

Date	Milestone	Agreed Cumulative Budget	Cumulative Actual Project Spend plus initial option agreement fee	Cumulative Spend breakdown <i>(Note this only confirms at what point payments were made and NOT when the activities took place during the project)</i>
March 2019	Homelessness & Rough Sleepers & Housing Strategy 2018-2025 Maldon District Council Strategy agreed by Council NB: approved commercial strategy also includes opportunity to approach for land- agreed 2022	£0	£0	No committed spend
July 2020	Landowners approached to see if land for sale	£0	£0	No committed spend
August 2020	Council agreed to purchase plot	£0	£0	No committed spend
April 2021	Report to the Corporate Leadership Team (CLT) from Lead Specialist Place regarding bid for Options on land	£0	£0	No committed spend
June 2021	Specific site presented at Finance Working Group before option agreement recommendation at S&R	£0	£0	No committed spend
July 2021	The Strategy and Resources Committee agreed an options agreement agrees to enter into option agreement with Landowner and £15,000 paid as per terms of agreement	£15,000	£15,000	- £15,000 Option Agreement fee paid to Landowner from Commuted Sums (pre-project spend- excluded from project budget).
October 2021	First corporate projects working group briefed on the intentions of the project – quoted in pack as generating both new income for the Council and new affordable housing stock for our Districts residents. Proposed project spend £3.3M (£185k project costs + £3.15M land purchase)	£15,000	£15,000	- Option Agreement fee paid to Landowner (pre-project spend)
November 2021	Council enters the options agreement S&R agrees to draw down £185,000 for project spend . This become the project budget. This <u>excludes</u> the £15k paid to the landowner to enter into the Option agreement.	£200,000	£15,000	-Option Agreement fee paid to Landowner (pre-project spend)

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May 2022	Design team in place and work underway on scheme design. Strategy and resources agree to revised options agreement which expands the plot size to give access to right of way and greater green space for occupants – no impact to proposed purchase price as no additional housing is planned for the site (price per plot agreed with	£200,000	£64,613	<ul style="list-style-type: none"> - Option Agreement fee paid to Landowner (pre-project spend) - Invoices being paid to design team consultants for planning application: Architects/Planning/Topographical/Arboriculture/Archaeological & Heritage/Air Quality/ Contamination/ Ecology/Flood Risk/Highways/Landscape/Noise/Health Impact/Utilities
August 2022	Consultants appointed to look at financial modelling with the Council to assist with identifying Options for consideration and determine which may be the best route for this specific project options and financial benefits	£200,000	£79,731	<ul style="list-style-type: none"> - Option Agreement fee paid to Landowner (pre-project spend) -Invoices being paid to design team consultants for planning application: Architects/Planning/Topographical/Arboriculture/Archaeological & Heritage/Air Quality/ Contamination/ Ecology/Flood Risk/Highways/Landscape/Noise/Health Impact/Utilities
October 2022	S&R committee approves further drawdown of £53,000 from Commuted Sums to conclude additional due diligence work and for planning application fee. Project budget is now £238k (£185K + £53k)	£253,000	£110,491	<ul style="list-style-type: none"> - Option Agreement fee paid to Landowner (pre-project spend) - Invoices being paid to design team consultants for planning application: Architects/Planning/Topographical/Arboriculture/Archaeological & Heritage/Air Quality/ Contamination/ Ecology/Flood Risk/Highways/Landscape/Noise/Health Impact/Utilities - Legal fees for new Option agreement
January 2023	Council agreed to proceed with planning permission	£253,000	£191,189	<ul style="list-style-type: none"> -Option Agreement fee paid to Landowner (pre-project spend) - Invoices being paid to design team consultants for planning application: Architects/Planning/Topographical/Arboriculture/Archaeological & Heritage/Air Quality/ Contamination/ Ecology/Flood Risk/Highways/Landscape/Noise/Health Impact/Utilities - Maldon District Council (MDC) Resource costs (21-22) - Legal fees for new Option agreement
May 2023	Corporate Projects Working Group appointed	£253,000	£195,056	<ul style="list-style-type: none"> - Option Agreement fee paid to Landowner (pre-project spend) - Invoices being paid to design team consultants for planning application: Architects/Planning/ Topographical /Arboriculture/ Archaeological & Heritage/Air Quality/ Contamination/ Ecology/Flood Risk/Highways /Landscape /Noise /Health Impact/Utilities - MDC Resource costs (21-22) - Legal fees for new Option agreement

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June 2023	Interested parties meetings held	£253,000	£197,041	<ul style="list-style-type: none"> - Option Agreement fee paid to Landowner (pre-project spend) - All design team consultants fees paid - MDC Resource costs (21-22) - Legal fees for new Option agreement
July 2023	Bids/Offer received for land Member briefings held	£253,000	£197,041	<ul style="list-style-type: none"> - Option Agreement fee paid to Landowner (pre-project spend) - All design team consultants fees paid - Legal fees for new Option agreement
August 2023	Review of preferred housing model based on Member feedback (from Member Briefings July 2023) which called for a higher percentage of rented units	£253,000	£199,451	<ul style="list-style-type: none"> - Option Agreement fee paid to Landowner (pre-project spend) - All design team consultants fees paid - MDC Resource costs (21-22) - Legal fees for new Option agreement - Planning & Housing statement (external) - Essex County Council (ECC) S106 Pre-App fee
October 2023	One bid confirmed for required housing mix	£253,000	£237,493	<ul style="list-style-type: none"> - Option Agreement fee paid to Landowner - All design team consultants fees paid - MDC Resource costs (21-22) - Legal fees for new Option agreement - Planning & Housing statement (external) - ECC S106 Pre-App fee - MDC Resource costs (22-23)
November 2023	Pre-application meeting / Council decision paper	£253,000	£237,493	Project budget position reported in Council Decision paper 29/11
January 2023	Final total	£253,000	£242,509	<ul style="list-style-type: none"> - Initial option agreement fee paid to Landowner - All design team consultants fees paid - Legal fees for new Option agreement - Planning&Housing statement (external) - ECC S106 Pre App fee - ECC Highways Pre-App fee - MDC Resource costs (22-23) - Land Valuation Fee