REPORT TO CABINET

DATE OF MEETING	23 July 2026
REPORT TITLE	Draft Capital Outturn
LEAD MEMBER	Councillor Chris Morley
LEAD OFFICER	Carl Holland
CONSULTEES	Corporate Leadership team
WARDS AFFECTED	None

KEY DECISION	YES/NO
DECISION MAKER	Cabinet
IS THE REPORT OPEN OR EXEMPT	OPEN

FINANCIAL IMPLICATIONS	YES
HR IMPLICATIONS	NO
POLICY IMPLICATIONS	NO
STATUTORY IMPLICATIONS	NO
RISK MANAGEMENT IMPLICATIONS	YES
ENVIRONMENTAL IMPLICATIONS	NO
EQUALITY IMPACT ASSESSMENT COMPLETED	YES

SUMMARY OF REPORT

The report provides details of the outturn of the 2025/2026 capital programme and outlines amendments and rephasing of budgets to the programme for 2025/2030.

- The capital programme outturn for 2025/2026 totalled £39,560,687 against a revised budget of £42,280,070
- Following determination of the outturn for 2025/2026, a total of £3,386,370 is rephased to future years
- Useable capital receipts generated in the year from housing, land and property sales totalled £6,696,916

RECOMMENDATIONS

Cabinet resolves to:

1. Note the outturn of the capital programme for 2025/2026 of £39,560,687 including Exempt Schemes;
2. Note the revised capital programme for future years
3. Note the financing arrangements for the 2025/2026 capital programme;

4. Note the commencement of spend by moving projects from tier 3 to tier 2 (section 10)

REASON FOR DECISION
To report the outturn 2025/2026 for the Capital Programme and receive an update to the Capital Programme 2025/2030.

CORPORATE STRATEGY **How does this proposal support our Corporate Priorities [Our priorities | Corporate Strategy 2023 - 2027 | Borough Council of King's Lynn & West Norfolk]**	
Promote growth and prosperity to benefit West Norfolk	
Protect our Environment	
Efficient and effective delivery of our services	
Support our communities	

REPORT DETAIL

1. Introduction

1.1 This report presents the outturn of the 2025/2030 capital programme and provides details of amendments and rephasing resulting from under and overspends and their impact on the 2025/2030 programme. The report also outlines the financing of the 2025/2026 programme.

2. Background

Capital Programme 2025/2026

2.1 The budget was presented to Council on 24 July 2025 with the impact of rephasing the unspent budget form 2024/2025. The revised budget was reported to Cabinet on 3 February 2026.

2.2 A summary is shown below of the revised budget reported in July 2025, the updated budget as at February 2026, additional movements and the actual outturn detailed in this report.

	Budget 2025/26 (Cabinet 24 July 2025) £	Revised Budget 2025/2026 (Cabinet 3 February 2026) £	Including Additional Movements (December to March) £	Actual Capital Outturn 31 March 2026 £
Core Programme	50,265,690	40,337,890	40,367,890	37,716,280
Exempt Programme	197,000	0	1,912,180	1,844,407
Total Capital Programme	**50,462,690**	**40,337,890**	**42,280,070**	**39,560,687**

2.3 This report details the variances between revised budget and actual outturn of the Core Programme. The Exempt Programme detail is shown in a separate report.

2.4 The table below shows a breakdown of the core programme.

Table 1 – Variance between Actual and Rephased Budget

	Budget Updated for Estimates (Feb 3 2026)	Additional Amendments to 25/26	Revised Full Year Budget 2025/2026	Actuals to 31 March 2026	Variance to Revised Budget 2025/2026 (under)/over	Committed over/(under) spend	Rephasing (to)/from future years	Note
	a	b	c	d	e (d-c)	f	g (e-f)	
	£	£	£	£	£	£	£	
Tier 1 Major Projects								
Property	116,250		116,250	163,886	47,636	47,636	0	
Programme and Place	23,971,750		23,971,750	23,199,463	(772,287)	224,286	(996,570)	
Regeneration, Housing and Place	8,288,940		8,288,940	9,400,475	1,111,535	700,927	410,610	
Health, Wellbeing & Public Protection	1,500,000		1,500,000	301,151	(1,198,849)	0	(1,198,850)	
Tier 1 Major Projects	***33,876,940***	***0***	***33,876,940***	***33,064,975***	***(811,965)***	***972,850***	***(1,784,810)***	3.2
Tier 1 EXEMPT ITEM	***0***	***1,912,180***	***1,912,180***	***1,844,407***	***(67,773)***	***0***	***(67,770)***	
Total Tier 1	**33,876,940**	**1,912,180**	**35,789,120**	**34,909,382**	**(879,738)**	**972,850**	**(1,852,580)**	
Tier 2 Operational Schemes								
Corporate Services	947,940		947,940	277,937	(670,003)	0	(670,000)	3.3
Health Wellbeing and Public Protection	2,707,010	0	2,707,010	2,640,910	(66,100)	93,927	(160,030)	3.4
Leisure And Culture	280,000		280,000	226,220	(53,780)	(18,780)	(35,000)	3.5
Operations and Commercial	1,812,830		1,812,830	1,270,231	(542,599)	(417,584)	(125,010)	3.6
Regeneration Housing and Place	0		0	7,558	7,558	7,558	0	3.7
Property and Projects	225,420		225,420	228,450	3,030	45,673	(42,650)	3.8
Finance	16,650		16,650	0	(16,650)	(16,650)	0	3.9

Total Tier 2	**5,989,850**	**0**	**5,989,850**	**4,651,305**	**(1,338,545)**	**(305,857)**	**(1,032,690)**	
	Budget Updated for Estimates (Feb 3 2026)	**Additional Amendments to 25/26**	**Revised Full Year Budget 2025/2026**	**Actuals to 31 March 2026**	**Variance to Revised Budget 2025/2026 (under)/over**	**Committed over/(under) spend**	**Rephasing (to)/from future years**	**Note**
Tier 3 Operational Schemes								
Leisure And Culture	0		0	0	0	0	0	
Operations and Commercial	190,600		190,600	0	(190,600)	0	(190,600)	
Property and Projects	280,500		280,500	0	(280,500)	0	(280,500)	
Regeneration, Housing and Place	0	30,000	30,000	0	(30,000)	0	(30,000)	
Total Tier 3	**471,100**	**30,000**	**501,100**	**0**	**(501,100)**	**0**	**(501,100)**	3.10
Total Capital Programme (Tiers 1 2 3)	**40,337,890**	**1,942,180**	**42,280,070**	**39,560,687**	**(2,719,383)**	**666,994**	**(3,386,370)**	

2.5 Additional Budget Amendments shown in the table above are informed of here;

Project	**Budget £**
Exempt Item (see separate report)	1,912,180
South Lynn Fire Station	30,000
Total Amendments	1,942,180

Exempt Item – please see exempt capital outturn report

South Lynn Fire Station; £30,000 was added to the programme to fund feasibility and conceptualisation regarding potential works in conjunction with the Norfolk Fire and Rescue Service as a possible Construction Infrastructure Levy (CIL) project. A report will be brought to Cabinet for consideration of the scheme

3 Major differences between the rephased budget and the actual expenditure

3.1 The following pages show the major differences between the rephased budget and the actual expenditure. Under each heading the format shows "Movements to be explained", which are outlined as major variances and explained in the narrative that follows.

3.2 **Major Projects – Underspend £811,965**

Movements to be explained:		£
1	**Enterprise Zone -** £0.05m over budget profile due to additional main contractor costs and staff capitalisation costs	47,636
2	**Major Housing Development – Rephasing Underspend** • Florence Fields; is behind profile by (£0.71m) to be carried forward into 2026/2027, Phase 6 progress has been impacted by ground investigations with a requirement for additional piling, this delayed progress on site and final end date may need to be extended, in addition days were lost due to wet weather. • Lynnsport 1 Phase 3 is underspent by (£0.18m). A result of reduced preliminary work by adjusting the roads programme. • Southend Road; £0.23m is a net spend above budget profile, this is due to marketing costs and council tax costs and ongoing minor build costs. • NORA phase 4; the project has fundamentally completed. Minor cost in the year from contingency for any statutory adoption issues should they arise (defects/repairs etc) and supply chain final accounts cost yet to be completed, due in 2026/2027. The underspend of (£0.1m) will be rephased to 2026/2027. • Other smaller variances underspend of £0.01m to be carried forward into 2026/2027.	(772,287)

Movements to be explained:		£
3	**Towns Fund – Rephasing Overspend** • St George's Guildhall is spending ahead of the forecast profile £0.52m with the Heritage England Roof repair contribution (£0.7m), being completed as a priority to meet a condition of the funding award. The forecast is still expected to be on budget at £30.5m for the overall scheme. • Riverfront Regeneration behind profile (£0.15m) due to longer than forecast contractor tendering process and therefore delay in the main contractor works commencing. Works are expected to be significantly completed 2026/2027, with some working moving into Qtr. 1 2027/2028 • Active and Clean Connectivity spending ahead of profile £0.12m due to the changes to the design scope and development costs of the Active Travel Hub project increasing. • Rail to River is spending ahead of profile by £0.02m with additional funding expected to be required following determination of scope changes in 2026/2027. • Programme Management costs have increased by £0.06m due to capitalisation staff costs into the projects this year and ongoing.	567,002
4	**Southgate Regeneration Area** Costs were less than budgeted due delay in progressing planning for the scheme following removal of the Levelling Up Fund scheme funding.	73,442
5	**Local Authority Housing Fund** Acquisitions in conjunction with West Norfolk Housing Company. Greater level of funding than originally budgeted utilised.	617,976
6	**Coastal Defence Works** Total allocated budget was £1.5m for interim/emergency works which have not all been required to be completed within 2025/2026, this is based on the trigger point (beach levels being met), but concrete pouring in some areas have been completed, it's likely this will be required in 2026/2027 depending on beach levels.	1,198,849
Underspend		**(811,965)**

3.3 **Corporate Services – Underspend £670,003**

Movements to be explained:		£
1	**ICT Upgrade Roadmap – Rephasing Underspend** An underspend against budget is reported of £0.67m. This has been transferred to 2026/2027 where progress in the project will be continued.	(670,003)
Underspend		**(670,003)**

3.4 **Health Wellbeing and Public Protection – Underspend £66,100**

Movements to be explained:		£
1	**Careline-Replacement Vehicle – Rephasing Underspend** The planned replacement of a vehicle has been delayed to 2026/2027.	(56,850)
2	**Careline-Replacement Alarm Units – Overspend** The replacement of alarm units has increased reflecting the ongoing technology switchover to digital alarms. The alarms are financed via unsupported borrowings; the extra cost will be charged to revenue over a period of time for these extra costs.	93,927
3	**Community Safety Vehicle – Rephasing Underspend** The replacement of a vehicle has been transferred to 2026/2027.	(30,000)
4	**Private Sector Housing Assistance Grants – Rephasing Underspend** A collective underspend is reported of £0.073m. This has been transferred to 2026/2027 to meet the continued anticipated increasing demands for services.	(73,177)
Underspend		**(66,100)**

3.5 **Leisure and Culture – Underspend £53,780**

Movements to be explained:		£
1	**Corn Exchange Seating Refurbish– Underspend** The expenditure for the rolling programme for refurbishment of the seating at the Corn Exchange is underbudget for 2025/2026. This difference is not required in 2026/2027.	(10,217)

2	**Lynnsport Gymnastics Floor and Tumble Track - Rephasing Underspend** This project was not undertaken in 2025/2026, it has been rephased to 2026/2027.	20,000
3	**Lynnsport Toilets and Changing Room - Underspend** This project has completed within budget.	(12,520)
4	**St James' Flooring – Rephase Underspend** This project was not undertaken in 2025/2026, it has been rephased to 2026/2027 for further consideration.	(15,000)
5	Other minor variances	3,957
Underspend		**53,780**

3.6 **Operational and Commercial Services – Underspend £542,599**

Movements to be explained:		**£**
1	**Refuse and Recycling Bins** The purchase of bins was lower than the original budget, the bin replacement schedule is funded via unsupported borrowings resulting in a reduced charge to revenue.	(53,572)
2	**Grounds Maintenance Equipment** The necessary purchase of equipment – mowers, forklift and tractors has resulted in an overspend compared to the original estimate of £90,371. The equipment is funded via unsupported borrowings so will be charged to revenue over the life of these assets.	90,371
3	**Vehicles –** **Public Cleansing £421,230 and Grounds Maintenance £156,800** The procurement of these vehicles is expected to complete in 2026/2027. A fleet replacement schedule is to be updated and factored into estimates.	(578,030)
4	**High Street Public Realm** Remedial works undertaken. Project has now concluded.	128,831
5	**Mintlyn Crematorium** Cremator reline the necessary works required on one of the cremators has completed underbudget, this project was funded from reserves. Redecoration works at the crematorium commenced in 2025/2026, the budget allocated for this is brought forward from 2026/2027	(6,188) 26,785
The remaining items listed below have budgets earmarked but have not incurred spend in 2025/2026 and therefore are reprofiled to future years.		

6	**Bandstand Roof Hunstanton**	(30,000)
7	**Car Parks** Resurfacing	(61,800)
8	**Kings Lynn Public Realm** – High Streets	(40,000)
9	**Mintlyn Crematorium** Memorial Garden Drainage	(20,000)
10	**Other minor variances**	1,002
Underspend		**(542,599)**

3.7 **Regeneration, Housing and Place – Overspend £7,558**

Movements to be explained:		**£**
1	**Car Park Strategy** Additional spend against no budget is reported, this is jointly funded with a contribution from the business rate pool.	7,558
Overspend		**7,558**

3.8 **Property and Projects – Overspend £3,030**

Movements to be explained:		**£**
1	**Bus Shelter Replacement – Budget Rephased** Works for the replacement of bus shelters will continue in 2026/2027. This is 80% funded via a grant.	(38,965)
2	**Downham Market Public Conveniences** Additional time incurred by staff working on the project has resulted in an overspend.	38,332
3	**Re:Fit Lighting** The underspend has been rephased to 2026/2027 where works are expected to complete. In addition to this £35,000 has been added to the project in 2026/2027, this is to correct an error of omission.	(3,680)
Overspend		**3,030**

3.9 **Finance – Underspend £16,650**

Movements to be explained:		**£**
1	**Community Projects** Administered by an external service provider who advance grants to community projects. An underspend is reported for 2025/2026.	(16,650)
Underspend		**(16,650)**

3.10 **Tier 3 Budgets**

The following tier 3 pipeline projects are to be rephased to 2026/2027 while options are considered;

Operational and Commercial:		**£**
1	Car Park Multi-storey Barrier Ticket Machine	38,130
2	Car Park Multi-storey Lighting and Controls	102,470
3	Resort Digital Visitor Sign	50,000

Property and Projects:		**£**
1	Bergen Way Industrial Estate Roof Replacement	250,000
2	Estate Roads - Resurfacing	30,500

Regeneration, Housing and Place:		**£**
1	South Lynn Fire Station	30,000

4. Capital Receipts

4.1 Total useable capital receipts generated in 2025/2026 are shown in the table below;

Table 2 – Capital Receipts 2025/2026

Capital Receipt	**£**
Council Houses – Preserved right to buy	417,385
General Fund – Major housing sales	5,919,137
General Fund – Land and property	195,780
General Fund – Vehicles, plant & equipment	124,614
General Fund – Housing grants repaid	40,000
Total	**6,696,916**

4.2 Table 3 below illustrates all the units sold to date on the various Major Housing Projects. The sale receipts are used to fund expenditure on the Major Housing Project alongside temporary borrowing.

Table 3
The table summarises the total number of units that are to be built by site and the number of units sold as at 31 March 2026 cumulatively;

Scheme	Total homes	Leased to WNPL	Sold to a RP (Affordable Housing)	Open Market Sale	Units in current capital programme 2024-29
NORA 4	105	48	22	35	0
Marsh Lane	130	-	20	110	0
Lynnsport 3	54	18	9	27	0
Lynnsport 4&5	89	8	13	68	0
Lynnsport 1	96	-	-	96	0
Florence Fields	226	21	12	16	226
Salters Road	78	-	78	-	0
Southend Road	32	-	-	-	32

Borough Council of King's Lynn & West Norfolk

5 Financing of the Capital Programme 2025/2026

5.1 The following table details the sources of finance used to fund capital spending during the 2025/2026 year. The strategy adopted in financing is designed to make full use of all specific grants and thereby protect future allocations. Funding is taken from capital and revenue reserves for those specific schemes identified with resources. The strategy is then to make full use of useable capital receipts and the balance of funding to be taken from capital and revenue reserves.

Table 4.

Total Capital Programme Outturn to be Funded 2025/2026	**39,561,574**
Less Third-Party Contributions (shown in table 6 below)	-8,765,918
Capital Programme Expenditure to be Funded	**30,795,656**
Sources of Finance:	
Specific Capital Grant - Better Care Fund	2,473,595
Capital Receipts applied in year	5,919,137
Capital Reserves	2,713,883
Revenue Provision	1,078,711
Temporary Borrowing	17,286,280
Unsupported Borrowing	1,324,050
Total	**30,795,656**

Table 5.

Funded 2025/2026	
Third-Party Contributions	**£**
Business Rate Pool	5,406
Department for Transport	29,315
Freebridge Community Housing	13,388
Historic England	425,584
Ministry of Housing, Communities & Local Government	8,229,527
Norfolk County Council	25,346
UKSPF	37,352
Total Third-Party Contributions	**8,765,918**

- Specific capital grant is for Disabled Facilities Grants (DFGs) which is allocated directly from the Government as part of the Better Care Funding and paid via Norfolk County Council.

- Unsupported Borrowing is the level of loans taken on by the Council and paid from within the budgets of services. During 2025/2026 unsupported borrowing was used to purchase vehicles and equipment where previously lease payments were made. In effect the equivalent to lease payments now pay the debt charge. No help is available from Government to pay the costs – therefore they are classed as unsupported.

- Temporary borrowing is included for cash flow purposes to ensure a balanced funding of the capital programme in advance of capital receipts.

Borrowing is based on the most favourable rates available at the time. Internal borrowing will be used whenever it is most financially advantageous to do so. Internal borrowing is the use of internal funds (short term cash flows and reserves and balances not immediately required) rather than taking external debt. Funds currently in short term investments may be withdrawn and used in place of external borrowing.

- Capital Reserves have been previously set aside for particular schemes. In some cases, regular annual contributions are made to the reserves (e.g. sports and arts facilities, offices). Useable capital receipts received in previous years are held in reserves until applied to capital financing.

- Capital Receipts come from the sale of assets including the receipts generated from the major housing sales receipts and the preserved rights from the sale of former council houses.

6 Minimum Revenue Provision

6.1 A requirement of capital controls is that details of the minimum revenue provision (MRP) calculation are reported to Cabinet. The MRP is the minimum amount that must be charged to the Council's revenue accounts each year as a provision to repay debt. Changes to the basis of calculating MRP were made by the Local Authorities (Capital Finance and Accounting) (Amendment) (England) Regulations 2008. A local authority is required to calculate an amount of MRP which they consider to be prudent, prepare a statement of its policy on making MRP and submit it to full Council. The Treasury Management Strategy 2025/2026 approved at Council on 3 February 2026 sets out the policy proposals for the Borough for 2025/2026.

6.2 The amount of MRP charged to the accounts in 2025/2026 is £769,179, compared to the budget of £844,880. The actual MRP charge 2025/2026 has been calculated in accordance with the Council's policy based on the capital financing requirement as at 1 April 2025. The MRP is calculated based on the prior year capital programme requirements.

7 Capital Programme 2025/2030

7.1 The Capital Programme 2025/2030 was approved by Council on 3 February 2026 and is provided at Appendix 2. As detailed at section 4 above, it is proposed to carry forward budget provision of £3,386,370 from 2025/2026 to future years of the programme. This requires careful evaluation of the impact of scheme delays on compliance with funding terms and conditions, costs and capacity for delivering against reprioritised deadlines. A review of the Capital programme 2025/2030 shall be undertaken early in 2025/2027 to consider the level of commitment and to validate assurance over estimated budgetary requirement for planned schemes.

Table 6 –Capital Programme 2026 – 2030 (As approved by council February 2026)

	Budget 2026/2027 £	Budget 2027/2028 £	Budget 2028/2029 £	Budget 2029/2030 £
Tier 1 Major projects				
Environment and Planning	6,660,000	0	0	0
Programme and Place				
Regeneration, Housing and Place	38,775,420	12,294,880	7,265,430	304,910
Subtotal	***45,435,420***	***12,294,880***	***7,265,430***	***304,910***
Tier 1 Exempt Schemes	0	0	0	0
Subtotal	***0***	***0***	***0***	***0***
Total Tier 1	**45,435,420**	**12,294,880**	**7,265,430**	**304,910**
Tier 2 Operational Schemes				
Corporate Services	1,175,000	250,000	200,000	150,000
Finance	0	0	0	
Health Wellbeing and Public Protection	2,477,500	2,565,500	2,565,500	2,477,500
Leisure And Culture	407,000	190,000	140,000	265,000
Operations and Commercial	1,226,500	226,250	519,780	171,650
Property and Projects	107,000	0	0	0
Regeneration Housing and Place	260,000	0	0	0
Total Tier 2	**5,653,000**	**3,231,750**	**3,425,280**	**3,064,150**
Tier 3 Operational Schemes				
Health Wellbeing and Public Protection	65,000	35,000	0	0
Leisure And Culture	2,308,730	363,000	0	0
Operations and Commercial	927,720	120,000		6,000,000
Property and Projects	680,000	0	0	0
Regeneration Housing and Place	241,060	0	0	0
Subtotal	***4,222,510***	***518,000***	***0***	***6,000,000***
Tier 3 Exempt Schemes				
Exempt Schemes	15,057,030	900,000	0	0
Subtotal	***15,057,030***	***900,000***	***0***	***0***
Total Tier 3	**19,279,540**	**1,418,000**	**0**	**6,000,000**
Total Capital Programme (Tiers 1, 2, 3)	**70,367,960**	**16,944,630**	**10,690,710**	**9,369,060**

Table 7 – Capital Programme 2026-2030 Updated for rephasing and amendments

	Budget 2026/2027 £	**Budget 2027/2028 £**	**Budget 2028/2029 £**	**Budget 2029/2030 £**
Tier 1 Major projects				
Health, Wellbeing & Public Protection	7,858,850	0	0	0
Programme and Place	996,570			
Regeneration, Housing and Place	38,364,810	12,294,880	7,265,430	304,910
Subtotal	***47,220,230***	***12,294,880***	***7,265,430***	***304,910***
Tier 1 Exempt Schemes	67,770	0	0	0
Subtotal	***67,770***	***0***	***0***	***0***
Total Tier 1	**47,288,000**	**12,294,880**	**7,265,430**	**304,910**
Tier 2 Operational Schemes				
Corporate Services	1,845,000	250,000	200,000	150,000
Finance	0	0	0	
Health Wellbeing and Public Protection	2,637,530	2,565,500	2,565,500	2,477,500
Leisure And Culture	442,000	190,000	140,000	265,000
Operations and Commercial	1,437,340	226,250	519,780	171,650
Property and Projects	543,650	0	0	0
Regeneration Housing and Place	260,000	0	0	0
Total Tier 2	**7,165,520**	**3,231,750**	**3,425,280**	**3,064,150**
Tier 3 Operational Schemes				
Health Wellbeing and Public Protection	65,000	35,000	0	0
Leisure And Culture	2,308,730	363,000	0	0
Operations and Commercial	1,088,320	120,000		6,000,000
Property and Projects	860,500	0	0	0
Regeneration Housing and Place	271,060	0	0	0
Subtotal	***4,593,610***	***518,000***	***0***	***6,000,000***
Tier 3 Exempt Schemes				
Exempt Schemes	14,937,030	900,000	0	0
Subtotal	***14,937,030***	***900,000***	***0***	***0***
Total Tier 3	**20,330,640**	**1,418,000**	**0**	**6,000,000**
Total Capital Programme (Tiers 1, 2, 3)	**73.944,640**	**16,944,630**	**10,690,710**	**9,369,060**

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8 Capital Financing 2026/2030

8.1 Table 8 provides details of the revised estimated capital financing for 2026/2030 updated after funding 2025/2026. Exempt schemes are shown in a separate report.

Table 8.

Source of Funding	2026/2027 £	2027/2028 £	2028/2029 £	2029/2030 £
Specific Capital Grants (Better Care Fund)	2,289,625	2,216,445	2,216,445	2,216,445
Specific Capital Grants (Towns Fund)	10,618,141	0	0	0
Specific Capital Grants (LAHF)	0	0	0	0
Misc. Grants	653,554	3,221,000	0	0
Business Rate Pool	2,271,445	0	0	0
General Capital Receipts Reserve	3,133,535	486,055	401,055	351,055
Major Housing Capital Receipts Applied	24,891,630	2,523,060	0	0
Reserves/Revenue Contributions	6,310,270	267,500	12,500	11,650
Unsupported Borrowing	3,549,580	779,750	795,280	6,485,000
Temporary Borrowings	20,266,380	7,450,820	7,265,430	304,910
Total Funding	**73,944,640**	**16,944,630**	**10,690,710**	**9,369,060**

9 Pipeline Projects

9.1 Also on the agenda for Committee today, is a report regarding the racket and community sports hub, major works on sea defences, once surveys and assessment have been completed. Additionally, a business case for West Lynn ferry infrastructure improvements is expected at a future meeting. If approved the capital programme will be amended to reflect any changes.

10 Tier updates

The following notes explain changes and updates to projects in progress and ready to be progressed.

10.1 **Crematorium Septic Tank;** £55,830 has been added to the capital programme in tier 2 for urgent works to be completed on a septic tank following the failure of existing aged equipment.

Project	Budget
Crem Septic Tank (NEW tier 2)	£55,830

10.2 **LED Lighting Upgrade;** As the Councils looks to reduce electricity consumption reducing emissions and costs, the depot had been identified to provide further savings re energy. £24,000 is required to replace existing lighting system with a view to payback in under four years.

Project	Budget
LED lighting Depot (NEW tier 2)	£24,000

10.3 **Street Lighting;** £115,000 previously removed from the capital programme in error, the Council seeks to add back this project back into the programme to complete the remaining works that were identified at the time. Further assessment works will be done in the future to identify any additional requirement and reported accordingly.

Project	**Budget**
Street Lighting (NEW tier 2)	£115,000

9.6 **E-Energy Solar Project;** following a delegated decision £215,000 has been moved from tier 2 to tier 3 for solar panels to be installed at the Corn Exchange and KLIC.

Project	**Budget**
E-Energy Solar Project (tier 3 to 2)	£215,000

9.7 **KLIC Office Optimisation**; £120,000 has moved from tier 3 exempt to tier 2 operational for works at the KLIC building complex to allow for larger units be split to create smaller spaces to accommodate demand from smaller businesses.

Project	**Budget**
KLIC Office Optimisation (tier 3 to 2)	£120,000

9.8 Toilet Roof, Pavillion Hunstanton; £30,000 has moved from tier 3 to tier 2, works are expected be begin shortly.

Project	**Budget**
Pavillion Hunstanton (tier 3 to 2)	£30,000

3. Proposal

4. Options Considered
N/A

5. Financial Implications
The financing arrangements for the capital programme are within budget. Where rephasing to/from 2025/2026 is to be made then the funding will follow. As previously noted, the MRP charge can be met from within the overall revenue outturn for the year.

The revenue implications of all capital schemes will be met from within existing budgets

6. HR Implications
None

7. Policy Implications
The establishment and management of the capital programme are in accordance with the Council's Capital Strategy. The current Capital Strategy 2025/2026 was approved by Council on 3 February 2026.

8. Climate Change and Environmental Implications and considerations
None

9. Statutory and Legal Implications
None

10. Local Government Reorganisation Implications
None

11. Health and Safety Implications
None

12. Consultees
Corporate Leadership team

13. Equality Impact Assessment

The Council has a statutory requirement to carry out Equality Impact Assessments (EIAs) as part of the service planning and policy proposal processes. This includes significant policy or significant changes to a service and includes potential capital bids, revenue growth bids and proposed reductions in service.

The Council may be required to carry out an impact assessment if the proposal impacts on any of the following:

- Equalities (including impact on issues of race, gender, disability, religion, sexual orientation, age)
- Community cohesion (whether there is a potential positive or negative impact on relations between different communities)

14. Risk Management Implications

Risk is inherent in any projection of future funding. The estimated resources available to fund the capital programme 2025-2030 and the risk implications and sensitivity/consequences are detailed in the table below. The level of risk is based on the impact on the funding of the capital programme 2025-2030 if the resources are not achieved at the estimated level or at the time expected. This section has been updated to reflect the position in the Capital Programme and Resources for 2025-2030.

Source of Funding	Risk Implications and Sensitivity	Level of Risk
Capital Grants Third Party Contributions	**Risk** The capital grant and specific grant included in the resources is a contribution towards private sector housing assistance - Disabled Facilities Grants (DFG). The level of grant included for 2025/2026 is based on the confirmed level of grant from the Better Care Fund. Future years show no assumed growth rate but remain at a constant level for the rest of the programme as no indications of growth have been provided. The level of grant is confirmed by Central Government annually and can vary from year to year. **Sensitivity/Consequences** This funding represents 20% of current total general fund reserve balance. If the level of grants were to vary significantly the budget allocated for DFGs and the proposed schemes within the programme would need to be revised.	Medium
Capital Receipts	**Risk** Capital receipts over the 5-year capital programme 2025-2030 represent 100% of the current general fund reserve balance. The actual amount and timing of capital receipts can vary significantly. The achievement of capital receipts is monitored and reported in the monthly monitoring reports to ensure no over commitment. **Sensitivity/Consequences**	High

Source of Funding	Risk Implications and Sensitivity	Level of Risk
	Capital receipts represent a high proportion of the total general fund resources available to fund the capital programme. The actual level of capital receipts that are achieved is sensitive to market conditions including demand for land and buildings, values and interest rates. The sum total of capital receipts included in the funding table of circ. £50m is from the Major Housing Project, it's a challenging target in the current economic climate. In the event that capital receipts are not achieved at the level or within the year estimated it may be necessary to take on additional temporary borrowing at the prevailing interest rates.	
Major Housing Project	**Risk** The impact of market prices as the scheme proceeds to each phase may increase. The housing market may slow, and sales may not be achieved as planned. **Sensitivity/Consequences** Business case review prior to proceeding to end stage. Local Authority Housing Company has been established to hold any surplus units for rent.	High
Unsupported Borrowing	**Risk** The proposed capital programme 2025-2030 includes unsupported borrowing for the purchase of equipment and vehicles. The unsupported borrowing will be funded through internal borrowing whenever it is most financially advantageous to do so. Internal borrowing is the use of internal funds (short term cash flows and reserves and balances not immediately required) rather than taking external debt. **Sensitivity/Consequences** The Council will enter into unsupported borrowing where it can demonstrate that financial savings can be achieved by outright purchase of equipment, as opposed to the use of an operating lease and the payment of an annual lease.	Low
Temporary Borrowing External and Internal	**Risk** Temporary borrowing is included for cash flow purposes to ensure a balanced funding of the capital programme in each of the financial years and in advance of capital receipts. Internal borrowing will be used whenever it is most financially advantageous to do so. Internal borrowing is the use of internal funds (short term cash flows and reserves and balances not immediately required) rather than taking external debt. Funds currently in short term investments may be withdrawn and used in place of external borrowing.	High

Source of Funding	Risk Implications and Sensitivity	Level of Risk
	Sensitivity/Consequences The actual required temporary borrowing will depend on rephasing in the capital programme and capital receipts achieved in each year. Temporary borrowing will be maintained at the minimum level required and reported as part of the outturn. The cost of funding planned temporary borrowing is included in the revenue budget and is confirmed as affordable. In the event that additional temporary borrowing is required during the financial year the impact on the revenue budget will be reported in the monthly monitoring reports to Members. Fixed term external borrowing may be taken and drawn down as expenditure is required and rates are favourable. External borrowing will be sourced through market loans or PWLB depending on the most favourable rates. The interest rates of external loans and PWLB loans are at a higher rate due to the current Bank of England base rate and increasing demand for public sector borrowing combined with worldwide issues such as war which has an impact on bank rates.	
Reserves	**Risk** Contributions from reserves are based on actual balances as at 1 April 2025 and take into account budgeted contributions to/from reserves. **Sensitivity/Consequences** The reserves are available and as such the sensitivity is low. In the event that reserves are not available as estimated in the capital resources, temporary borrowing would be incurred to ensure a balanced funding of the capital programme in each of the financial years.	Low
Sales Value Reduces / Costs Increase	**Risk** Macro-economic issues **Sensitivity/consequences** Market confidence continues to be impacted by inflation and high interest costs due to global and political uncertainty. The withdrawal and reduction of help to buy schemes from Central Government has also slowed down the sale of dwellings. Sales values and cost of materials and labour will require regular review in determining how to proceed with schemes and, for example, whether to sell or rent properties through the Housing Company.	High

Experience shows that the costs of schemes can also vary. Expenditure on the capital programme is included as part of the monthly monitoring report. Any significant variations on individual schemes will be reported and appropriate action taken.

15. Conclusion

LIST OF APPENDICES
Appendix A Capital Outturn 2025-2026 Appendix B Capital Programme 2026-2030 rephased Exempt Draft Capital Outturn 2025-2026

LIST OF BACKGROUND PAPERS

PRE SCREENING EQUALITY IMPACT ASSESSMENT						
For equalities profile information please visit Norfolk Insight - Demographics and Statistics - Data Observatory						
Name of policy/service/function	2025/26 Draft Capital Outturn report to Cabinet					
Is this a new or existing policy/ service/function? *(tick as appropriate)*	New		Existing		Y	
Brief summary/description of the main aims of the policy/service/function being screened. Please state if this policy/service is rigidly constrained by statutory obligations, and identify relevant legislation.	The report provides a Draft Outturn position for 2025/26 of spend and income against budget for Capital.					
Who has been consulted as part of the development of the policy/service/function? – new only *(identify stakeholders consulted with)*	The Corporate Leadership Team, Portfolio Holders.					
Question	**Answer**					
1. Is there any reason to believe that the policy/service/function could have a specific impact on people from one or more of the following groups, for example, because they		Positive	Negative	Neutral	Unsure	
	Age			√		

Borough Council of
King's Lynn & West Norfolk

have particular needs, experiences, issues or priorities or in terms of ability to access the service? Please tick the relevant box for each group. NB. Equality neutral means no negative impact on any group. ***If potential adverse impacts are identified, then a full Equality Impact Assessment (Stage 2) will be required.*** **For more information on health inequalities please visit [The King's Fund](#)*	Disability			√	
	Sex			√	
	Gender Re-assignment			√	
	Marriage/civil partnership			√	
	Pregnancy & maternity			√	
	Race			√	
	Religion or belief			√	
	Sexual orientation			√	
	Armed forces community			√	
	Care leavers			√	
	Health inequalities*			√	
	Other (eg low income, caring responsibilities)			√	

Please provide a brief explanation of the answers above:

Question	Answer	Comments
2. Is the proposed policy/service likely to affect relations between certain equality communities or to damage relations between the equality communities and the Council, for example because it is seen as favouring a particular community or denying opportunities to another?	No	It reports data for spend and income without prejudice
3. Could this policy/service be perceived as impacting on communities differently?	No	It reports data for spend and income without prejudice

If 'yes' to questions 2 - 3 a full impact assessment will be required unless comments are provided to explain why this is not felt necessary:

Decision agreed by EWG member: …………………………………………………..

4. Are any impacts identified above minor and if so, can these be eliminated or reduced by minor actions? If yes, please agree actions with a member of the Corporate Equalities Working Group and list agreed actions in the comments section	No	**Actions:** **Actions agreed by EWG member:** **…………………………………………….**

5. Is the policy/service specifically designed to tackle evidence of disadvantage or potential discrimination?	No	**Please provide brief summary:**

Assessment completed by: Name	**Carl Holland**		
Job title	**Assistant Director – Finance**		
Date completed	**7 July 2026**		
Reviewed by EWG member	**Jo Stanton**	**Date**	**08 July 2026**
✓ **Please tick to confirm completed EIA Pre-screening Form has been shared with Corporate Policy** (corporate.policy@west-norfolk.gov.uk)			