), and as per our recent discussion (05.12.2018). Homes England have identified that they would be willing to make an advance payment in order to secure the off-site potable water reinforcement works. These works exclude the estimated design cost issued under cover of email RE: Cambridge Water Meeting – 5<sup>th</sup> November 2018 – Offsite Reinforcement Design Quotation, which shall be paid separately by Homes England via John Sisk & Sons (Holdings) Ltd to Cambridge Water.

The intent of the advanced payment is to ensure that there are resources and materials secured with Cambridge Water in order to complete the off site reinforcement works, following the completion of the off-site reinforcement design. In addition Homes England have identified that their strategic build out programme may fluctuate in order to fulfil Homes England's development ambitions, therefore Homes England are seeking to minimise any transition period between the completion of the off-site reinforcement design works and the commencement of the off-site-reinforcement works.



It is accepted and understood that any payment made would be treated as an estimate (costs may go up or down). Payment would be made by Homes England via John Sisk & Sons (Holdings) Ltd to Cambridge Water. As mentioned, It is expected that works being completed by John Sisk & Sons (Holdings) Ltd on Northstowe Phase 2 would have been completed prior to the off-site reinforcement works commencing, therefore a provision to transfer any account details to Homes England or another, would be necessary.

Please can you revisit the below budget costs and confirm if they still remain current and or provide a revised estimate. Please can you also provide payment details and a payment reference or a letter addressed to

(Homes England) identifying the estimated cost for the off-site reinforcement works.

We are hoping for feedback prior to the xmas break so that any monies can be released.

Kind regards,

# Reg 13 Homes England



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**From:** Reg 13 Cambridge Water

**Sent:** 01 December 2016 11:25

**To:** Reg 13 Homes England

**cc:** Reg 13 Cambridge Water

Reg 13 Cambridge Water

**Subject:** Northstowe phase 2

Dear

Following the meeting at which we discussed the preferred route for serving Northstowe Phase 2, we are pleased to submit our revised proposals. I would like to stress that the costs quoted are for budgeting purposes only.

#### Off-site works

For ease of reference we have prepared drawing F1.E.1254 Rev C (see attached), which shows the route of the proposed 300 mm nominal bore link main between our existing network (Point E) and the southern edge of Phase 2 (Point F). In preparing the capital cost estimate for this main we have assumed that approximately 75% of the new main can be laid in highway verges. The cost will be more if this is not possible.

As previously stated, our existing network (450mm AC main) has sufficient spare capacity to service up to 3000 dwellings, including 1500 at Phase 1. Reinforcement works need to be complete and in service before the 3001st connection can be made. The reinforcement works consist of dualling approximately 7km of 450mm internal diameter main between Coton and Point E. Due to the nature of the reinforcement works required please allow 12 months for planning and design.

Our existing booster station at Coton will also need to be upgraded. As things stand at present, it has spare capacity for approximately 6000 additional dwellings. The timing of the upgrade will depend on the rate of building at Northstowe, and at other developments which it serves.

The budget costs for the off-site works are shown in the table below:-

Item	Budget Costs (£000's)
Connection only at point E (assuming main from E to F is laid by others)	reg. 12(5)(e)
Connection at Point E and off-site main from E to F to serve Phase 2	
Mainlaying reinforcement work (7.0 km 450mm dia.)	
Booster Upgrade	

You will be required to pay a contribution to these costs as described below.

#### On-site works

You should allow approximately reg. 12(5)(e) dwelling for on-site mainlaying. You will be required to pay a contribution to this cost as described below.

#### Developer's contribution to off-site and on-site works

The current mains requisitioning methodology laid out in the Water Industry Act 1991 states that the future income from a development should be taken into account, and as a result the developer would be unlikely to be asked to pay the full capital cost of the required infrastructure. The contribution payable is affected by several factors, the main ones being build and occupancy rates, unit type split and site layout. In recent years, developers' contributions have been between 10% and 70%, but in the worst case it would be 100%. When further information is available I will be able to provide a better indication.

#### Connection charges

You should allow for a connection charge of about reg. 12(5)(e) per dwelling, assuming that normal MDPE/HPPE pipe will be used for the service connections.

#### Infrastructure charges

Each new connection will attract Water and Sewerage Infrastructure charges, which are currently reg. 12(5)<sup>reg. 12(5)</sup> respectively.

I can confirm following my conversation with our FD that we would be willing to consider phased payment of the capital contribution toward the infrastructure for the project. Please contact me if you would like to discuss this further, or if you have any other queries.

Regards

**Reg 13 Cambridge Water**

 web: <http://www.cambridge-water.co.uk/>

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Cambridge Water

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Cambridge

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#####

Reg 13 Homes England

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**From:** Reg 13 Cambridge Water  
**Sent:** 17 April 2020 17:27  
**To:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution


Reg 13 Home

Just to keep you updated I am afraid I still haven't got the final internal sign off but have chased again, I have been promised it next week once again apologies

Regards

Reg 13 Cambridge Water

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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**From:** Reg 13 Homes England  
**Sent:** 01 April 2020 14:02  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution

Hi Reg 13 Cam

Time keeps on slipping by – we really need to close this out please

Best regards

Reg 13 Homes England

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**From:** Reg 13 Cambridge Water  
**Sent:** 03 March 2020 08:44  
**To:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution

Reg 13 Home

Many thanks

# Reg 13 Cambridge Water

 web: <http://www.cambridge-water.co.uk/>

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**From:** Reg 13 Homes England

**Sent:** 03 March 2020 08:43

**To:** Reg 13 Cambridge Water

**Subject:** RE: Northstowe - asset contribution

Hi 

Thanks for update. The number of homes for phase 2 and 3 totals 8,500 broken down as per below:

Phase 2 – 3,500 homes (and includes the town centre)

Phase 3A – 4,000 homes

Phase 3B – 1,000 homes

Best regards

## Reg 13 Homes England

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**From:** Reg 13 Cambridge Water

**Sent:** 03 March 2020 08:40

**To:** Reg 13 Homes England

**Subject:** FW: Northstowe - asset contribution




Just a quick note to update you on progress I am working on it but not quite there yet. Please can you confirm the proposed property numbers for phases 2 & 3.

Kind Regards

## Reg 13 Cambridge Water

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**From:** Reg 13 Cambridge Water  
**Sent:** 24 February 2020 15:34  
**To:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution


Reg 13 Home

Apologies for not responding sooner, I will have details back to you later this week

Regards

Reg 13 Cambridge Water

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**From:** Reg 13 Homes England  
**Sent:** 07 February 2020 15:02  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Homes England  
**Subject:** Northstowe - asset contribution  
**Importance:** High

Hi Reg 13 Cam

Trust you are well. I understand that Reg 13 Home has requested from you, several times now, confirmation as to the asset contribution that we should expect relative to the Northstowe development.

Can you please come back to myself and Reg 13 Home asap on this matter.

Best regards

Reg 13 Homes England



Northstowe House  
Rampton Road  
Longstanton  
Cambridge  
CB24 3EN

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## Reg 13 Homes England

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**From:** Reg 13 Cambridge Water  
**Sent:** 09 November 2020 15:01  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution

**Follow Up Flag:** Follow up  
**Flag Status:** Completed


Reg 13 Home

Many thanks for this I am not sure what happened but I have checked back and I cannot find it in my archive, however clearly in view of the time elapsed I need to process this asap. As this is likely to require approval at board level it may take slightly longer than usual, however I will provide the response as soon as I receive it.

Kind regards

## Reg 13 Cambridge Water

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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**From:** Reg 13 Homes England  
**Sent:** 09 November 2020 12:54  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution

Hi Reg 13 Cam

Appreciate that Covid has changed things. We really need to get this resolved now. I believe I replied back in April – as attached.

As stated this is our conservative build out range and we are likely to exceed this as per your previous email.

Best regards

Reg 13 Homes England

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**From:** Reg 13 Cambridge Water  
**Sent:** 09 November 2020 12:13  
**To:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution


Hi 

Apologies what with Covid wfh and other things this has fallen off the radar a bit I have checked back and in April I did some work on this but didn't reach a conclusion it looks as if I was after your best estimate of likely build out rates (see attached). I do not believe I received anything back but as I say with everything that has been going on in this crazy year I may have missed it, if you could provide your best estimate of the likely build out rates I will feed that into the model to calculate the asset value of the mains I will of course add into the mix our contribution to the upsize of the initial infrastructure.

Kind regards

Reg 13 Cambridge Water  


 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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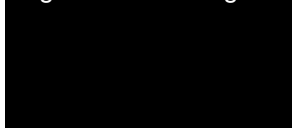
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**From:** Reg 13 Homes England  
**Sent:** 09 November 2020 11:19  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution  
**Importance:** High

Hi 

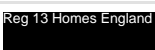
Please call or email me asap regarding this.  
This needs to be resolved!!

Best regards

Reg 13 Homes England  


OFFICIAL

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**From:**   
**Sent:** 09 September 2020 17:03  
**To:** Reg 13 Cambridge Water  
**Subject:** Northstowe - asset contribution

Hi 

We haven't touched base on this recently – now long overdue (from both sides).  
How can we move this on as I am now being pressured to close this out.

Best regards

**Reg 13 Homes England**



Northstowe House  
Rampton Road  
Longstanton  
Cambridge  
CB24 3EN

[@HomesEngland](#)

### #MakingHomesHappen

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



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## Reg 13 Homes England

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**From:** Reg 13 Homes England  
**Sent:** 24 April 2020 09:22  
**To:** Reg 13 Cambridge Water  
**Subject:** RE: Anticipated build out rate Northstowe phases 2, 3A&B  
**Attachments:** Phased Build Out av 405 per yr to 2040.xlsx; 5672 Package Plan 27-02-2020.pdf

Hi Reg 13 Cam

See attached build out spreadsheet and phasing plan.  
Our conservative average is circa 400 homes per year – across multiple phases as the attached demonstrate.

Best regards

Reg 13 Homes England

OFFICIAL

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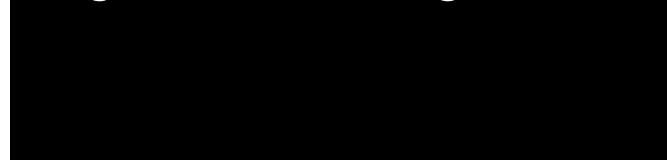
**From:** Reg 13 Cambridge Water  
**Sent:** 23 April 2020 17:34  
**To:** Reg 13 Homes England  
**Subject:** RE: Anticipated build out rate Northstowe phases 2, 3A&B

Reg 13 Home


What build out rate do you anticipate for the development i.e. the number of new properties you anticipate being built and occupied per year. I appreciate it will only be an estimate at this stage but I do need something to enable a realistic assessment of the asset value to be made, in my assessment to date I have assumed 200 units by the end of year 2, 300 units in years 3 & 4 and 600 per year thereafter. Do you consider this to be realistic?

Kind regards

Reg 13 Cambridge Water



 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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**From:** Reg 13 Homes England  
**Sent:** 23 April 2020 16:56  
**To:** Reg 13 Cambridge Water  
**Subject:** RE: Anticipated build out rate Northstowe phases 2, 3A&B

Hi Reg 13 Cam

What is the question that you would like answered?

Best regards

Reg 13 Homes England

OFFICIAL

From: Reg 13 Cambridge Water  
Sent: 23 April 2020 16:00  
To: Reg 13 Homes England  
Subject: Anticipated build out rate Northstowe phases 2, 3A&B


Reg 13 Home

I have been challenged on my assumptions reference anticipated build out rates for the development, I appreciate to a large degree it will be market driven and subject to change but I would appreciate your thoughts.

Kind regards

Reg 13 Cambridge Water

web: <http://www.cambridge-water.co.uk/>

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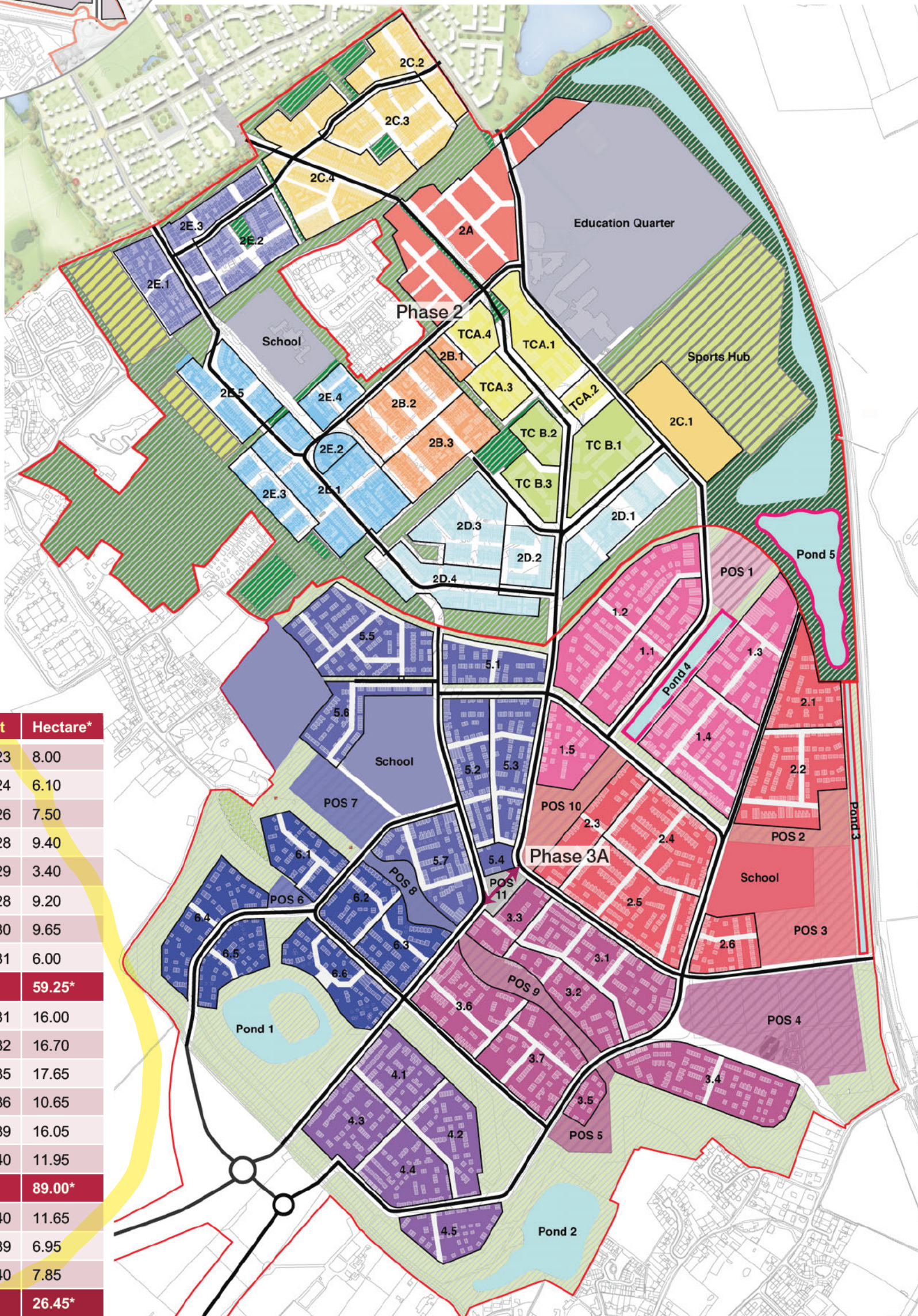
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Start			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
Phase	Infra																								TRUE	
	2	2a	406	50	150	150	56																		TRUE	
	2	2b	260		50	100	90	20																	TRUE	
	2	TCa	710				160	200	200	150	appartments in town centre													TRUE		
	2	TCb	510						100	150	150	110	appartments in town centre											TRUE		
	2	2c	570				60	110	110	110	110	70													TRUE	
	2	2d	410					50	80	100	100	80													TRUE	
	2	2e	434						50	80	129	125	50												TRUE	
	2	2f	200									50	100	50											TRUE	
3A		1	820				50	100	100	100	100	100	100	70											TRUE	
3A		2	840					50	80	100	100	150	150	110	100										TRUE	
3A		3	790									50	80	150	170	170	120	50							TRUE	
3A		4	340												50	100	80	60	50						TRUE	
3A		5	790													50	150	150	150	150	90	50			TRUE	
3A		6	420														50	100	100	70	50	50			TRUE	
3B		1	450															100	100	100	100	50			TRUE	
3B		2	260																60	100	100				TRUE	
3B		3	290																		50	140	100		TRUE	
			8500	50	200	250	416	480	540	690	640	629	585	480	380	320	320	350	310	400	410	410	440	200	0	405



# Northstowe Phases 2, 3A and 3B Package Plans

27-2-2020



Key	Phase	Homes	Build out	Hectare*
	Phase 2a	406	2020-2023	8.00
	Phase 2b	260	2021-2024	6.10
	Town Centre A	710	2023-2026	7.50
	Phase 2c	570	2023-2028	9.40
	Town Centre B	510	2026-2029	3.40
	Phase 2d	410	2024-2028	9.20
	Phase 2e	434	2026-2030	9.65
	Phase 2f	200	2029-2031	6.00
Total Units Phase 2		3,500		59.25*
	Phase 3a.1	820	2023-2031	16.00
	Phase 3a.2	840	2025-2032	16.70
	Phase 3a.3	790	2029-2035	17.65
	Phase 3a.4	340	2032-2036	10.65
	Phase 3a.5	790	2033-2039	16.05
	Phase 3a.6	420	2035-2040	11.95
Total Units Phase 3a		4,000		89.00*
	Phase 3b.1	450	2036-2040	11.65
	Phase 3b.2	260	2037-2039	6.95
	Phase 3b.3	290	2038-2040	7.85
Total Units Phase 3b		1,000		26.45*

Note \* Approximate areas excluding primary infrastructure, schools and strategic open spaces



## Reg 13 Homes England


---

**From:** Reg 13 Cambridge Water  
**Sent:** 29 October 2021 14:39  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Cambridge Water, Reg 13 Homes England  
**Subject:** RE: Northstowe phases 2 & 3

Hi 


Yes it has, reinforcement works design is progressing we have had a few access issues with land owners which has delayed things however the latest update I have is that we have been able to access the land concerned to carry out ecological and archaeological investigation works. Design work continues and by mid to late November we hope to be able to decide the feasibility or otherwise of carrying the work out in phases, early phases likely to commence after harvest 2022.

Regards

Reg 13 Cambridge Water  


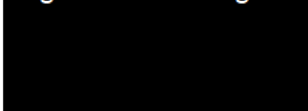
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**From:** Reg 13 Homes England  
**Sent:** 27 October 2021 16:11  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Cambridge Water, Reg 13 Homes England  
**Subject:** RE: Northstowe phases 2 & 3

Hi 

Been a while.  
Just enquiring as to progress with the reinforcement works.

Best regards

Reg 13 Homes England  


---

**From:** Reg 13 Cambridge Water  
**Sent:** 16 December 2020 09:56  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Cambridge Water  
**Subject:** Northstowe phases 2 & 3



Apologies for not getting back to you sooner as promised the following is what I believe we agreed during our recent Teams call:-

- Monies already paid by Homes England will cover reinforcement works required once the 3001 property is connected
- Costs associated with land parcels as they come up will be assessed using the charges scheme costs in force when the development of the parcel commences
- Income offset credit will be applied against the water infrastructure charge, the value will be that in force on the date the connection is made and the infrastructure charges are due
- Harlaxton will continue to liaise with Cambridge Developer Services team, team will provide details of charges for each land parcel as they are ready to be built out


One final thing to mention post the meeting one of my colleagues reminded me that the final cost of the diversion works significantly exceeded that estimated, I am afraid as I do not have direct responsibility for diversions in this region I cannot give you the reasons for the additional costs. Following further discussions with colleagues we believe at this early stage of such a large project it would be wrong to look at the cost of the diversion works in isolation better to review once the costs for the whole project are more certain.

I hope the bullets above provides an accurate summary of the points agreed and you are comfortable with the suggested approach towards the diversion works costs overrun.

Kind Regards

Reg 13 Cambridge Water

 web: <http://www.cambridge-water.co.uk/>

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