

## Boston Borough Council – Capital Draft Outturn 2025-26

### Finance Summary

As of 31 March 2026, capital spend was £20.281m against a budget of £37.422m an underspend of £17.141m. It should be noted that due to the nature of capital projects, it is not uncommon for the timelines of large-scale projects to be revised. As a result, existing capital schemes totalling £17.075m of the £17.141m need to be rephased into future years.

### Section 2 – Finance

Section 2.1	Capital Programme in Year
Section 2.2	Capital 5-year Programme

### Section 2.1 – Capital Programme in Year

**Table 1** details the revisions to the capital programme and progress against the 2025/26 approved programme including the draft outturn to 31 March 2026.

Table 1 – 2025/26 Capital Programme Draft Outturn			
Scheme	Revised Budget 2025/26 £'000	Draft Outturn 2025/26 £'000	Variance (underspend) / overspend £'000
Disabled Facilities Grant	885	843	(42)
Vehicle Replacements	230	230	-
Information Technology Infrastructure Refresh	238	195	(43)
Swimming Pool Support Fund	198	198	-
Uniform	291	15	(276)
Unit 4 Implementation	47	-	(47)
Affordable Housing Commuted Sum	1,074	-	(1,074)
Capital Enhancements	400	546	146
Depot Purchase	150	152	2
Homelessness Prevention Van	7	5	(2)
Market Regeneration	23	26	3
Boston Council Chamber Mics	33	33	-
Markets – Trailers	13	13	-
Temporary Accommodation	25	18	(7)
<b>Total Projects (Excl Towns Funds, UKSPF, LUF &amp; BPF)</b>	<b>3,614</b>	<b>2,274</b>	<b>(1,340)</b>
Towns Fund – Leisure	7,895	2,469	(5,426)
Towns Fund - Mayflower	3,600	3,600	-
Towns Fund - St Botolph's Library	57	58	1
Towns Fund - Healing the High St (incl. Shodfriars)	2,433	1,069	(1,364)
Towns Fund - Boston Station	864	-	(864)
<b>Total Towns Fund Projects</b>	<b>14,849</b>	<b>7,196</b>	<b>(7,653)</b>
UKSPF (Capacity building projects for local groups)	275	234	(40)
UKSPF Rural (Community projects aimed at reducing the cost of living)	129	125	(4)
<b>Total UKSPF Projects</b>	<b>404</b>	<b>360</b>	<b>(44)</b>
LUF - Civic Hub	5	5	-

Table 1 – 2025/26 Capital Programme Draft Outturn			
Scheme	Revised Budget 2025/26	Draft Outturn 2025/26	Variance (underspend) / overspend
	£'000	£'000	£'000
LUF - Crown House	6,025	2,951	(3,074)
LUF - Public Realm	4,940	3,837	(1,103)
<b>Total LUF Projects</b>	<b>10,970</b>	<b>6,793</b>	<b>(4,177)</b>
BPF - Boston United Football Sports Complex	1,450	492	(958)
BPF - Affordable Homes (Quadrant Housing Development)	1,752	1,755	3
BPF - Haven Wharf	2,800	-	(2,800)
BPF - PE21 Rosegarth Square	398	398	-
BPF - Community Organisations Package	690	643	(47)
BPF - Boston Connected	100	5	(95)
BPF - Boston Community Research Project	370	348	(22)
BPF – St Botolph’s Church Visitor Offer	25	18	(7)
<b>Total BPF Projects (excl Boston Leisure)</b>	<b>7,585</b>	<b>3,659</b>	<b>(3,926)</b>
<b>Grand Total</b>	<b>37,422</b>	<b>20,281</b>	<b>(17,141)</b>

The revised capital budget as of 31 March 2026 is £37.422m compared with draft outturn expenditure of £20.282m.

The Towns Fund projects represent the largest specific group at £14.849m, 40% of total revised capital budget followed by Levelling Up Funding (LUF) £10.970m which represents 29%. Others make up the remaining £11.603m, 31% of total revised capital budget including Boston Partnership Funding (BPF).

#### Progress against approved budgets

- **Disabled Facilities Grants** – Remaining grant will be transferred to reserve, expectation to utilise full grant and reserve within 2026/27.
- **Information Technology Infrastructure Refresh** – Analysis on current ICT stock and service leading to decision to increase lifecycle leading to £0.030m decommitments within the programme.
- **Uniform** – The Uniform systems alignment project is progressing well and remains on track to complete by December 2026. Progress is monitored by a monthly Uniform Project Board meeting and reported to SLT via Major Projects Board.
- **Affordable Housing Commuted Sum** – Budget required to be rephased into 2027/28 and 2028/29. Draft funding agreement seeks completion of properties prior to payment.
- **Capital Enhancements** – Works on fire protection measures and costs are progressing as approved within the Quarter 1 report. Budgets rephased within Q3 report, spend is ahead of this profile therefore acceleration of fund from 2026/27 into 2025/26 is requested.
- **Towns Fund – Leisure** – Works are continuing onsite, great progress is being made with works on the concrete slab and steelworks.
- **Towns Fund – Healing the High St** – Project pipeline is fully committed with the majority of works either completed, on site or under contract for commencement over the next four weeks. All works expected to be completed by December 2026.

- **Towns Fund – Boston Station** – On site works are progressing towards practical completion by the end of July 2026, with some minor works required to complete the café/kitchen area and install additional screens only. A number of pending grant claims to be paid by the end of May.
- **UKSPF** – In line with the decision taken by the Ministry of Housing, Communities and Local Government in December 2025 to extend the UK Shared Prosperity Fund and Rural England Prosperity Fund for a further, final six months on a technical extension with no further funding (to give Authorities more time to deliver), Greater Lincolnshire County Combined Authority have authorised District Councils to 'roll over' capital and revenue balances to 2026/27, to support ongoing delivery. The extension period concludes on 30th September 2026.
- **LUF – Crown House and Public Realm** – Works on schedule to timelines provided within Q3, projects still on track to complete in 2026/27.
- **BPF – Boston United Football Sports Complex** – Formally entered into a contractual agreement in September 2025 to support the construction costs of the sports complex and south stand which will complete the new community stadium. Construction commenced in October 2025. Foundation works have all been completed, all external steel frame columns are being fully fireproofed, and the pouring of the concrete slab, setting out of the internal layout and blockwork has officially begun with overall completion of the project due by the end of 2026.
- **BPF – Haven Wharf** – Project design has been amended to be refurbishment of existing College building, rather than new build. Amendment agreed with MHCLG. Council letter of Intent issued to enable early pre-construction works pending completion of updated grant funding agreement and subsidy control assessment being undertaken by Freeths LLP.
- **BPF – Boston Connected** – Culture & Regeneration team to deliver the programme internally, works on track for completion by March 2027.
- **BPF – Community Organisations Package** – Grants are fully committed and the project is due to complete by the end of August 2026.

## 2025/26 Funding

Table 2 details the Capital Programme financing and the draft outturn to 31 March 2026.

Table 2 – Capital Programme Financing			
All Projects	Budget 2025/26 £'000	Draft outturn 2025/26 £'000	Variance underspend/ (overspend) £'000
Internal Borrowing	(486)	(445)	41
External Grants	(34,891)	(18,993)	15,898
Capital Reserve	(684)	(684)	-
Other Reserves	(30)	(30)	-
Revenue	-	(100)	(100)
S106	(1,074)	-	1,074
Capital Receipts	(257)	(29)	228
<b>Totals</b>	<b>(37,422)</b>	<b>(20,281)</b>	<b>17,141</b>

Capital Financing - The current capital programme is financed from reserves and internal borrowing in line with the Capital Strategy.

## Capital Rephasing

As a result of the variances shown in **Table 1** and **Table 2**, changes are required to the 2026/27 Capital Programme. These are reflected in the Capital Programme carry forwards shown in **Table 3**. The rephasing of expenditure into future years will be funded in line with the approval already obtained for the relevant project.

<b>Table 3 – Capital Rephasing and Additions</b>		
<b>Scheme</b>	<b>Rephasing 2025/26 £'000</b>	<b>Additions 2026/27 £'000</b>
Information Technology Infrastructure Refresh	13	-
Uniform	276	-
Unit 4 Implementation	47	-
Affordable Housing Commuted Sum	1,074	-
Capital Enhancements (due to acceleration of the fire safety works)	(146)	-
Depot Works	-	150
Temporary Accommodation	7	-
<b>Total Projects (Excl Towns Funds, UKSPF, LUF &amp; BPF)</b>	<b>1,271</b>	<b>150</b>
Towns Fund – Leisure	5,426	-
Towns Fund - Healing the High St (incl. Shodfriars)	1,364	-
Towns Fund - Boston Station	864	-
<b>Total Towns Fund Projects</b>	<b>7,654</b>	<b>-</b>
UKSPF (Capacity building projects for local groups)	40	-
UKSPF Rural (Community projects aimed at reducing the cost of living)	4	-
<b>Total UKSPF Projects</b>	<b>44</b>	<b>-</b>
LUF - Crown House	3,074	-
LUF - Public Realm	1,103	-
<b>Total LUF Projects</b>	<b>4,177</b>	<b>-</b>
BPF - Boston United Football Sports Complex	958	-
BPF - Haven Wharf	2,800	-
BPF - Community Organisations Package	47	-
BPF - Boston Connected	95	-
BPF - Boston Community Research Project	22	-
BPF – St Botolph’s Church Visitor Offer	7	-
<b>Total BPF Projects (excl Boston Leisure)</b>	<b>3,929</b>	<b>-</b>
<b>Grand Total</b>	<b>17,075</b>	<b>150</b>

## Section 2.2 – Capital 5-year Programme

Table 4 details the 5-year capital profiling for each scheme.

Table 4 – Capital Programme					
Scheme	2026/27	2027/28	2028/29	2029/30	2030/31
	£'000	£'000	£'000	£'000	£'000
Disabled Facilities Grant	785	785	785	785	785
Vehicle Replacements	558	219	200	-	-
Information Technology Infrastructure Refresh	339	549	100	100	100
Uniform	275	-	-	-	-
Unit 4 Implementation	64	-	-	-	-
Affordable Housing Commuted Sum	-	537	537	-	-
Capital Enhancements	69	-	-	-	-
Depot Works	150	-	-	-	-
Food Waste	3,135	-	697	-	-
Boston Crematorium	-	525	-	-	-
Temporary Accommodation	32	-	-	-	-
<b>Total Projects (Excl Towns Funds, UKSPF, LUF, BPF &amp; Pride in Place)</b>	<b>5,407</b>	<b>2,615</b>	<b>2,301</b>	<b>885</b>	<b>885</b>
Towns Fund – Leisure	11,019	-	-	-	-
Towns Fund - Healing the High St (incl. Shodfriars)	1,363	-	-	-	-
Towns Fund - Boston Station	864	-	-	-	-
<b>Total Towns Fund Projects</b>	<b>13,246</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
UKSPF (Capacity building projects for local groups)	39	-	-	-	-
UKSPF Rural (Community projects aimed at reducing the cost of living)	4	-	-	-	-
<b>Total UKSPF Projects</b>	<b>43</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
LUF - Civic Hub	-	-	-	-	-
LUF - Crown House	3,976	-	-	-	-
LUF - Public Realm	1,702	-	-	-	-
<b>Total LUF Projects</b>	<b>5,678</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
BPF - Boston United Football Sports Complex	958	-	-	-	-
BPF - Haven Wharf	2,800	-	-	-	-
BPF - PE21 Rosegarth Square	-	-	-	-	-
BPF - Community Organisations Package	47	-	-	-	-
BPF - Boston Connected	565	-	-	-	-
BPF - Boston Community Research Project	22	-	-	-	-
BPF – St Botolph’s Church Visitor Offer	32	-	-	-	-
<b>Total BPF Projects (excl Boston Leisure)</b>	<b>4,424</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Town Centre Revitalisation	125	651	571	571	-
Heritage & Culture Activation	31	219	198	198	-
Green Spaces & Connectivity	-	219	158	158	-
Safety & Security	160	439	485	485	-

Table 4 – Capital Programme					
Scheme	2026/27	2027/28	2028/29	2029/30	2030/31
	£'000	£'000	£'000	£'000	£'000
Community Capacity Building	23	132	119	119	-
Youth Engagement	23	88	79	79	-
Pride in Place – Impact Fund	1,500	-	-	-	-
<b>Total Pride in Place</b>	<b>1,862</b>	<b>1,748</b>	<b>1,610</b>	<b>1,610</b>	<b>-</b>
<b>Grand Total – All Projects</b>	<b>30,660</b>	<b>4,363</b>	<b>3,911</b>	<b>2,495</b>	<b>885</b>
<b>Capital Financing</b>					
Internal Borrowing	(8,181)	(1,293)	(979)	(100)	(100)
External Grants	(22,196)	(2,533)	(2,395)	(2,395)	(785)
Capital Reserve	(54)	-	-	-	-
Other Reserves	-	-	-	-	-
S106	-	(537)	(537)	-	-
Capital Receipts	(229)	-	-	-	-
<b>Total Capital Financing</b>	<b>(30,660)</b>	<b>(4,363)</b>	<b>(3,911)</b>	<b>(2,495)</b>	<b>(885)</b>