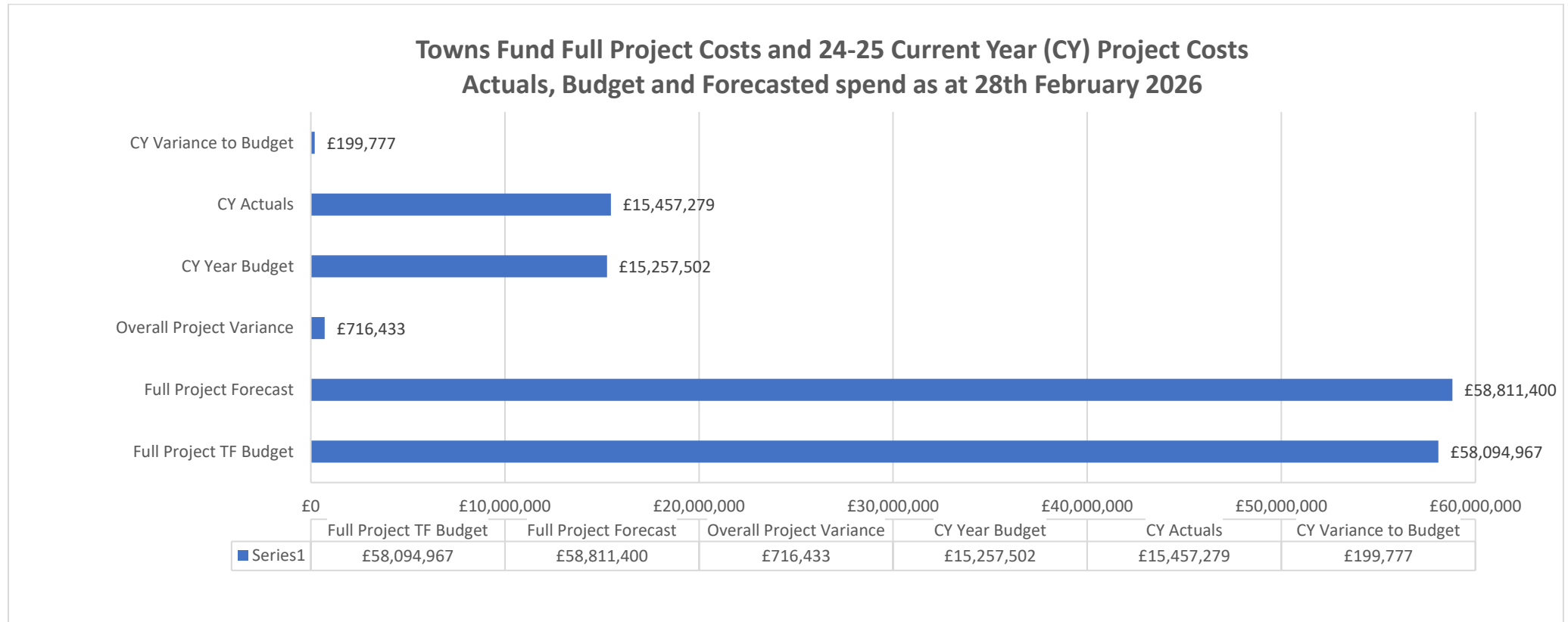


Town Deal Fund Programme Financials to 28th February 2026



The full project actuals spent from inception to 28th February 2026 was £24.9m against an overall budget of £58.1m and forecast of £58.8m

The 2025/26 current financial year actual costs for 11 months to 28th February 26 were £0.2m over budget, please refer to page two for more information:

CY Actuals to 28 th February 2026	£15.5m
CY 11 Months budget to 28 th February 2026	£15.3m
Current Year (CY) Variance - Actuals over budget	£ 0.2m

Town Deal Summary

As at: 28th February 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 28th Feb-26	YTD Actuals	CY 25-26 12 Mth Budget	CY 25-26 Budget to 28th Feb-26	CY 2025-26 Actuals to 28th Feb-26	25-26 Variance	Project Budget	Project Forecast as at 28th Feb-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	357	288	(9)	280	0	0	(9)	(9)	357	390	33
Riverfront Regeneration	3,230	839	286	1,125	417	312	286	(26)	3,230	3,230	-
Active Clean and Connectivity	5,736	1,063	1,445	2,507	1,846	1,377	1,445	68	5,736	6,360	624
Kings Lynn Library*	17,300	4,819	12,233	17,051	12,482	12,342	12,233	(109)	17,300	17,300	-
St Georges Guildhall and Creative Hub	30,500	2,342	1,452	3,794	1,553	1,150	1,452	302	30,500	30,500	-
Programme Mgmt	396	350	36	385	45	42	36	(6)	396	465	69
Townsfund Project Totals	58,095	10,238	15,457	25,696	16,380	15,258	15,457	200	58,095	58,821	727

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 £25.7m, 2025-26 current year actuals are £15.5m against a £15.3m CY budget giving £0.2m actuals higher than budget. The 2025-26 variances relate primarily relate to the Guildhall as the main contractor costs came through sooner than originally budgeted (£0.3m) .

The last 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 £0.7m over budget, due to a forecast of £58.8m compared to £58.1m of budget, the £0.7m overspend is primarily due Active Clean and Connectivity which has captured the latest costs as per RIBA 3 design (£0.37m) and adding client contingency (£0.25m) to the project, giving a £0.6m overspend, this overspend was included within the current Enterprise Zone paper, and the £0.6m deficit was approved to be covered by BCKLWN in March 2026.