



**REPORT of
DIRECTOR OF NEIGHBOURHOOD SERVICES AND COMMUNITIES**

**to
STRATEGY AND RESOURCES COMMITTEE
23 JULY 2026**

SUEZ DEPOT EXPANSION PROJECT

1. PURPOSE OF THE REPORT

- 1.1 To present the business case for the Suez Depot Expansion Project (**APPENDIX 1**) and seek approval for the total project budget of £348,289, funded through the Extended Producer Responsibility (EPR) Grant.

2. RECOMMENDATIONS

That the Committee:

- (i) approves the total project budget of £348,289;
- (ii) notes that the project is fully funded through the EPR Grant;
- (iii) agrees to grant a lease for the extension of the site area on terms consistent with the current contract, including a peppercorn rent, and authorises the necessary arrangements to be completed to give effect to this decision.

3. SUMMARY OF KEY ISSUES

- 3.1 Maldon District Council's waste, recycling and street cleansing services are delivered by SUEZ Recycling and Recovery UK Ltd from the Promenade Park depot. Recent legislative changes arising from the Government's Simpler Recycling reforms have required the introduction of additional vehicles and equipment to meet new statutory service requirements. Consequently, the operational fleet based at the depot has increased by 29% from 21 vehicles to 27 vehicles, placing existing facilities under considerable pressure and resulting in the site operating at, or close to, full capacity
- 3.2 The current depot layout no longer provides sufficient space to accommodate the expanded fleet efficiently. This has led to increased congestion within the site, constrained vehicle manoeuvring areas and growing health and safety concerns. Without intervention, these constraints are expected to worsen, increasing the risk of operational inefficiencies, service disruption and potential non-compliance with statutory requirements.
- 3.3 To identify a suitable long-term solution, a feasibility assessment (**APPENDIX 2**) was undertaken to consider a range of options for increasing depot capacity. The options reviewed included:
- extending the existing depot into the adjacent Parks Depot area (Option A1);

- creating a separate lorry parking facility within Promenade Park (Option A2);
- relocating operations to a new depot site (Option B); and
- (Option C) Do nothing.

3.4 Each option was assessed against technical, financial, operational, legal and risk criteria.

3.5 The feasibility analysis (**APPENDIX 2**) concluded that extending the existing depot into the neighbouring Parks Depot area represented the preferred option. This option achieved the highest overall score across the assessment criteria, providing the best balance of operational effectiveness, deliverability and risk management while making use of existing infrastructure. It also had the least impact on residents in terms of noise, traffic, and congestion when compared with the alternative options considered. The proposal will increase operational space by approximately 670m², enabling the enlarged SUEZ fleet to be accommodated safely and efficiently while also rationalising and improving the Parks Depot layout.

3.6 The proposed works include the reorganisation of the Parks Depot, relocation of existing structures and utilities, installation of replacement storage facilities, new fencing and associated infrastructure improvements. In addition to creating the capacity required for the waste and recycling fleet, the project will provide a more efficient, organised and safer working environment for the Council's Parks Team through improved storage arrangements, reduced congestion and better use of available space.

3.7 The project supports the Council's objective of maintaining resilient and efficient frontline services and will ensure the Council and its contractor can continue to meet future waste and recycling service demands. The business case for the project (**APPENDIX 1**) was approved by the Senior Leadership Team Project Board on 25 March 2026, and the scheme is fully funded through the EPR Grant, with no additional call on Council resources.

3.8 **Lease Approval**

3.8.1 A lease is needed to formally cover the proposed extension of the site and set out the Council's rights and responsibilities. As the extension is outside existing officer delegations, Committee approval is required before the lease can be completed.

3.8.2 The lease will be in place until the expiry of the contract period in 2032.

3.8.3 The lease will exclude the security of tenure provisions of the Landlord and Tenant Act 1954, so that there is no automatic right to renew at the end of the term. Apart from the site extension and any related changes, the lease will mirror the current agreement.

3.8.4 The peppercorn rent reflects the current lease and keeps the arrangements consistent. This is considered to offer value for money because it supports continued use of the site with one of our partners without adding unnecessary cost or administration, while still protecting the Council through clear lease terms.

3.9 **Financial Case**

3.9.1 The proposed project cost is £348,289 (including contingency).

3.9.2 The proposed option is that this is funded via EPR Grant.

4. CONCLUSION

- 4.1 The project provides a cost-effective solution to meet service requirements and improve operational efficiency. Approval of the total project budget will enable delivery of the scheme, which is fully funded through the EPR Grant.

5. IMPACT ON PRIORITIES AS SET OUT IN THE CORPORATE PLAN 2025 - 2028

5.1 Supporting our communities

- 5.1.1 This project will help maintain reliable waste, recycling services for residents by ensuring sufficient depot capacity to support the expanded operational fleet. This will reduce the risk of service disruption and help the Council continue to meet statutory waste collection requirements

5.2 Investing in our District

- 5.2.1 The project represents a strategic investment in existing Council-owned infrastructure, making effective use of available land and facilities at Promenade Park. The scheme is eligible to be fully funded through the Extended Producer Responsibility (EPR) Grant, securing external investment into the District without additional cost to the Council.

5.3 Growing our economy

- 5.3.1 Efficient waste and recycling services are essential for supporting local businesses and maintaining an attractive environment for investment and economic activity. By improving the resilience and capacity of frontline services, the project will help ensure continued service provision across the District.

5.4 Protecting our environment

- 5.4.1 The expansion will support the Council's ability to meet the requirements of the Government's Simpler Recycling reforms and accommodate the additional vehicles and infrastructure required to deliver enhanced recycling services. Improving waste and recycling operations will help support environmental objectives and ensure compliance with future legislative requirements.

5.5 Delivering good quality services

- 5.5.1 The project will create a safer, more efficient and resilient operational depot, reducing congestion, improving vehicle manoeuvrability and addressing health and safety concerns. It will enable SUEZ and the Parks Team to operate more effectively while ensuring the Council can continue to deliver high-quality waste, recycling and street cleansing services to residents

6. IMPLICATIONS

- (i) **Impact on Customers** – The project will improve the resilience and efficiency of waste and recycling operations by providing sufficient space to

accommodate the expanded fleet and associated infrastructure. This will reduce the risk of operational delays and service disruption, helping to maintain reliable collection services for residents and businesses across the District.

- (ii) **Impact on Equalities** – No adverse equality impacts have been identified as a result of this proposal. The project relates to operational depot improvements and will support the continued delivery of universal waste and recycling services to all communities within the District.
- (iii) **Impact on Risk (including Fraud implications)** – Failure to address the current depot capacity constraints would increase the risk of operational inefficiencies, health and safety incidents, and service disruption as fleet numbers continue to grow. The proposed expansion provides a long-term, lower-risk solution that improves site safety, supports legislative compliance and increases service resilience.
- (iv) **Impact on Resources (financial)** – The total project cost is £348,289, including contingency, and will be fully funded through the EPR Grant. As a result, implementation of the project will not require any additional Council capital funding and delivers a cost-effective alternative to site relocation or the acquisition of new depot facilities.
- (v) **Impact on Resources (human)** – Delivery of the project will require input from a number of Council services including Assets and Maintenance, Procurement, Finance, Communications, Parks and Waste Management to support procurement, delivery and implementation of the works programme. The project is fully funded through the EPR Grant and therefore does not place additional pressure on Council budgets. In the longer term, the scheme is expected to reduce operational inefficiencies associated with site constraints and provide a more sustainable and resilient depot arrangement for both SUEZ and the Parks Team.
- (vi) **Impact on Devolution / Local Government Reorganisation** - The proposal is an operational infrastructure improvement designed to support the continued delivery of statutory waste and recycling services and is not expected to be materially affected by emerging local government reorganisation or devolution arrangements. The project addresses an immediate operational and health and safety requirement and provides benefits regardless of any future governance structures. Furthermore, the investment will enhance the resilience and efficiency of a key frontline service, supporting service continuity through any future period of organisational change.

Background Papers:

APPENDIX 1 – [Suez Business Case](#)

APPENDIX 2 – [Suez Feasibility Options Analysis](#)

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