

TITLE: Littleport Assets

Committee: Finance & Assets Committee

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1.0 Issue

- 1.1. To consider a request for the transfer of assets to Littleport Town Council.

2.0 Recommendations

- 2.1. Members are requested to:
- 2.2. Approve the recommendations as set out in 4.4 of this report, and
- 2.3. Delegate authority to the Director Legal & Monitoring Officer to complete the relevant legal documentation to implement 2.2 above.

3.0 Background/Options

- 3.1. Littleport Town Council (LTC) has reviewed the assets that are owned by East Cambridgeshire District Council (ECDC) and has considered the importance of these assets remaining in local control for the benefit of residents in the context of Local Government Reorganisation.
- 3.2. At its Council meeting on 20 October 2025 LTC formally resolved to request the freehold transfer of the assets outlined below.

3.3. The Barn, Main Street, Littleport

This is currently leased by LTC. This building serves as LTC's office base and there is an ambition to use the building as a community museum in the future.

The request is for the freehold transfer for the value of £1 and LTC is prepared to agree restrictions for community use, including use as its office.

3.4. Public Conveniences- Main Street, Littleport

ECDC own the public conveniences at Main Street, Littleport. ECDC had previously offered these conveniences to LTC with a payment equivalent to one year's running cost. At the time of the initial offer LTC could not agree the terms. That position has now changed.

The request is for the freehold transfer for the value of £1 together with a payment equivalent to 1 year running costs (£20,829). LTC is prepared to agree restrictions for use as a public convenience or such other community use as deemed appropriate in future years.

3.5. Car Park- Main Street, Littleport

ECDC owns and manages the car park at Main Street, Littleport.

The request is for the freehold transfer for the value of £1. LTC is prepared to accept a restriction to prevent car parking charges being introduced.

3.6. Open Space- Parsons Lane, Littleport

There is an area of open space that is of strategic importance for the future potential to expand St Georges Medical Practice.

The request is for the freehold transfer for the value of £1. LTC is prepared to have a restriction to ensure the land is used to benefit the delivery of the medical practice. If the land is not required to facilitate further expansion LTC will maintain the land as public open space in perpetuity.

- 3.7. In all transfers LTC is prepared to agree a restriction that it will not sell land or assets for residential or commercial purposes.

4.0 Arguments/Conclusions

- 4.1. In the context of Local Government Reorganisation, the request from LTC would enable the assets to remain in local control.
- 4.2. The table below outlines the financial implications of the potential transfer. Note these costs are based on 2025/26 assumptions.

Asset	2026/27	2027/28	2028/29	Total
The Barn	£0	£0	£0	£0
Public Conveniences	£0	+£20,829	+£20,829	+£41,658*
Car Park	+£4,827	+£4,827	+£4,827	+£14,481
Public Open Space	£0	£0	£0	£0
				+£56,139

(+ represents a saving in the Medium-Term Financial Strategy)

- 4.3. As identified above, if Members agree to the request, there would be a total cost saving of £56,139 across 2026/27, 2027/28 and 2028/29. Public Conveniences in 2026/27 does not achieve a saving due to the one-off cost to LTC.
- 4.4. It is recommended that Members approve the request from LTC to transfer assets to LTC, specifically:
- The freehold transfer of The Barn, Main Street Littleport for the value of £1 with a restriction that the building can only be used for community use and/or LTC office,
 - The freehold transfer of the Public Conveniences at Main Street Littleport for the value of £1 together with a one-off payment of £20,829 with a restriction that the building can only be used for public conveniences or a community use which may be agreed in future years,
 - The freehold transfer of the Car Park, Main Street, Littleport for the value of £1 with a restriction that LTC will not introduce car parking charges,
 - The freehold transfer of the Public Open Space (as outlined on the plan at Appendix 1) at Parsons Lane, Littleport for the value of £1 with a restriction that the land must

be used either for the benefit of the expansion of the medical practice or as public open space in perpetuity, and

- All transfers will include a restriction not to sell the land or assets for residential or commercial purposes.

5.0 Additional Implications Assessment

5.1

Financial Implications Yes	Legal Implications Yes	Human Resources (HR) Implications Yes
Equality Impact Assessment (EIA) No	Carbon Impact Assessment (CIA) No	Data Protection Impact Assessment (DPIA) No

Financial implications

As set out in 4.3 of the report there is a potential saving of £56,139 across 2026/27, 2027/28 and 2028/289.

Legal implications

If members approve the recommendations in this report, there will be a need to complete freehold land/building sale agreements.

Human Resources implications

Transfer of Undertakings (Protection of Employment) (TUPE) will apply. The Council has an established process in place, and this will be followed.

6.0 Appendices

Appendix 1- Plan of Open Space at Parsons Lane, Littleport.

7.0 Background documents

None

