

**Title: Assets Update**

Committee: Finance & Assets

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### 1.0 Issue

- 1.1. To receive an update on Council-owned assets and approve expenditure for improvements to Portley Hill Depot, Littleport.

### 2.0 Recommendations

- 2.1. Members are requested to:
  - i) Note the update on Council-owned assets,
  - ii) Note the expenditure tracking sheet at Appendix 1, and
  - iii) Approve expenditure of £215,000 as set out in 4.8.1 to 4.8.9 of this report.

### 3.0 Background/Options

- 3.1. On 27 March 2025 (Agenda Item 8) the Finance & Assets Committee received a report detailing Council-owned assets which provided a summary of each asset. This report provides an update on assets contained within that report.
- 3.2. The Asset Management budget expenditure sheet at Appendix 1 identifies areas of planned spend and provides an update on actual spend to date. Members will continue to receive the expenditure tracking sheet as part of the Asset Update.

### 4.0 Council Assets Update

- 4.1. **Inclusive Play Audit-** The audit continues for Parish Council owned spaces and there is nothing significant to report since the last update.
- 4.2. Members will be aware that funds are being set aside from the Community Infrastructure Levy towards Inclusive Play and Open Spaces. This fund currently stands at £139,635.72 (10 September 2025). Parish Councils can apply to the Council for match funding to assist with delivery of inclusive play and open spaces.
- 4.3. **Barton Road, Ely car park-** it was necessary to carry out works to the boundary walls. The cost of this was £3,270.
- 4.4. **Quayside river infrastructure, Ely-** it was necessary to carry out works to the riverside infrastructure to ensure compliance and safety. The cost of this was £4,742.

- 4.5. **Ship Lane, Ely- Public Convenience-** Members may be aware that the public conveniences were closed for a significant period of time. The reasons for doing so were necessary and related to public safety. The Council has been working with external agencies to resolve the issue. The ladies conveniences (following a deep clean) have now reopened, and a review is being carried out to determine when it would be appropriate to reopen the family room and accessible facilities.
- 4.6. **Annexe Lift-** The repair is now underway and should complete.
- 4.7. **Lake View Bereavement Centre**
- 4.7.1 Members will be aware that works have now commenced. The project is led by the Director Operations, and the internal Project Manager is the Community Infrastructure Manager. Monthly commercial meetings are held to manage and monitor the build progress to ensure the project is completed within the approved cost and programme and this includes risk monitoring.
- 4.7.2 This report will be used to provide Members with any key updates related to the progress of the project. In the event that there is a need to provide a more detailed update, particularly related to cost, programme or risk then a separate report will be brought to committee for consideration.
- 4.8. **Portley Hill Depot, Littleport**
- 4.8.1 On 24 March 2022 Members approved the expenditure of £543,400 (out of a Depot Improvement reserve of £825,950) to carry out improvement works at Portley Hill Depot. It was further agreed that the £282,550 remaining allocation would be placed in reserve for potential future spend on depot improvements which could include Electric Vehicle charging infrastructure or renewable energy infrastructure.
- 4.8.2 The improvement works that were approved by committee have completed and included a new water treatment plant, security fencing, security monitoring, internal refurbishment works, external storage and Phase 1 car park works. This completed work was achieved within the approved budget.
- 4.8.3 Members may recall that the works to the car park were divided into 2 phases with the second phase being outside of the scope of the £543,400 expenditure approval. The first phase was to carry out works to the existing parking area and the second phase was to increase parking capacity to accommodate the new waste fleet in March 2026.
- 4.8.4 The review of the requirements to increase the capacity of the car parking area is now complete and a quote for the work has been received. The cost of increasing the capacity for Phase 2 is estimated at £175,000.
- 4.8.5 The previously approved Depot Improvement Works focused on the key areas identified above and did not include refurbishment of the part of the depot occupied by East Cambs Trading Company under a licence to occupy, except where areas are shared, e.g. toilets, meeting room facilities and some storage.

- 4.8.6 The Open Spaces & Facilities Manager has reviewed the improvement works that need to be completed to provide an improved and fit for purpose working environment for the remainder of the depot. The cost estimate of these improvements is £40,000.
- 4.8.7 ECTC pay £40,935 per annum and ECSS pay £35,087 per annum for their respective licence to occupy. This increases annually by 3%.
- 4.8.8 Since March 2022 the waste fleet has been replaced by a fleet that is capable of using HVO instead of diesel and this has also been applied to replacement vehicles for the Grounds Maintenance service as there is still no suitable electric vehicle that is suitable for the needs of either service. This is likely to remain the case for a number of years.
- 4.8.9 It is proposed that the expenditure for the Phase 2 car park works and further improvement works referenced in 4.8.4 and 4.8.5, totalling £215,000, is met from the £282,550 referred to in 4.8.1. with the remaining £67,550 continuing to be set aside for future Depot Improvement spend which could include electric vehicle charging infrastructure and renewable energy infrastructure.

## 5.0 Additional Implications Assessment

5.1

<b>Financial Implications</b> Yes- set out in 4.8.1 to 4.8.9	<b>Legal Implications</b> No	<b>Human Resources (HR) Implications</b> No
<b>Equality Impact Assessment (EIA)</b> No	<b>Carbon Impact Assessment (CIA)</b> To be completed works being carried out	<b>Data Protection Impact Assessment (DPIA)</b> No

## 6.0 Appendices

Appendix 1- Asset Spend Tracker

## 7.0 Background documents

Finance & Assets Committee- 27 March 2025- Agenda Item 8- Assets Update and Asset Management Plan

Finance & Assets Committee- 24 March 2022- Portley Hill Depot Improvements

