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18th November 2025

Dear Board Members

**Upcoming meeting of the Warboys, Somersham & Pidley Internal
Drainage Board
Thursday 27th November 2025**

Please find overleaf the agenda for the meeting of the Board to be hosted at the Lakeside Lodge, Pidley at 2pm on Thursday 27th November 2025.

Please arrive by 9.00am for the Inspection, followed by lunch at 1.00pm and then the meeting.

PLEASE NOTE THAT THIS AGENDA INCLUDES CONFIDENTIAL PAPERS. APART FROM THE COPY RETAINED WITH THE CONFIDENTIAL MINUTES THEY WILL BE DESTROYED FOLLOWING THE MEETING AND MEMBERS ARE REMINDED THAT THEY MUST NOT BE DISCUSSED WITH ANYONE OTHER THAN A BOARD MEMBER.

AFTER THE MEETING PLEASE DESTROY YOUR COPY OF THE PAPERS OR RETURN THEM TO THE OFFICE TO BE DESTROYED.

As you'll be aware, we administer thirty Boards that mostly all meet within similar date ranges. Thank you to the majority of Members who already confirm their attendance proactively.

Please help us manage your Board effectively by **proactively letting Polly know as soon as possible, by telephone or email, if you can attend the meeting, or not, or if you're uncertain.** This results in less abortive time and cost to the running of all Boards.

It is important that we have early confirmation whether or not the Board will be quorate.

Yours truly

P BURROWS, FCIWEM C.WEM CEnv

Clerk to the Board

Warboys, Somersham & Pidley Internal Drainage Board

Thursday 27th November 2025 – 9.00am Inspection (Lunch 1.00pm & Meeting 2pm)

Lakeside Lodge, Pidley

Agenda:

Item No	Topic	Format	Lead
	Inspection		
1	Welcome & apologies	Verbal	Chair
2	Declarations of Interest	Verbal	Chair
3	Minutes of last meeting and matters arising	Pages 3 - 8	Chair
4	Constitution & Membership • Attendance • Elections, vacancies & appointments • Composition and amalgamations – reconstitution update • Training	Pages 9 - 12	Clerk
5	Chairmans Items • Bartletts Agreement • Permission Homes • Pocket Park • Dredging Works 2026	Chair	Verbal
6	Clerk's Report	verbal	Clerk
7	Consulting Engineer's Reports, including: • Capital Programme & FCRM Grant-In-Aid	Pages 13 - 21	Clerk
9	District Officer's Report	Verbal	Clerk
10	Finance Report • Budget Review • Highland Water Contributions • Determination of land for rating (Confidential) • Rate arrears (Confidential) • Precept to the Environment Agency • Expenditure Estimate Update 2024/25	Pages 22 - 23 Page 24	Chair
11	Date of Next Meeting	Verbal	Chair
12	Any other business	Verbal	Chair

WARBOYS SOMERSHAM & PIDLEY INTERNAL DRAINAGE BOARD

At a Meeting of the Warboys Somersham & Pidley IDB
Held at the Lakeside Lodge on 30th May 2025

PRESENT

D Brown (Chair)	D Fabb
T Noble (Vice-Chair)	I Johnson
J Armstrong	S Johnson
S Edgley	Ms L Munns
D Edwards	J Short
D England	H Whittome

Paul Burrows the Clerk was in attendance.

Apologies for absence

Apologies were received from J Carney, J German, M Heading and S Whittome.

B.1933 Declarations of Interest

The Chairman reminded Members of the importance of declaring an interest in any matter included in today's agenda that involved or was likely to affect any individual on the Board. H Whittome declared an interest as a Middle Level Board Member.

B.1934 Confirmation of Minutes

RESOLVED

That the Minutes of the Meeting of the Board held on the 28th November 2024 and 24th February 2025 are recorded correctly and that they be confirmed and signed, along with the minutes of the Finance Committee on 15th May 2025.

B.1935 Matters Arising

Womb Farm Development (Abbott's Walk, Chatteris)

The Chairman outlined the latest on the ground at the site. Adding that the situation is not ideal but may be the best the Board can achieve. There are areas Where there are a 7m Byelaw strip, mainly level enough for a digger but in locations potentially too high from the water level for effective maintenance.

Review of Easements (A Bartlett & Sons Ltd)

The Chairman outlined that he and the District Officer had met with the Bartletts and there was encouraging communications. He added that this needs to be followed up with a review with them of the pre-existing agreement.

In pursuance of Section1(2) of the Public Bodies (Admission to Meetings) Act 1960, the Board decided to exclude the public from the meeting for two Matters Arising that are considered to be of a confidential nature.

B.1936 Constitution & Membership

The Chairman highlighted that R Waters had left his role at Abbots Ripton Farming and therefore there is an additional vacancy. It was also highlighted that the clerk's office needs to review whether S or D Cornwell are the elected member.

B.1937 Clerk's Report

The Board considered the report and its content. P Burrows highlighted the improvement work that has been undertaken in terms of planning and consenting and the importance of the new fee model that has been launched. He added that the Middle level Board have now supported the creation of a new compliance and enforcement role to work in conjunction with the new fee model to better manage risks and bring in income for the IDBs and Middle Level Commissioners. He added that this need was informed by his observation of the Board's experience with the Womb Farm Development and the need to learn from this and develop the capability within the MLC Office. The Board were supportive of the measures.

Fens Reservoir

Paul Burrows introduced the paper and outlined that the Board is likely to be directly affected by the pipework associated with the proposed reservoir. He referred to the government announcement this morning confirming that the project will be treated in planning terms as Nationally Significant Infrastructure. S Edgley added that there is still considerable uncertainty for landowners who may be affected.

RESOLVED

Approved that the Board act as one with the Middle Level Commissioners and other impacted IDBs. Therefore, the Middle Level Commissioners staff, consultants and legal service provider are authorised to act on behalf of and represent the Board.

Acknowledged that the Fens Reservoir DCO may need to overwrite/disallow existing statutory powers held by the Board and delegate the decision making on this to the Clerk, engaging with the Chairman/Vice Chairman as he sees fit.

B.1938 Environment Officer's Report

P Burrows introduced the report highlighting the new service package arrangement and increase fee, highlighting that this has been developed to help IDBs meet their minimum statutory compliance. He reported that the BAP was a legal requirement and meeting has been held with the Chairman as part of the review and update. He also advised the Board on the approach they ought to take regarding future bank-slips and the need for prompt action should piling be needed in order to reduce the likelihood of needing water vole displacement which add costs and working window constraint to such works.

B.1939 Consulting Engineers' Reports

The Board reviewed and noted the reports. In terms of M&E the Chairman reported that the works at Washways Pumping Station were going ahead, circa £16k. H Whittome asked whether the development fund would be legitimate in terms of a contribution given the station receives much of the district's water from areas that have been developed. A £7k contribution from the fund was agreed.

The Chairman added that the Board is facing some hefty bills ahead looking at all the pumphouses. I Johnson reported that the gearbox at Washways was still weeping despite the repair and added that there may be little point in future repairs as it may be an inherent design fault.

B.1940 Health & Safety

The Chairman reported that he and the Vice Chairman had met with COPE on their visit and there was nothing to report.

He added that the District Officer had made a start on railing improvements and general site tidying at the Board's pumping stations. He asked that Members give suitable encouragement whenever they see the District Officer.

B.1941 District Officer's Report

The Chairman outlined that the District Officer was unable to attend today's meeting and summarised the following:

- The frustration that the pump at Somersham Pocket Park was operated without communications with the Board.
- The siphon at Washways is working well.
- The meter readings and provision of these to the MLC M&E team is working well.
- The flail mower is leaking oil and that given this is bio-oil it is expensive. They are getting process for a new pump and the option of addressing the seal. The Chair to resolve when options and prices are clear.
- Encourage members to engage with the DO when they see him. It's a remote and isolated role so important people give him encouragement and support.

B.1942 Governance

a) Review of Internal Controls

Paul Burrows reported that the internal controls that the Middle Level Commissioners have in place in their services to the Board that are available on the Board's web-page.

The Board considered and expressed satisfaction with the current system of internal controls.

b) Policy Reviews

The Board considered the review of the policies.

RESOLVED

- i) The Board considered and approved adoption of updated Finance Regulations covering the period 2025-2035.
- ii) The Board reviewed and approved the update to their Policy Statement.
- iii) The Board is comfortable with its Risk Management Strategy and agreed to continue to index link its asset valuations for insurance purposes.

c) IDB1 and Annual Governance Statement

RESOLVED

The Board noted and supported the IDB1 return submitted on their behalf.

The Board noted and approved the submission of their Annual Governance Statement for 2023/24 authorising the Chairman and Clerk to sign the statement.

d) Exercise of Public Rights

Paul Burrows referred to the publishing of the Notice of Public Rights and publication of unaudited Annual return, Statement of Accounts, Annual Governance Statement and the Notice of Conclusion of the Audit and Right to inspect the Annual Return.

e) Consideration of potential litigation, liabilities, commitments.

P Burrows reported that as part of the Annual Governance review the Board were required to consider if there were any litigation, liabilities or commitments, events or transactions, occurring either during or after the year-end that have a financial impact on the authority. He confirmed that there were no such matters that have been raised through the office of the clerk. Members gave consideration to the position.

RESOLVED

That there are no such events that would have an adverse financial impact on the Board that would need to be included within the accounting statements for the financial year ended 31st March 2025.

B.1943 Finance Report – Looking Back

P Burrows summarised the Responsible Finance Officer's key messages in terms of last year's expenditure. He highlighted how the Board had benefited by approximately £120,000 from the government's one-off IDB Fund and that this has essentially re-floated the Board's reserves back to being at a comfortable year in hand level.

The Chairman passed his thanks to the MLC staff who successfully secured this funding on behalf of the Board and delivered key works using it at Washways Pumping Station.

RESOLVED

That all payments and develop contributions noted.

The Board considered and approved their annual accounts for 2024/25

B.1944 Finance Report – Looking Forward

H Whittome asked whether there was a likelihood that the 2025/25 government IDB Fund may be underspent elsewhere and therefore funding may become available for some of the Board's investment needs. P Burrows said that initially a package of further IDB Pumps & Channel work was not supported for funding, however there was an indication that delivery issues elsewhere may enable us to secure further funding. He added that MLC were in communications with the Environment Agency about what could realistically be delivered locally but as yet there was no confirmation.

P Burrows summarised the key messages outlined by the Board's Responsible Finance Officer. The Chairman added that given the capital works needed at the Board's stations, he was nervous about bringing the rate down from 32p but would respect the decision of the Board. H Whittome proposed the recommended date of 31p, this was seconded by S Edgley and agreed unanimously.

RESOLVED

- a) To continue to subscribe to be a member of the Association of Drainage Authorities.
- b) District Officer salary to increase by 4.15% and to offer the NEST pension salary sacrifice option once available.
- c) Drainage rates:
 - i) That a total sum of £257,422 be raised by drainage rates and special levy.
 - ii) That the amounts comprised in the sum referred to in ii) above to be raised by drainage rates and to be met by special levy are 89.11% and 8.12% respectively.
 - iii) That a rate of 31p in the £ be laid and assessed on Agricultural hereditaments in the District.
 - iv) That a Special levy of £7,117 be made and issued to Fenland District Council and £20,901 to Huntingdonshire District Council for the purpose of meeting such expenditure.
 - v) That the seal of the Board be affixed to the record of drainage rates and special levies and to the special levy referred to in resolution (iv).
 - vi) That the Clerk be authorised to recover all unpaid rates and levy by such statutory powers as may be available.

B.1945 Middle Level IDB Change

P Burrows introduced the work undertaken so far and the report that had been issued to all Board members in February. He added that S Johnson and H Whittome were members of the working group overseeing this work.

The Board were generally supportive of the work progressing however felt that this Board already felt relatively large and complex and had concerns that being larger would be a challenge and potentially dilute the considerable volunteer efforts that are part of this Board's key strength. H Whittome agreed this needs to be a key consideration, however highlighted that only a few years ago this Board struggled to find a Chair so they are only a couple of health issues away from being vulnerable and thus need to think 5, 10, 15 years ahead. P Burrows highlighted the challenges of getting a quorum for this very meeting. S Johnson highlighted the natural high ground presented challenges in aligning neighbouring districts.

P Burrows agreed that in his overview this Board is the most complex within the Middle Level and therefore ought to provide a useful 'stress test' within any detailed design. He added that there are larger and more complex IDBs elsewhere in the country that have been through larger scale amalgamations and not lost the local operational oversight and volunteer inputs.

RESOLVED

To provide a £300 contribution towards the costs of developing the detailed design.

B.1946 Date of next Meeting

RESOLVED

That next meeting of the Board will be 27th November 2025, 5:30PM at the Lakeside Lodge.

B.1947 Any Other Business

Digger hire cost.

I Johnson highlighted that the Board ought to review and update its hire our rate for the digger and flail.

RESOLVED

Digger and flail hire cost £80 per hour (£70 per hour without flail)

Point 175

The Chairman highlighted the need for works close to point 175 along Puddock Road in terms of silt build-up and culverts. It was agreed to secure pipework to have in stock should the culverts need replacing.

Ratepayer Communications

D England suggested that the Board add a note into the invoices to ratepayers to outline the reasoning for recent rate decisions. P Burrows outlined that if the Board produced a note then he could arrange for it to be included, however the MLC would not be producing these for individual IDBs therefore the Board would need to author. He added that the meeting paperwork and minutes are available and easy to digest for any ratepayer who wants to better understand, he added that the Board also had vacancies available for other ratepayers to get actively involved. S Edgley added that it should be fairly obvious to all farmers why the rate went up the previous year. It was left to the Board to decide if they wished to include further information and send to MLC office ahead of invoices going out in early July.

Fenton Way drain and Nightlayers IDB

S Edgley enquired about the latest regarding the drain along Fenton Way. I Johnson outlined that the MLC Lead Clerk was looking to see if there were any records of ownership or responsibilities. P Burrows outlined that given workloads and as we are currently in IDB meeting season that this may take a while and, given recent experience, its doubtful that any records will exist. P Burrows suggested a pragmatic option, given that machinery will soon be in the area addressing Nightlayers IDB's drain management works, therefore there was the opportunity to address the condition of the drain in a cost-effective way. He suggested that given both IDBs have benefitted significantly from the governments IDB Fund, that they move forward on the basis of a 50:50 split of funding to undertake these works, with ongoing responsibilities to be clarified at a later date once records have been found or otherwise. The Board agreed with this. S Edgley will discuss with A Edgley (Nightlayers IDB Chairman) and confirm with the Chairman and M Lahey the MLC Operations Manager who oversees Nightlayers IDB's maintenance operations.

Provided by the Middle Level Commissioners		Item No:	4
Meeting:	WARBOYS, SOMERSHAM & PIDLEY INTERNAL DRAINAGE BOARD	Subject:	CONSTITUTION & MEMBERSHIP
Date:	Thursday 27th November 2025	Officer Responsible:	Polly Tombleson

RECOMMENDATIONS

The Board is asked to:

- A. Election Notice
- B. Note the current status of its membership and the role they each play as members serving the interests of the Board.
- C. Review attendance records and identify any resolutions as necessary.
- D. Consider the **3** vacancies on the Board
- E. Determine whether there are composition changes and/or amalgamations it wishes to progress.
- F. Reenforce the need for members to view all five 'Good Governance' videos.
- G. Identify any topic areas for additional training, as well as any inspection/site visit requirements.

1. Current status

1.1 The table below outline the current composition of the Board and the quorum as detailed in the standing orders.

	Elected Members	Appointed Members	Total Members	Quorum
Composition	21	N/A	24	12
Actual	15	1 FDC, 2 HDC	18	
Vacancies	6			

1.2 The table below details the current elected members of the Board

No	Name	Status (one of four categories)	Commentary
1	Jacob Armstrong	Nominee of ratepayer (Mr C Armstrong)	
2	Daniel Brown	Ratepayer	Chairman
3	David Cornwell	Nominee of ratepayer (Mr D Cornwell)	
4	Stephen Edgley	Nominee of Ratepayer (Mr A Edgley)	
5	Daniel Edwards	Ratepayer	
6	David England	Ratepayer	
	Mark England	Ratepayer	Did not stand for re-election
7	Daniel Fabb	Ratepayer	
8	James German	Ratepayer	
9	Marc Heading	Ratepayer	
10	Ian Johnson	Ratepayer	
11	Sam Johnson	Ratepayer	
	Charles Leadbetter	Ratepayer	Did not stand for re-election
12	Lucy Munns	Nominee of ratepayer (Mr G Munns)	
13	Thomas Noble	Ratepayer	Vice-Chair
14	Jonathan Short	Ratepayer	
	Rupert Waters	Nominee of ratepayer (Abbots Ripton Farming)	Removed from Board 29/5/2025
15	Hugh Whittome	Ratepayer	
	Stephen Whittome	Ratepayer	Did not stand for re-election
16			
17			
18			

19			
20			
21			

1.3 The table below details the current appointed members of the Board.

1.4 Special levy paying District Councils appoint members to Boards and their role is to be part of the Board representing all the non-agricultural interests within the Board's district. The Council must consider appointing members who have relevant knowledge or experience that is relevant to the Board and its district.

1.5 Appointed members do not need to be councillors or employees of the Council, therefore can represent wider relevant interests within the district, eg major infrastructure, commerce, community groups, environmental interests.

No	Name	Appointing Council	Commentary (one of three categories)
1	James Carney	FDC	Councillor
2	Adela Costello	HDC	Councillor
3	Charlotte Lowe	HDC	Councillor

1.6 All Members are reminded that have equal status to each-other around the Board table and are here to serve the interests of the Board.

2. Attendance

2.1 The table below outlines the attendance record for the last four meetings of the Board.

Elected Members

No	Name	29/05/2025	24/02/2025	28/11/2024	06/06/2024
1	Jacob Armstrong	Present	Present		Apologies
2	Daniel Brown	Present	Present	Present	Present
3	David Cornwell		Present	Present	Apologies
	Lord de Ramsey	N/A	N/A	N/A	N/A
4	Stephen Edgley	Present	Present	Apologies	Apologies
5	Daniel Edwards	Present	Present	Apologies	Apologies
6	David England	Present	Present	Present	Present
	Mark England		Present	Apologies	Present
7	Daniel Fabb	Present	Present	Present	Present
8	James German	Apologies	Present	Present	Present
9	Marc Heading	Apologies	Apologies		Present
10	Ian Johnson	Present	Present	Present	Present
11	Sam Johnson	Present	Present	Present	Present
	Charles Leadbetter			Present	Apologies
12	Lucy Munns	Present	Apologies	Apologies	Present
13	Thomas Noble	Present	Present	Present	Present
14	Jonathan Short	Present	Present	Apologies	Present
15	Rupert Waters				
16	Hugh Whittome	Present	Present	Apologies	Present
	Stephen Whittome	Apologies	Present	Present	Present
17					
18					
19					
20					
21					

Attendance at Chairs Meetings

No	Name	5/12/2025	6/12/2024	6/10/2023	13/12/2022
1	Dan Brown	This years	Present	N/A	N/A

Appointed Members (current and previous)

No	Name (Council)	29/05/2025	25/02/2025	28/11/2024	06/06/2024
1	James Carney (FDC)	Apologies	Apologies	Present	Apologies
2	Adela Costello (HDC) substitute if C Lowe not available	N/A	N/A	N/A	N/A
3	Charlotte Lowe (HDC)	Present	Present	Present	Present

3. Elections, vacancies & appointments

(ADA Good Governance Guide - 3.8.3 – The Chair of your IDB should, withstanding exceptional circumstances, follow the principles within the Cabinet Office's Governance Code on Public Appointments 2016, which states that there is a strong presumption that no individual should serve more than two terms of three years or serve in any one post for more than ten years.)

(If there are any changes in Chair or Vice-Chair, the Bank mandates will be changed to match the current Chair or Vice-chair)

- 3.1 The Clerk will report that as the number of candidates for membership did not exceed the number of persons to be elected (21), the following candidates were elected as Members of the Board for a period of three years from 1st November 2025, viz:-

ARMSTRONG Jacob	HEADING Marc E
BROWN Daniel D	JOHNSON Ian
CORNWELL David W	JOHNSON Sam
EDGLEY Stephen	MUNNS Lucy C A
EDWARDS Daniel J	NOBLE Thomas E A
ENGLAND David W	SHORT Jonathan
FABB Daniel	WHITTOME Hugh W
GERMAN James	

- 3.2 There are currently **6** vacancies on the Board – not to fill due to re-constitution.
- 3.3 To consider the appointments of the Chairman of the Board (present Chairman - Daniel Brown)
- 3.4 To consider the appointment of the Vice-Chairman of the board (present Vice-Chair – Thomas Noble)
- 3.5 To appoint the Finance Committee – (present Finance Committee – Daniel Brown, David England, Daniel Fabb, James German, Ian Johnson, Sam Johnson, Charles Leadbetter, Thomas Noble & Hugh Whittome)

4. Composition and amalgamations

- 4.1 The Clerk to provide an update on the reconstitution of the Board.

5. Training

- 5.1 All Members are asked to digest the Good Governance Guide for Internal Drainage Boards published by the Association of Drainage Authorities and view the five accompanying videos intended to bring the guide to life. They are available via <https://middlelevel.gov.uk/about/idb-governance/>
- 5.2 To date 0 of 21 Board Members have reported viewing all five videos.
To date 12 of 21 Board Members have reported viewing 2 or the 5 videos.
- 5.3 Members are asked to identify any topics areas they would value further training on as well as any site inspections that would help them undertake their role on the Board more effectively.
- 5.4 Member training is reported to Defra as part of the annual IDB1 return.

Author Name: Polly Tombleson

Role: Senior Business Support Officer

Provided by the Middle Level Commissioners		Item No:	7
Meeting:	WARBOYS SOMERSHAM & PIDLEY IDB (Hereafter referred to as the Board)	Subject:	CONSULTING ENGINEERS REPORT: CHIEF ENGINEER'S SUMMARY & CAPITAL PROGRAMME
Date:	Thursday 27 th Nov 2025	Officer Responsible:	Nicola Oldfield

RECOMMENDATIONS

The Board is asked to:

- A. Consider alternative sources of funding for any critical capital works and put a capital investment plan in place, to include:
 - a. A plan to refurbish or replace (as needed) a minimum of 1 pump during summer of 2026 at the Board's cost; and
 - b. A Pump Refurbishment/Replacement Plan for all pumps; and
 - c. Instruct the Consulting Engineer accordingly.
- B. Review the pumping station key dates and inform the Engineer if there are any discrepancies or additional detail to be added.

1. Enforcement & Compliance Overview

Our Enforcement and Compliance Officers Dave Coles and Tony Payne joined us on the 23rd June 2025 as a job share. They are currently investigating cases across 17 boards plus Middle Level Commissioners, including:

- 47 active enforcement cases,
- 23 surface water or surface water and foul discharges,
- 24 byelaw cases.

Cases already concluded:

- Eight cases in the last two months including trespass, unlicensed moorings, unauthorised structures and encroachment,
- Six major developments have been referred to Technical Services following enforcement action, as consent applications for outstanding discharge consents.

In September and October, they were successful in recovering more than £70,000 of historic outstanding drainage charges for three developments across two boards and the MLC.

2. IDB Recovery Fund T2B

Following the initial, unsuccessful bid for funding, the Environment Agency subsequently awarded funding for the 'Asset Resilience Pumps & Channels' package in June 2025. These works are due for completion by March 2026.

Works being delivered for this district include the following:

- 1) Weedscreen Cleaner Upgrade Works (CW Engineering) at Washways Pump Station due to be carried out during the winter months, dates to be confirmed.

- 2) Weedscreen Cleaner Upgrade Works (CW Engineering) at Pidley Pump Station due to be carried out during the winter months, dates to be confirmed.

3. Capital Programme

Development of the capital investment programmes continues with the identification of staff resources required to deliver an extensive, multi-million-pound programme of works across the whole of the Middle Level.

We will be refining the Board's capital programme and developing a pipeline of works based on asset condition and need. Projects require a certain amount of development before they can be an FCERM grant-in-aid application can be submitted. For future projects the Board should be aware that there may be some up-front costs associated with this. When we have further information and resources in place, we will discuss specific needs with the Board. This includes the pump refurbishment plan described in the Mechanical & Electrical Report.

The new FCERM grant in aid programme will start in 2026/27 and we are awaiting the new grant funding guidance before we submit new project proposals.

However, the grant-in-aid programme is oversubscribed for 2026/27 and there is no grant-in-aid indicative allocation for 2026/27.

The Board is advised to consider alternative sources of funding for any critical capital works and put a capital investment plan in place.

Author Name: Nicola Oldfield

Role: Chief Engineer

Appendix 1: List of planning applications since last report

Appendix 2: M&E Report

Appendix 1

The following planning applications have been responded to since the last meeting:

<i>MLC Ref.</i>	<i>Council Ref</i>	<i>Applicant</i>	<i>Type of development</i>	<i>Location</i>
1328	F/YR25/0352/F	Mrs Carver	Change of use (Land to residence)	Honeysome Road, Chatteris
1329	F/YR25/0344/RM	Mr B Tozsu	Residence(New dwelling)	London Road, Chatteris
1330	25/00566/PIP	Mr David Hopkins	Residence (New dwelling)	Warboys Road, Pidley
1331	25/0925/PMBPA	Mr & Mrs Robinson	Change of use (Agricultural to 3 x dwellings)	Puddock Road, Warboys
1332	F/YR25/0394/O	Mr & Mrs Gates	Residential (4 x dwellings)	Clare Street, Chatteris
1333	25/00900/PIP	Mr & Mrs Robinson	Residential (4 to 9 x dwellings)	Heath Road, Warboys
1334	F/YR25/0421/F	Mr A Pritchard	Residence (Extension)	The Hawthorns, Chatteris
1335	25/00958/FUL	J Rigby	Replacement building	Parkhall Road, Somersham
1336	25/00950/FUL	Mr & Mrs S Robinson	Conversion (Agricultural to dwelling)	Puddock Road, Warboys
1337	F/YR25/0470/F	Jody Rowell	Residential (Up to 9 x dwellings)	Doddington Road, Chatteris
1338	25/01157/PIP	Mr D Hopkins	Residential (Up to 8 x dwellings)	Warboys Road, Pidley
1339	25/01168/PIP	Mr D Hopkins	Residential (Up to 2 x dwellings)	Warboys Road, Pidley
1340	F/YR25/3078/COND	Minister Property Group	Residential (70 x dwellings)	West Street, Chatteris
1341	25/01195/FUL	Mr M Riggall	Residential (2 x dwellings)	Parkhall Road, Somersham
1342	F/YR25/3097/COND	Burmor Construction	Residential (Up to 50 x dwellings)	Fairbairn Way, Chatteris
1343	25/01278/OUT	Mr A Austin	Residential (2 x dwellings)	Fen Road, Pidley
1344	25/0179/FUL	Amplius Living	Residential (43 x dwellings)	Station Road, Warboys
1345	25/01468/HHFUL	Amandeep Dhaliwal	Residence (Extension)	Parkhill Road, Somersham
1346	F/YR25/0576/F	Mrs B Grimshaw	Residence (Extension)	Westbourne Road, Chatteris
1347	25/01441/PIP	Mr A Augstein	Residential (4 x dwellings)	Padgetts Lane, Fenton
1348	25/01482/AGDET	Mr T Noble	Agricultural	Warboys Bridleway 16 and Millers Way, Warboys
1349	F/YR25/0639/F	Campa Portfolio Ltd	Residence (New dwelling)	High Street, Chatteris
1350	F/YR25/3118/COND	Minister Property Group	Residential (70 x dwellings)	West Street, Chatteris
1351	F/YR25/0632/F	Mr T Behagg	Residence (Extension)	London Road, Chatteris
1352	F/YR25/0626/F	Lindsay Butler	Residence (Extension)	Westbourne Road, Chatteris

The following applications for Byelaw Consent (to undertake works in and around watercourses) have been granted since the last meeting:

MLC Ref	Council Ref	Consent No	Applicant	Description of Works	Location	Date consent granted
524, 528, 1036, 1040, 1066, 1177, 1246 & 1249		WSP/BC/88	Persimmon Homes	Construction of a headwall and guard rail	Fillenhams Way (Abbot Walk), Chatteris	16/07/2025

The following applications for Byelaw Consent (to discharge to a watercourse) have been granted since the last meeting:

MLC Ref	Council Ref	Consent No	Applicant	Location	Date consent granted
521, 532, 544, 562, 563, 573, 786, 992 & 1240	18/00840/FUL, 22/02501/FUL & 23/02358/FUL	WSP/DC/83	Mr F Adams	Chatteris Road, Somersham	11/09/2025

The following infiltration device applications have been acknowledged since the last meeting:

MLC Ref	Council Ref	Option 1 (Self-certification) or Option 2 (Checking Form)	Location	Date acknowledged
1312	F/YR25/0034/F	Option 1	Southampton Place, Chatteris	15/07/2025

Provided by the Middle Level Commissioners		Item No:	7
Meeting:	WARBOYS SOMERSHAM & PIDLEY IDB (Hereafter referred to as the Board)	Subject:	CONSULTING ENGINEERS REPORT: MECHANICAL & ELECTRICAL
Date:	Thursday 27 th November 2025	Officer Responsible:	Dave Bantoft

1. M&E key messages and advice

Other than the matters previously reported or described below, only routine maintenance has been carried out since the last meeting and the pumping plant at each of the stations is mechanically and electrically in a satisfactory condition. The stations and pumps are at an age where reliability is a concern and a plan should be put in place to overhaul or replace items as necessary to ensure ongoing reliability.

The Board is strongly advised to consider the development of an investment plan for asset refurbishment/replacement. The Board is asked to instruct the Consulting Engineer accordingly.

1.1 M&E Equipment Key Health Indicators

Over the past 2 years we have been compiling and verifying Pumping Station Key Date to allow easier identification of equipment age and the need for refurbishment to assist in developing an investment plan for asset refurbishment or replacement. The details below include any works already scheduled and funded to be completed this year. For example, the weedscreen cleaner overhauls at Washways and Pidley. To ensure reliability, resilience and longevity of the pumping equipment it needs to be refurbished or replaced at suitable intervals. We have experienced examples lately of pumps being left too long and failing, or when they are removed for overhaul the condition is very poor and the pump overall lifetime has been reduced significantly, which is not cost-effective use of the asset. The same is true for control panels, component failures often damage other components incurring costly repairs and machine downtime. Overall, it is more cost effective to run well maintained equipment.

The pictures below are of pump bolts that have been in situ for 20 years and have corroded to the point of failure as shown by the gap between the flanges. Although now rebuilt with stainless steel bolts they were not in the past. The pump tubes are also heavily corroded which reduces pump life considerably. Ideally pumps should be refurbished every 10 years because by the time they reach 15 to 20 years it is likely the corrosion will heavily impact their overall residual life.



Table 1: Key Health Indicators

			Pump		Weedscreen			
Station	Built	Pump	Overhaul	Control Panel	Weedscreen Bars	WSC Gantry	WSC O/H	WSC Controls
Acre Fen	1984	1984	2006	1984	1984	N/A	N/A	N/A
High Fen	1976	2021 (1) 2009 (2)	2021 (1)	2020	2020	2020	2020	2020
			2009 (2)					
Pidley	1940s	1979	2005 (1)	2016	2003	2003	2025	2025
			2007 (2)					
Puddock	1992	1992	2004 (1)	1992	1992	N/A	N/A	N/A
Washways	1975	1975	2016	2016	1998	1998	2025	2025
Westmoor	1962	1962	2007 (1)	2011	2000	2016	2016	2016
			2008 (2)					

The Key Health Indicators table above shows the critical area for concern and improvement is the pumps. The pumps range from 4 to 63 years old with last refurbishments ranging from 4 to 21 years ago. The Board is advised to develop and start a pump refurbishment/replacement plan for the 7 pumps that are overdue refurbishment. Having a plan in place and underway helps to secure further grant funding when it comes available, such as the recent IDB Recovery Fund.

The Board is advised that it should plan to refurbish or replace (as needed) a minimum of 1 pump during summer of 2026 at the Board's cost.

Submersible pumps such as those at Puddock and High Fen are often not cost effective to repair and lead time on new pumps can be upto a year. Standard pumps are normally cost effective to repair and lead times can be as short as 4 weeks or can be over a year if impellers are damaged and have to be reverse engineered. Costs can be in the range £30k to £100k depending on pump condition.

The Board is requested to confirm if it wants the Engineer to produce a Pump Refurbishment/Replacement Plan for all pumps for the subcommittee.

2. Minor Works

2.1 Puddock

As previously reported the pumps are now at an age when overhaul or replacement is needed. Initial inspection of the slacker shows that there may be a possibility of fitting a smaller modern unit to the existing headwall. This will be investigated further once the main drain is down to winter levels.

The recent drain works will improve water flow to the pumping station and reduce weedscreen blockages. This will greatly improve the operational efficiency of the station, allowing cleaner water flow, less differential across the screen and preventing the pump from hunting, which causes excess wear and increased energy costs.

2.2 Westmoor

Pump 2 has run well since the thrust bearing was replaced. The weedscreen hose drums are starting to corrode and would benefit from recoating. This should be included in next WSC overhaul as it is more cost effective to do it at that time.

2.3 Acre Fen

The Pump Cabinet is heavily corroded, and replacement should be considered. The control panel is from 1984 and the oldest of the WS&P control panels so should be replaced. This is likely to cost in the region of £12k.

2.4 High Fen

Routine inspections have identified that Pump 2 insulation resistance has been fluctuating over the last few years. This may be an indication of water ingress into the motor. Pump 2 has been set to duty and will continue to be monitored. If Pump 2 requires replacement the support frame will also need replacing as it is heavily corroded. Pump 2 discharge pipe is weeping which needs to be investigated to determine the repair required. Pumps of this type are often not viable to repair and replacements can be over 6 months lead time.

2.5 Washways

The weed screen cleaner at Washways will be overhauled this winter as part of the IDB Fund Tranche 2B - IDB Asset Resilience GiA package. This means it could be out of service for 10 to 14 days during the pumping season. This overhaul will include the surface clean modifications that had previously been discussed. This is one of the hardest working weed screen cleaners in the whole MLC catchment and it is likely that assistance will be required from Board members for screen cleaning during the works.

There is some pump vibration on Pump 1 which needs investigating and some remedial works on the trolley to ensure its reliability until it is replaced.

2.6 Pidley

The weed screen cleaner at Pidley will be overhauled this winter as part of the IDB Fund Tranche 2B - IDB Asset Resilience GiA package. This will mean it could be out of service for 10 to 14 days during pumping season. The overhaul will include the surface clean modifications that had previously been discussed. It is likely that assistance will be required from Board members for screen cleaning during the works.

Pump 1 has some noise which needs to be monitored and investigated.

3. Inspections

3.1 HSB Engineering annual inspections for insurance were carried out on 4th September 2025 at Westmoor, High Fen, Pidley & Washways. All weedscreen cleaners passed inspections with no advisories.

3.2 The mandatory site Electrical Installation Condition Reports (due every 5 years) were completed successfully in December 2023.

Station	EICR Date	EICR Due
Acre Fen	6-Dec-2023	6-Dec-2028
High Fen	6-Dec-2023	6-Dec-2028
Pidley	13-Dec-2023	13-Dec-2028
Puddock	13-Dec-2023	13-Dec-2028
Washways	6-Dec-2023	6-Dec-2028
Westmoor	13-Dec-2023	13-Dec-2028

4. Pumping Station Key Dates

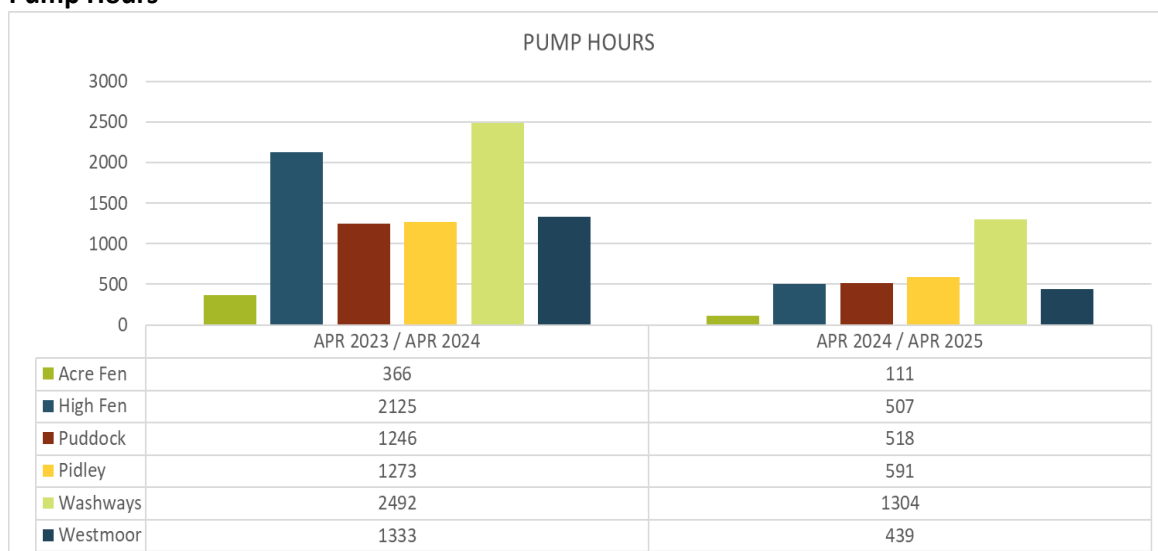
- 4.1 The key dates are an important reference and will feed into the Key Health Indicators and Investment Plan.

The Board is asked to review the pumping station key dates below, if there are any discrepancies or you can add any details, please inform the Engineer.

Station	Built	Pump	Weedscreen					
			Pump Overhaul	Control Panel	Weedscreen Bars	WSC Gantry	WSC O/H	WSC Controls
Acre Fen	1984	1984	2006	1984	1984	N/A	N/A	N/A
High Fen	1976	2021 (1) 2009 (2)	2021 (1)	2020	2020	2020	2020	2020
			2009 (2)					
Pidley	1940s	1979	2005 (1)	2016	2003	2003	2025	2025
			2007 (2)					
Puddock	1992	1992	2004 (1)	1992	1992	N/A	N/A	N/A
Washways	1975	1975	2016	2016	1998	1998	2025	2025
Westmoor	1962	1962	2007 (1)	2011	2000	2016	2016	2016
			2008 (2)					

5.

Pump Hours



6 Water level Management

The pumping stations have summer and winter pump level references based on historic values which serve as very good reference points. I would actively encourage pump attendants to

vary these to suit their current catchment conditions. For example, running pump start and stop levels at intermediate settings above the base winter settings during times of high Soil Moisture Deficit and then reducing towards winter level setpoints as the SMD reduces or if there is heavy rainfall forecast. This needs to be balanced with ensuring the pump has a good operating range so it is never short cycling (hunting). This can also be used to ensure maximum benefit of the lower night electricity rate.

Ultimately this takes more operator time but will produce more efficient running and reduce costs. We can advise on this if needed and show some good and bad examples to help with setting and monitoring your pumps.

Author Name: Dave Bantoft

Role: M&E Engineer

Provided by the Middle Level Commissioners		Item No:	10
Meeting:	WARBOYS, SOMERSHAM & PIDLEY INTERNAL DRAINAGE BOARD	Subject:	FINANCE REPORT
Date:	Thursday 27th November 2025	Officer Responsible:	Andrew Wool/Sam Ablett

RECOMMENDATIONS

The Board is asked to:

- A. Consider the Finance Officer's Summary
- B. Note the Budgeting Review within Appendix 1.
- C. Storm Recovery Grant – T2B
- D. Note the Highland Water contributions
- E. Review and approve Determination of Land for rating purposes and Rate arrears (Confidential papers)
- F. Note the Precept to the Environmental Agency

Finance Officer's review and key messages

For the rating estimates for 2025/2026 standard provisions were made for general expenditure with specific items included where known. Standard figures had been reviewed and approved by the finance committee.

A special meeting was held in February 2025 and at that meeting it was approved that a new excavator for the Board was to be purchased with a budget of £160,000 to £170,000 with the purchase to be funded with funds from the Development account. The finance committee approved the repayment of a proportion of the funds and an amount had been included in the budget. The new excavator was subsequently purchased in July 2025 at a cost of £161,000. A detailed calculation of the repayment will be completed for the year end accounts.

For several years, a small amount of land in the district has been rated but because of being unable to identify the occupier a balance of unpaid rates has built up. The action is to identify the occupiers of the current unrated land so that rate demands can be issued to the correct occupier. Under the Land Drainage Act it is only possible to issue a rate demand for the current year and the preceding year. Therefore, **the Board are asked to approve that the Responsible Finance Officer can write off any rates that are unable to be collected.**

1. Budget Monitoring

- 1.1 The current forecast for income/expenditure to 31st March 2026 shows that expenditure could be in-line with the budget against which rates were set. Appendix 1

However, members are advised that these figures are estimating pumping costs to be in-line with the budget proposal against which the rates have been set and should therefore also consider the significant financial implications major storm events can have on drainage Board budgets.

The budget figure included a provision for weed screen overhaul at Washways pumping station. As outlined below a grant has been received for both weed screens to be overhauled at Washways Pumping Station and Pidley Pumping Station respectively. Included in the forecast is the amount for the overhaul to be used for other works, namely the slacker at Puddock.

2. Storm Recovery Grant – T2B

- 2.1 At the beginning of the year MLC were successful in securing Grant Aid on behalf of some of the that they administer. The following work has been successfully in being 100% Grant funded:

<u>Work Scheduled to Be Done</u>	<u>Value</u>	<u>Penny rate equivalent</u>
Washways PS – WSC Overhaul and Program Modifications	£58,061	7.0p

Pidley PS – WSC Overhaul and Program Modifications	£58,061	7.0p
Total	£116,122	14.0p

3. Highland Water Contributions

- 3.1 Under Section 57 of Land Drainage Act 1991 the Board can make a claim for funding to the Environment Agency for the additional costs of the onward management of water from the district's highland. It is at the Environment Agency's discretion if they pay the contribution, and it is accounted for within the local team's annual maintenance budget.
- 3.2 When completing the budget proposal claims were estimated against the likely out-turn for 2024/2025 and the budgeted expenditure for 2025/2026. The highland water claim included within the rating estimates was £27,850. The final submitted claim amounted to £22,974.64 (£27,042.99 representing 80% of the Commissioners' estimated expenditure for the financial year 2025/26 less £4,068.35 representing an over claim of the financial year 2024/25).
- 3.3 Payment of the submitted highland water claims have been received in full. The forecast has been completed using the submitted claims.

4. Determination of land for rating purposes and rate arrears – Confidential papers

5. Precept to the Environment Agency

Internal Drainage Boards are required to pay a Precept (IDB Precept) to the Environment Agency for their expenses managing water passing into main rivers. Predominantly, the Precept funds additional maintenance downstream of and/or benefitting IDB districts.

The precept for 2025/2026 is £24,147 (2024/2026: £23,674).

Author Name: Andrew Wool/Sam Ablett
Role: Head of Finance/Assistant Treasurer

Enclosure 1	Determination of Land Values for Rating (CONFIDENTIAL PAPERS) Rate Arrears (CONFIDENTIAL PAPERS)
Appendix 1	Budget Monitoring

WARBOYS SOMERSHAM AND PIDLEY INTERNAL DRAINAGE BOARD

BUDGET MONITORING 2025/2026

	<u>Approved budget</u> <u>2025/2026</u> £	<u>Expenditure to</u> <u>31.10.2025</u> £	<u>Est. Expenditure</u> <u>01.11.25 to 31.03.26</u>	<u>Estimated out-turn</u> <u>at 31.03.2025</u> £	<u>Variance</u> <u>to budget</u> £	<u>Actual</u> <u>2024/2025</u> £
1 District labour (including District Officer's salary)	47,000	27,811	19,865	47,676 ^A	676	42,449
2 Rates, insurances and telephones	7,000	6,980	-	6,980 ^B	(20)	6,557
3 Repairs and renewals	33,750 ^C	15,368 ^C	18,382	33,750 ^C	-	37,509
4 Drainworks	35,000 ^D	3,239 ^D	28,095	31,334 ^D	(3,666)	15,970
Piling works						
5 Fuel (oil and electricity)-including District Officer's travelling	107,500 ^E	38,065 ^F	69,435 ^F	107,500 ^F	-	85,364
6 Administration charge, Audit fee, printing, stationery, advertising, Association of Drainage Authorities subscriptions etc	29,000	13,144	15,857	29,000	-	28,729
7 Environment Agency - Precept	24,147	24,147	-	24,147	-	23,673
8 Capital Reserve Fund	- ^G	-	- ^G	- ^G	-	-
9 Internal Loan Repayment	12,447	-	12,447	12,447	-	-
	295,844	128,753	164,080	292,833	(3,011)	240,252
Improvement Works	-	-	116,122 ^I	116,122	116,122	16,371
Bad debt provision	-	-	-	-	-	-
<u>Less income</u>						
Budgeted income	38,422 ^F	31,256 ^F	120,372	151,628 ^F	113,205	157,611
	257,422	97,497	159,830	257,328	(94)	99,012
<i>Rate Requirement</i>						
Rate set						

<u>General Fund</u>					
Opening balance	239,764	239,764	399,688	239,764	73,438
Rate income	257,422	257,422	-	257,422	265,338
Write back of provisions					-
Net expenditure	257,422	97,497	159,830	257,328	99,012
Use of balances	-	-	-	-	-
Closing balance	239,764	399,688	239,857	239,857	239,764