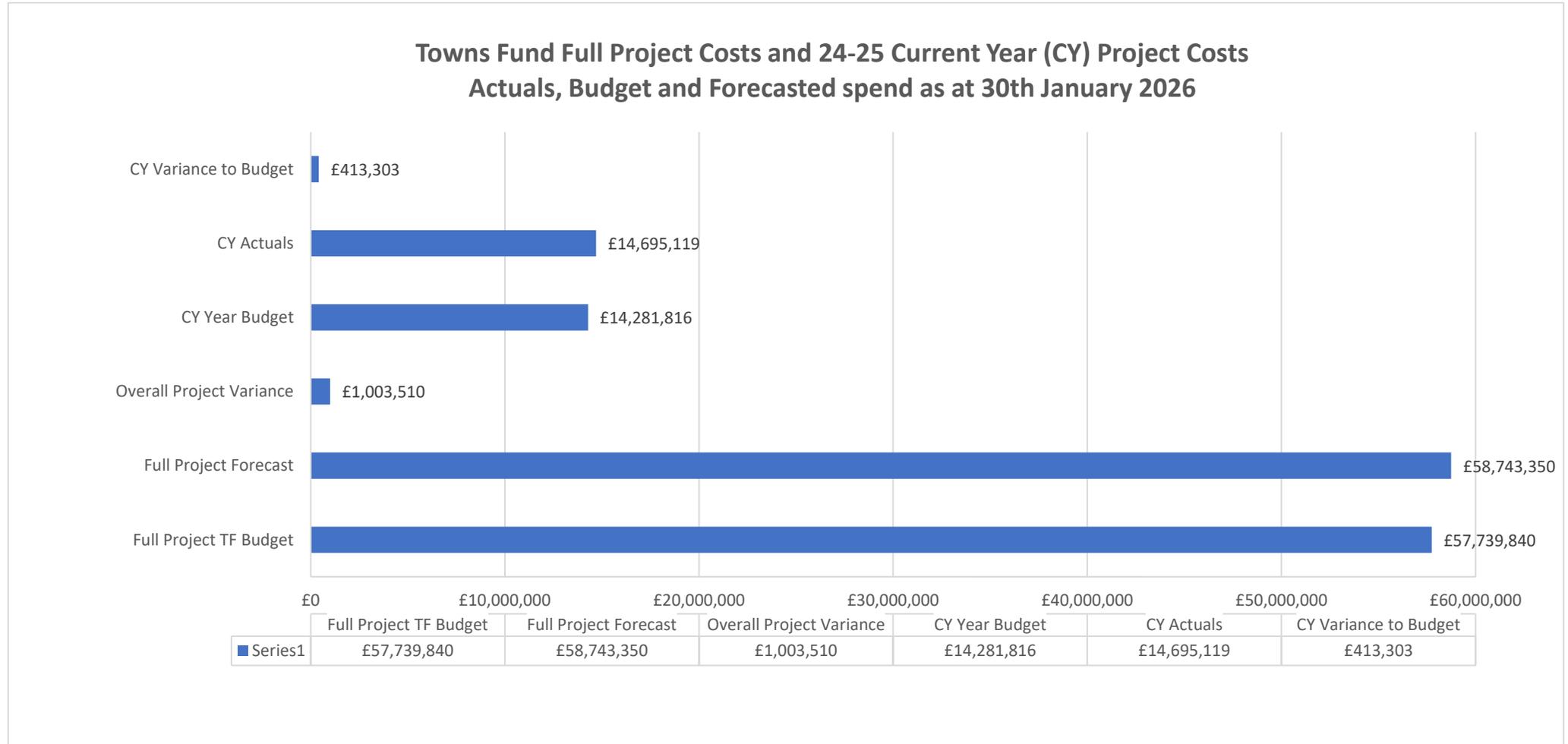


## Town Deal Fund Programme Financials to 30<sup>th</sup> January 2026



The full project actuals spent from inception to 30<sup>th</sup> January 2026 was £24.9m against an overall budget of £57.6m and forecast of £58.8m

The 2025/26 current financial year actual costs for 10 months to 30<sup>th</sup> January 26 were £0.4m over budget, please refer to page two for more information:

CY Actuals to 30 <sup>th</sup> January 2026	£14.7m
CY 9 Months budget to 30 <sup>th</sup> January 2026	£14.3m
Current Year (CY) Variance - Actuals over budget	£ 0.4m

## Town Deal Summary

As at: 30th January 2026

Capital and Revenue Costs	Overall Budget	Overall Project Actuals			2025-26 Current Year	2025-26 Current Year Actuals vs Budget			Overall Project Variance		
Projects	Overall Project Budget	PY Actuals 2021 -2025	CY 2025-26 Actuals to 30th Jan-26	YTD Actuals	CY 25-26 12 Mth Budget	CY 25-26 Budget to 30th Jan-26	CY 2025-26 Actuals to 30th Jan-26	25-26 Variance	Project Budget	Project Forecast as at 30th Jan-26	Over / (Under) Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Towns Centre Repurposing	8	8	-	8	-	-	-	-	8	8	-
Boost	480	480	-	480	-	-	-	-	480	480	-
Active Clean and Connectivity	88	50	15	65	37	35	15	(20)	88	88	-
Rail to River	351	288	(9)	280	0	0	(9)	(9)	351	316	(36)
Riverfront Regeneration	2,880	839	273	1,112	417	205	273	67	2,880	3,227	346
Active Clean and Connectivity	5,736	1,063	1,432	2,494	1,846	908	1,432	524	5,736	6,360	624
Kings Lynn Library*	17,300	4,819	11,763	16,582	12,482	12,281	11,763	(517)	17,300	17,300	-
St Georges Guildhall and Creative Hub	30,500	2,342	1,189	3,530	1,553	815	1,189	374	30,500	30,500	-
Programme Mgmt	396	350	32	382	45	38	32	(5)	396	465	69
<b>Townsfund Project Totals</b>	<b>57,740</b>	<b>10,238</b>	<b>14,695</b>	<b>24,933</b>	<b>16,380</b>	<b>14,282</b>	<b>14,695</b>	<b>413</b>	<b>57,740</b>	<b>58,743</b>	<b>1,004</b>

KEY
Prior Year Actuals to 31st March 2025
Current Year Actuals (1st Apr-25 to 31st Mar-26)
Actuals / Forecast lower than budget
Actuals / Forecast higher than budget

PY
CY
(Lower)
Higher

### Notes:

\* Kings Lynn Library Funding is from Towns Deal fund for £7.4m, with £9.9m from Norfolk County Council, Norfolk CC are managing the finances totalling £17.3m

Overall full project costs to date are £24.9m, 2025-26 current year actuals are £14.7m against a £14.3m CY budget giving £0.4m actuals higher than budget. The 2025-26 variances relate primarily due to the Guildhall and Active Clean and Connectivity, £0.5m due to the Guildhall as the main contractor costs were higher and came through sooner than originally budgeted, also £0.9m relates to Active Clean and Connectivity LCWIP costs coming through in January 26 but was spread across 2 months in the budget.

A new section showing the overall estimated projected costs for each project vs the overall budget is shown in the table above, the total projected variance is £1m over budget, due to a forecast of £58.7m compared to £57.7m budget, the £1m overspend is primarily due to additional client contingency within the Riverfront (customs house) and also a detailed review of the Active Clean and Connectivity forecast which has captured the latest costs as per RIBA 3 design and client contingency added to the project, giving a £0.6m overspend