

Our ref:

NH/L&B



20 February 2026

FAO Kirklees Council

Stonewater Limited

Suite C, Lancaster House
Grange Business Park
Enderby Road
Whetstone
LEICESTER
LE8 6EP

e info@stonewater.org
w stonewater.org

Field Head Lane, Birstall – Drainage Management and Maintenance

I am writing on behalf of Stonewater in respect of the above matter at the development site at Field Head Lane.

I can confirm that as a site wholly owned and to be retained by Stonewater Ltd the ongoing management and maintenance obligations for the site drainage will be undertaken by Stonewater in the long term with the support of external contractors where required. This obligation includes the maintenance of the outfall drain as well as general on site repairs and maintenance to common areas and landscaping. This obligation also extends to that land not within Stonewater's ownership and is within the Council ownership. This forms an agreement between Stonewater and the Council for any ongoing maintenance for these off-site works.

All costs associated with the management of the site will be the responsibility of Stonewater Ltd, some costs of which are recoverable from households on the site via the estate service charge. As a provider of affordable homes we are obligated to ensure these costs are kept at an affordable level for our customers. The majority of homes on this development are for affordable rent and therefore Stonewater will retain overall control and responsibility for the management and maintenance of the site.

Our in-house surveyors will be responsible for regular reviews and checks of the site and any works required will be raised directly with our term contractors. All works orders are raised and managed on our in-house software with direct links to our contractors.

For more specialist installations, such as the pumping station, we will enter into a maintenance contract to attend to general servicing and maintenance as well as any emergency call out provisions.

[Calls may be recorded for lawful business purposes](#)

Stonewater is a trading name of Stonewater Limited, Stonewater (2) Limited, Stonewater (3) Limited, Stonewater (4) Limited and Stonewater (5) Limited. Charitable Registered Societies No. 20558R, 19412R, 18946R, 27696R & 31527R respectively. Homes & Communities Agency Registered No. L1556, L0173, L0288, LH4027 & 4717 respectively. Members of the National Housing Federation

Registered Office: Stonewater Limited, Stonewater (2) Limited, Stonewater (3) Limited, Stonewater (4) Limited and Stonewater (5) Limited, Suite C, Lancaster House, Grange Business Park, Enderby Road, Whetstone, Leicester, LE8 6EP.

Should the site be adopted by Yorkshire Water in the future, Stonewater will become exempt from any further maintenance and management.

As a national provider of affordable homes, Stonewater is one of the UK's largest social landlords, with a stock of 40,000 homes housing over 93,000 customers. Operating across England - from North Devon in the West and as far as North Yorkshire. We deliver approximately 1000 new affordable homes annually.

At the core of our mission as a registered social landlord is the commitment to provide safe, affordable housing for people of all ages and backgrounds. Guided by our Vision - that everyone should have the opportunity to have a place that they can call home - we offer homes for rent, shared ownership, and outright purchase via Rent to Buy.

As a customer driven organisation we pride ourselves on building relationships founded on respect, honesty, transparency and a commitment to equality, diversity and inclusion.

Stonewater has an annual turnover of £306 million and fixed assets of £3.1 billion. The organisation continues to hold a strong credit rating from S&P Global Ratings, alongside G1 and V2 gradings from the Regulator of Social Housing, together with a C2 grading for consumer standards.

As a Strategic Partner with Homes England we have access to grant funding to support delivery. Our strong credit position ensures we can continue to secure funding to deliver our development programme in the years ahead as well as the long term ownership and management of our development sites.

Yours sincerely

Nicola Hillier
Head of Development (East)