

Towns Fund

Duncan Hall – Assistant Director & SRO

Jemma Curtis – Regeneration Programmes Manager

Borough Council of
King's Lynn &
West Norfolk



Contents

- About the Towns Fund & Town Investment Plan
- Journey to date
- Town Deal Programme Overview
- Useful Information

What is the Towns Fund?

- Towns Fund is a government initiative comprising Town Deal and Future High Streets funding programmes.
- In 2020, King's Lynn was **one of 101 towns invited by Government** to develop proposals for a '**Town Deal**' with the opportunity to secure **up to £25m** from the £3.6bn programme.
- The objective of the Towns Fund programme is to **drive the sustainable economic regeneration** of towns to support **long term economic and productivity growth**.
- A Town Deal is a **three way agreement** in principle between Government, the lead local authority (BCKLWN) and the Town Deal Board.



Towns Fund cont...

The fund remit is for 'interventions' that will result in economic productivity

- **Urban regeneration, planning and land use:** ensuring towns are thriving places for people to live and work, including by:
 - increasing density in town centres;
 - strengthening local economic assets including local cultural assets;
 - site acquisition, remediation, preparation, regeneration.
- **Skills and enterprise infrastructure:** driving private sector investment and ensuring towns have the space to support skills and small business development.
- **Connectivity:** developing local transport schemes that complement regional and national networks, as well as supporting the delivery of improved digital connectivity.



King's Lynn Town Deal Board

- Government set out detailed guidance in 2020.
- Towns were asked to form a **Town Deal Board**, chaired by a **private sector representative**, to develop a **Town Investment Plan** and agree the investment priorities for a Town Deal.
- The role of the Town Deal Board has developed since this time with further guidance.



Town Investment Plan (TIP)

- Provides a **clear vision and strategy** for the town for 10 years.
- Reflects **local priorities supported by evidence** to underpin the strategic case for investment, sets out how it will support economic recovery from Covid-19 and support clean growth.
- The **TIP is the ‘wrapper’** for all of the town’s investment and regeneration programmes, including the Town Deal projects and other funding from other government departments or private investors.
- **Other projects in the TIP** include Southgates Regeneration Area, West Winch Growth Area, Enterprise Zone and Town Centre repurposing.



Slide 6

VDO

what's clean growth?

Vanessa Dunmall, 2023-05-24T17:48:53.816

Strengths and opportunities



With a history dating back to life as a medieval port, King's Lynn has an **important historic core**



A place where **businesses can start and grow** with a supportive and innovative business community



Space to grow and good quality of life close to nature and in a historic centre



A **commercial and service hub** for a large rural hinterland



Strengths in **healthcare and manufacturing**, together making up 37% of employment



High levels of cycling and walking, with 17% of journeys to work compared with 8% nationally

King's Lynn

Challenges



High employment in retail and **accelerating high street vacancy rates**



Earnings are lower, with median annual pay at £21,993 compared with £25,118 in England



Lower skills levels, with 21.4% of people with NVQ level 4+ qualifications compared with 39.3% nationally



Poorly connected town centre between key areas



Ultrafast fibre broadband coverage is low at 1.5% compared with 12.7% for the UK

Vision

We want to achieve:

- New experiences in the town centre, increasing footfall, enhancing cultural opportunities, and better connecting its different parts
- New residential and leisure offer increasing density on the historic waterfront
- Growing innovative cluster of businesses where they can network and collaborate
- Improved skills opportunities for young people and those upskilling and reskilling that link to demand from local employers and emerging opportunities in local sectors
- Support for people hit by the impacts of Covid-19
- Sustainable connectivity to build on active travel for residents and empower new remote ways of working



A revived historic waterfront: a place to live and visit



A repurposed town centre



A skilled workforce for growing industry



A home for innovative and productive business



A sustainably connected town

The journey to date



Business Cases

- Completed to HM Treasury 'Green Book' standard
- Contained five separate cases for each project:
 - Strategic
 - Economic
 - Commercial
 - Financial
 - Management
- Included wider consultation and engagement undertaken for each project
- Business case 'sign off' considered by R&D Panel, Cabinet & TDB
- Were subject to independent appraisal and subsidy control checks prior to being approved



King's Lynn Town Deal

- Funding to be spent by end of March 2026
- Annual payments made by government based on performance reporting & spend progress
- Six monthly progress reporting to Government, signed off by S151 Officer & TDB Chair



Town Deal Programme

TIP Theme	Project	Town Deal Funding Allocated	Timeline	King's Lynn Vision
Innovative, growing businesses and skilled workforce	School of Nursing	£597,528 accelerated funding capital	Completed/Operational	A skilled workforce for growing industry
	Youth Pledge - Boost	£442k revenue (+ other match)	2022-2024	A skilled workforce for growing industry
	St George's Guildhall & Creative Hub	£8.097m capital (+ other match)	Construction 2024-6	A skilled workforce for growing industry A home for innovative business
	Multi User Community Hub	£7.4m capital (+ £5m match)	Construction 2025	A skilled workforce for growing industry A repurposed town centre
Sustainably Connected town	Active & Clean Connectivity	£4.23m capital (+ £2.03m match)	Construction in 2023-5	A sustainably connected town
Historic waterfront and repurposed town centre	Riverfront regeneration	£4.17m capital (+ £0.8m match)	Construction in 2024-5	A revived historic waterfront
	Rail to River Public realm	£245k capital + other match)	Construction 2023	A repurposed town centre

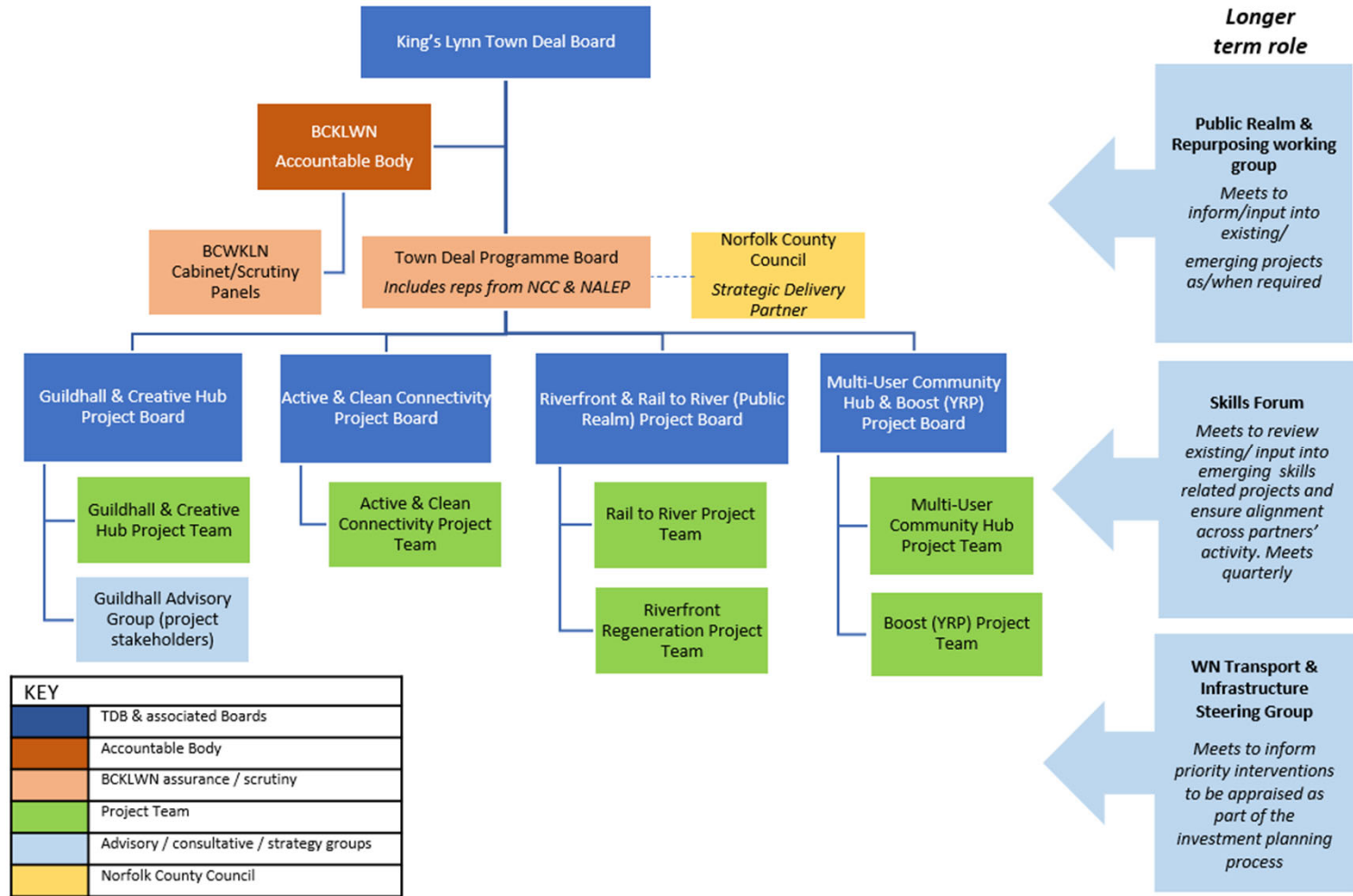
Town Deal Programme

Project (lead Council)	Town Deal Allocation		Total Project Cost
	Town Deal	Match	Scheme Cost
Riverfront Regeneration (BCKLWN)	£4,178,943	£825,080	£5,034,023
St George's Guildhall & Creative Hub (BCKLWN)	£8,097,181	£4,076,910	£12,174,091
Multi-User Community Hub (Norfolk County Council)	£7,400,000	£5,000,000	£12,400,000
Active and Clean Connectivity (BCKLWN)	£4,232,876	£2,034,750	£6,267,625
Youth Retraining / Boost (Norfolk County Council)	£442,000	£37,967	£479,967
Rail to River Public Realm (BCKLWN)	£245,000	£82,000	£327,000
Programme Management (BCKLWN)	£404,000	£0	£404,000
Total	£25,000,000	£12,056,707	£37,056,706

Management of the Town Deal between Town Deal Board & BCKLWN

- Local Assurance Framework
 - sets out the governance and decision-making structure of how the Town Deal will be delivered
- Management of projects
 - Lead Council responsible for operational matters and project delivery
- Process for change

Management of the Town Deal between Town Deal Board & BCKLWN



Useful information

- Towns Fund townsfund.org.uk
- Town Investment Plan [King's Lynn Town Investment Plan - February 2021 \(visionkingslynn.co.uk\)](https://visionkingslynn.co.uk)
- Vision King's Lynn;
 - TDB Papers, reports [Document Library – Vision King's Lynn \(visionkingslynn.co.uk\)](https://visionkingslynn.co.uk)
 - Projects & Business Cases [Projects – Vision King's Lynn \(visionkingslynn.co.uk\)](https://visionkingslynn.co.uk)