

Major Projects Financial Summary 2025-26 Quarter Four

As at: 31st March 2026

Summary of Projects

Full Project Actuals & Budget

2025-26 Current Year Actuals vs Budget

Period:- 1st Apr-25-31st Mar-26

Forecasted Project Variance

Projects	Overall Actuals	Overall Budget	Budgeted Funds Remaining
	£000's	£000's	£000's
Town Centre Repurposing Boost	8	8	0
Active Clean and Connectivity Travel Hub	65	88	23
Rail to River	366	357	(9)
Riverfront Regeneration	1,239	3,230	1,991
Active Clean and Connectivity	2,596	6,360	3,764
Kings Lynn Library	17,302	17,300	(2)
St George's Guildhall and Creative Hub	4,471	30,500	26,029
Programme Mgmt	490	396	(94)
Towns Fund Total	27,017	58,719	31,702
Styleman Court (Southend Road)	8,851	7,412	(1,439)
Salters Road	16,137	17,111	974
Valentine Park (Lynnsport 1)	13,365	24,734	11,369
Florence Fields (Parkway)	39,372	56,266	16,894
Housing Total *	77,724	105,523	27,799
West Winch	1,465	1,180	(285)
NORA Remediation	100	100	-
Southgates	556	630	74
EZ Development of Spec Units - Phase 1	7,332	7,332	-
Kings Lynn Enterprise Zone (NORA) **	12,577	12,577	-
Hunstanton Coastal Defence***	301	8,160	7,859
EZ, SG & West Winch Total	22,331	29,979	7,648

25-26 Budget to Mar-26	25-26 Actuals to Mar-26	25-26 Variance Over/(Under) Budget
£000's	£000's	£000's
-	-	-
-	-	-
37	15	(22)
-	77	77
417	400	(16)
1,846	1,533	(313)
12,482	12,484	2
1,553	2,129	576
45	140	95
16,380	16,780	400
281	184	(97)
354	517	163
8,416	7,472	(943)
16,250	14,817	(1,434)
25,301	22,991	(2,311)
-	144	144
-	0	0
280	94	(186)
-	84	84
-	55	55
300	301	1
580	678	98

Project Budget	Project Forecast at Mar-26	25-26 Deficit or (Under Budget / Housing Profit)
£000's	£000's	£000's
8	8	-
480	480	-
88	88	-
357	386	29
3,230	3,230	-
6,360	6,498	138
17,300	17,300	-
30,500	30,500	-
396	555	159
58,719	59,045	327
7,412	9,293	1,881
17,111	16,239	(872)
24,734	25,069	335
56,266	58,200	1,934
105,523	108,801	3,278
1,180	1,470	290
100	100	0
630	630	0
7,332	7,332	0
12,577	TBA	TBA
8,160	45,710	37,550
29,979	55,241	(25,262)

Summary of Projects

Full Project Actuals & Budget

2025-26 Current Year Actuals vs Budget

Period:- 1st Apr-25-31st Mar-26

Forecasted Project Variance

Projects
Towns Fund Total
Housing Total ***
EZ & West Winch Total
Grand Total

Overall Actuals	Overall Budget	Budgeted Funds Remaining
£000's	£000's	£000's
27,017	58,719	31,702
77,724	105,523	27,799
21,010	29,979	7,648
125,751	194,221	67,149

25-26 Budget to Mar-26	25-26 Actuals to Mar-26	25-26 Variance Over/(Under) Budget
£000's	£000's	£000's
16,380	16,780	400
25,301	22,991	(2,311)
580	678	98
42,261	40,448	(1,813)

Project Budget	Project Forecast at Mar-26	25-26 Deficit or (Under Budget / Housing Profit)
£000's	£000's	£000's
58,719	59,045	327
105,523	108,801	3,278
29,979	55,241	(25,262)
194,221	223,088	(21,657)

KEY

Prior Year Actuals to 31st March 2025	PY
Current Year Actuals - Apr-25 to Mar-26	CY
Actuals lower than budget	(Under)
Actuals higher than budget	Over

* Housing Comments

** EZ / NORA

*** Hunstanton Coastal

Styleman Court (Southend Road) - Contracted Profit was £133k, primarily due to increased procurement costs due to COVID in 2020

Salters Road - Contracted Profit expected to be £409k, current forecasted profit is £872k but further costs may adjust the profit marginally

Valentine Park (Lynnport 1) - Original contracted loss of £432k at inception of project, the loss has reduced to £335k due to Procurement as costs more streamlined reducing original anticipated costs from sub contractors,

Florence Fields (Parkway) - Originally Contracted to make a loss of £1.34m, Procurement of sub- contractor costs have increased more than expected and tenure change as more PRS than selling privately

EZ Budgets to be confirmed, actuals used as a placeholder

The **Hunstanton Coastal** Project has £37.5m unfunded. A claim will be submitted with the Environmental Agency for GIA (Grant in Aid) funding, funding is upto 90% of eligible costs of the project, therefore BCKLWN have to date allocated £8.1m to the project for immediate emergency works in Qtr 4 2026 and 26-27.

Additional funding will be applied for in 26-27 upto c£40m from the GIA funding and CIL funding is also being considered.