

04 February 2026



Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk



APOLOGIES: Committee Services
Email: Committee.clerk@maldon.gov.uk

CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

You are summoned to attend the meeting of the;

COUNCIL

on **THURSDAY 12 FEBRUARY 2026** at **7.30 pm**

in the **Council Chamber, Maldon District Council Offices, Princes Road, Maldon.**

Please Note: All meetings will continue to be live streamed on the [Council's YouTube channel](#) for those wishing to observe remotely. Public participants wishing to speak remotely at a meeting can continue to do so via Microsoft Teams.

To submit a question in writing or attend in person please complete a [Public Access form](#) (to be received no later than 12noon two clear working days before the Council meeting). All requests will be considered on a first-come, first-served basis.

A copy of the agenda is attached.

Yours faithfully

Chief Executive



AGENDA COUNCIL

THURSDAY 12 FEBRUARY 2026

1. **Chairperson's notices**

2. **Apologies for Absence**

3. **Minutes - 11 December 2025** (Pages 7 - 18)

To confirm the Minutes of the Council meeting held on 11 December 2025 (copy enclosed).

4. **Declaration of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, Other Registrable interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

Local Government Finance Act 1992 – Section 106

Will any Members affected by Section 106 please note that any declarations to that effect should be made on the commencement of the meeting or immediately on arrival if this is later. Under Section 106 a Member who has not paid an amount due in respect of their Council Tax for at least two months after it became payable is precluded from voting on any matters affecting the level of Council Tax or the arrangements for administering the Council Tax. (The Member is, however, entitled to speak).

5. **Public Questions**

To receive questions from members of the public, of which prior notification in writing has been received (no later than noon two clear working days before the day of the Council meeting).

Should you wish to submit a question please complete the online form at www.maldon.gov.uk/publicparticipation.

6. **Chairperson's Announcements**

7. **Minute Book**

To consider the recommendations coming forward from the Committees detailed below. Please note that the Minutes of these meetings are not enclosed as they have not been approved at Committee level.

- a) Strategy and Resources Committee - 29 January 2026 (Pages 19 - 244)

[Link to Committee report pack](#)

Council Tax Support Scheme 2025 / 26

RECOMMENDED

- (i) That the following changes to the existing schemes are approved:
 - a. a cost of living increase in line with the Department for Work and Pensions schemes be included in the Local Council Tax Support Scheme for 2026 / 27 for Pensioners only;
 - b. that any legislative changes being introduced to the Housing Benefit Scheme, for 2026 / 27 are mirrored in the Council's LCTS to ensure consistency;
- (ii) that these decisions have been made following Members careful reading of and regard to the Equality Impact Assessment at **APPENDIX 1**;
- (iii) that Members note the largely unchanged framework for the Hardship Provision at **APPENDIX 2**;
- (iv) that the Policy document at **APPENDIX 3** be approved.

Business Rates and Council Tax Discretionary Reductions

RECOMMENDED

- (i) That subject to incorporation of the provisional amendments (set out in the Addendum report to the Strategy and Resources Committee on 29 January 2026 (**APPENDIX 4**), the amended Policy for the granting of Discretionary Non-Domestic Rate Relief at **APPENDIX 1**, to reflect updated Government guidance and legislation be approved;
- (ii) that the Director of Finance (S151 officer), in consultation with the Chairperson of the Strategy and Resources Committee, is granted delegated powers to consider and make minor technical amendments to the Policy for the granting of Discretionary Non-Domestic Rate Relief, in line with final Government guidance, as soon as reasonably practicable, to enable the award of this relief to eligible businesses;
- (iii) that minor amendments to the Empty Homes and Second Homes Premium Policy 2025 / 26 document at **APPENDIX 2** be noted;
- (i) that minor amendments to the Council Tax S13A (1) (C) Local Government Act 1992 Policy document at **APPENDIX 3** be noted.

Please note that the following recommendations coming forward from the Strategy and Resources Committee are not for consideration at this point as they form part of other agenda items (see below) due to be considered at this meeting:

Agenda Item 9 – 2026 / 27 Budget and Medium-Term Financial Strategy

- Medium-Term Financial Strategy 2026 / 27 – 2028 / 29;
- Proposed Budget 2026 / 27;
- Capital and Investment Strategy for 2026 / 27, Minimum Revenue Provision Statement 2026 / 27 and Treasury Management Strategy 2026 / 27.

8. **Meetings of the Council**

To note that since the last Council, up until Wednesday 4 February 2026 (Council agenda dispatch) the following Committees have met, and to receive any questions in accordance with Council and Committee Procedure Rule 6 (2).

Central Area Planning Committee	19 November 2025
Strategy and Resources Committee	20 November
North Western Area Planning Committee	3 December
Overview and Scrutiny Committee	4 December
South Eastern Area Planning Committee	10 December
District Planning Committee	16 December
Central Area Planning Committee	17 December
District Planning Committee (continuation of 16 December 2025 meeting)	7 January 2026
South Eastern Area Planning Committee	14 January
District Planning Committee (special)	15 January
Performance, Governance and Audit Committee	22 January
Strategy and Resources Committee	29 January

9. **2026 / 27 Budget and Medium-Term Financial Strategy**

To receive a **Budget Statement from the Leader of the Council**, to consider the following reports of the Section 151 Officer (copies enclosed) and to determine the level of Council Tax.

Members' attention is drawn to the following Procedure Rules:

- **Voting** – Procedure Rule 13(5) set outs the requirement for any vote taken at a budget decision meeting (as defined by the Local Government Finance Act 1992) to be recorded in the Minutes.
- **Budget Speech** – Procedure Rule 1(13)(a) sets out the time limits in relation to the budget speech and (b) details the requirements for making alternative proposal or amendment as part of the Budget and Council Tax setting.
 - a) Medium-Term Financial Strategy (Pages 245 - 260)
 - b) Proposed Budget 2026 / 27 (Pages 261 - 294)
 - c) Capital and Investment Strategy for 2026 / 27, Minimum Revenue Provision Statement 2026 / 27 and Treasury Management Strategy 2026 / 27 (Pages 295 - 330)
 - d) Council Tax 2026 / 27 (Pages 331 - 340)

10. **Questions in accordance with Procedure Rule 6(3) of which notice has been given**

11. **North Essex Local Growth Priorities** (Pages 341 - 404)
To consider the report of the Chief Executive, (copy enclosed).
 12. **Maldon Five-Year Housing Land Supply 2025 Calculation** (Pages 405 - 432)
To consider the report of the Director of Place, Planning and Growth (copy enclosed).
 13. **Extension of South Essex Parking Partnership Joint Committee Agreement**
(Pages 433 - 436)
To consider the report of the Director of Neighbourhood Services and Communities,
(copy enclosed).
 14. **Devolution and Local Government Reorganisation** (Pages 437 - 440)
To consider the report of the Chief Executive, (copy enclosed).
 15. **Business by reason of special circumstances considered by the Chairperson to be urgent**
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NOTICES

Recording of Meeting

Please note that the Council will be recording and publishing on the Council's website any part of this meeting held in open session.

Fire

We do not have any fire alarm testing scheduled for this meeting. In the event of a fire, a siren will sound. Please use either of the two marked fire escape routes. Once out of the building please proceed to the designated muster point located on the grass verge by the police station entrance. Please gather there and await further instruction. If you feel you may need assistance to evacuate the building, please make a member of Maldon District Council staff aware.

Health and Safety

Please be advised of the different levels of flooring within the Council Chamber.

Closed-Circuit Televisions (CCTV)

Meetings held in the Council Chamber are being monitored and recorded by CCTV.

Lift

Please be aware, there is not currently lift access to the Council Chamber.