



**Minutes of the Boston Town Board Meeting
held on Tuesday 9 December at 2pm
at the Mayflower Building, Boston College Campus & via Teams**

Board Members: Claire Foster, Chair - Boston College, Richard Tice, MP, Cllr Mike Gilbert - BBC, Abdul Hamid Qureshi - UKIM Mosque & Community Centre, David Fannin - LVET, Jacqui Bunce - NHS, Neil Kempster - Chestnut Homes, Alison Fairman, BEM - Community Representative, Tracy Stringfellow - Heritage Lincolnshire, Michael Morris - Tonic Health, Andy Lawrence - Port of Boston, Councillor Sam French - LCC, Marc Jones - Lincs PCC, Inspector Ian Cotton - Lincs Police and Jurate Matulioniene - Boston Lithuanian Community

Observer: Councillor Ingrid Sheard - Deputy Mayor of Greater Lincolnshire

Support Team: Pranali Parikh, Maria Cotton, Jon Burgess, Michael Dow, Tom Mukherjee-Neale, Ivan Annibal, Michelle Gant, George Gustard and Luisa Stanney

1 Welcome

CF opened the meeting and welcomed members and guests and noted the significance of holding the meeting at the newly opened Mayflower Building, a flagship Town Deal project. CF thanked members for their continued support and acknowledged the presence of the Deputy Mayor of Greater Lincolnshire as an observer.

CF also welcomed Maria Cotton to the meeting - the newly appointed Assistant Director of Culture and Regeneration at the South & East Lincolnshire Councils Partnership.

2 Apologies for Absence

Apologies were received from Emma Tatlow.

3 Declarations of Interest

No new declarations of interest were made.

4 Minutes of the Previous Meeting held on 30 October 2025

The minutes of the meeting held on 30 October 2025 were reviewed and approved as a true record. Proposed by JB and seconded by NK. Matters arising were noted as being addressed within the agenda items.

5 Boston Town Deal - Project Updates

A report was presented providing a narrative update on all Town Deal projects. With the extension of the Towns Fund deadline to March 2028, the programme was considered low risk. Several projects had achieved practical completion and the remainder were progressing to contract or delivery stages. Work was underway to improve on-site signage and public information for projects such as Boston Leisure and Rosegarth Square, with updates expected early in the New Year.

Specific issues raised included St Botolph's lighting, where members expressed concern over delays to enhanced lighting installation. It was agreed that TMN would investigate the delay and report back at the next Board meeting.

Members requested a copy of the evaluation report for the Centre for Food & Fresh Produce, a completed revenue project, to understand outcomes and impacts. They also requested a more detailed update of the Healing the High Street project, illustrating a more accurate reflection of the status of the Grant Funding Agreements.

In relation to the Boston Connected project, a Boston Partnership Levelling Up funded initiative, MHCLG had confirmed that Boston Borough Council could deliver the project given that Destination Lincolnshire had ceased trading. The project would include funding for Boston 2030 initiatives.

█ [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

7 Pride in Place Programme Mobilisation Plan

IA presented the mobilisation plan following on from the submission of the Pride in Place Vision and Investment Plan. The next steps between January and March 2026 included structured engagement and thematic workshops focusing on heritage, youth, skills and wellbeing.

An open call for projects would run alongside targeted commissioning discussions. A sub-group of three to five members would be formed to review project proposals.

Board composition would be reviewed through a skills audit and one-to-one discussions with members to inform future structure, with proposals to be brought in March.

Boston 2030 and the Town of Culture bid were discussed. [REDACTED]

8 Pride in Place Programme Management

The Board considered a paper on programme management costs. [REDACTED]

9 Any Other Business

The Deputy Mayor thanked the Board for their work and for inviting her to join the meeting. She expressed interest in continued engagement with the Board. Members discussed meeting dates for 2026, with a preference for Monday mornings or Thursday afternoons, avoiding Fridays and Tuesdays. The Chair thanked members for their contributions and wished all a Merry Christmas.



OUTSTANDING ACTIONS

BOARD MEETING	ACTION	TO BE COMPLETED BY
9.12.25	St Botolph's lighting - full update required	26.2.26
9.12.25	Board to receive regular updates on the work of Community Safety Officers. Marc Jones to include perception of crime questions in the Lincs PCC annual survey.	Throughout 2026



BOSTON TOWN BOARD MEETING
Date 29 January 2026

Agenda Item No:	Paper 5 (a)		
Report Title:	Member Skills Audit		
Author:	Ivan Annibal	Presenter:	Ivan Annibal
		Item For:	
		Information	
		Discussion	x
		Decision	x
1.	Report Executive Summary and Main Issues		
	<i>What are the key bullet points contained in the detail of the report?</i>		
	<ul style="list-style-type: none"> • Reviews Board members' skills for effective oversight of the Pride in Place programme. • Assesses competencies in governance, programme/project management, risk, finance, EDI, sustainability, digital innovation, culture, community and partnership working. Proposes a questionnaire and timeline for independent skills audit 		
2.	Detail		
	<p>Introduction</p> <p>It was agreed at the Board that the transition from the management of a now mature portfolio of projects from Stronger Towns Funding and Levelling Up funding, to the implementation of the new Pride in Place programme merited a review of Board member skills. The key questions set out below have been developed to help assess the current position of Board members to enable the consultant supporting the work of the Board to prepare an independent review.</p> <p>Rationale for the Questions</p> <p>The approach proposed is based on considering the key skills needed to oversee the set up and delivery of the Pride in Place programme, taking account of the Government guidance on the function and running of the initiative. They are also informed by an overview of the current portfolio of the Board and wider good practice in regeneration taking account of the work of the Institute of Economic Development in the context of its Continuing Professional Development Programme.</p> <p>Process</p> <p>It is proposed that each Board member will be asked to complete a simple questionnaire in person or through an interview with the consultant by the end of w/c 9 February 2026 to enable a report to be prepared for consideration at the Board Meeting on 26 February 2026.</p>		

Proposed Questions

Please indicate on a scale of 1-10 how you rate your skills in relation to each question:

1. Governance -To what degree do you possess up-to-date knowledge of the legal, regulatory, and governance frameworks relevant to delivery, including procurement compliance, subsidy control, state aid rules, equality impact assessments, and accountability to the local authority as accountable body?
2. Representation - How confident are you in championing and advocating for the partnership's delivery progress and long-term vision at local, regional, and national levels, including engaging policymakers, reporting successes/challenges, and ensuring sustained momentum for Pride in Place and related funding objectives?
3. Equality Diversity and Inclusion (EDI) - How would you assess your contribution to embedding diversity, equity, inclusion, and accessibility in decision-making and project delivery throughout the programme lifecycle?
4. Programme Management - What are the particular contributions you have brought to the process of overseeing the delivery and implementation of regeneration projects through the work of the Board and more widely.
5. Project Management - Please outline your skills in project monitoring, evaluation, and impact assessment during delivery, such as measuring progress against the Pride in Place Plan objectives (e.g., stronger communities, thriving places, empowerment) and reporting outcomes to stakeholders.
6. Risk Management - On a scale of 1 to 5, how confident are you in identifying, assessing, and managing risks and issues that arise during project delivery (e.g., delays, cost overruns, or changes in community priorities) in a long-term regeneration programme?
7. Sustainability - How familiar are you with sustainable delivery practices, including environmental monitoring, carbon reduction targets, and ensuring long-term legacy in regeneration schemes aimed at building thriving, resilient towns and neighbourhoods?
8. Technical - What is your level of experience in supporting digital and innovative approaches during implementation, such as using technology for community engagement, project tracking, or enhancing place-making outcomes in funded regeneration areas?
9. Funding/Alignment - Please rate your understanding of leveraging additional resources and partnerships during delivery, such as attracting private/philanthropic investment, aligning with other funding streams, and ensuring value for money in ongoing project execution.
10. Finance - How would you rate your current knowledge of financial oversight, monitoring, and reporting requirements which will begin during the delivery phase, such as tracking spend against approved budgets, handling variations, and ensuring compliance with accountable body (local authority) and government funding rules?

11. Culture/Arts – As we progress towards Boston 2030 (400) what level of experience and insight do you have in relation to the role of cultural and arts based activities in the regeneration context?
12. Community Focus - Please describe your expertise in community-led delivery and ongoing stakeholder engagement, particularly in maintaining resident involvement, co-production of projects, and adapting plans based on lived experience and feedback.
13. Partnership Management - What experience do you have in collaborative partnership working during the implementation stage, such as coordinating with local authorities (as accountable bodies), contractors, community organisations, and other funders to deliver tangible place-based improvements?

3. Implications / Risk Register (*must be completed*)

Risk Register No.	Strategic Driver	Topic	Detail
1 Time scales	Programme Implementation	Pride in Place Management	Prompt action needed to ensure the Programme can be implemented against timescales
2 Managing expectations	Public confidence	Pride in Place Engagement	The personnel involved in the governance of Pride in Place and the Towns board work more widely need to command public confidence and be an appropriate fit for the tasks involved

4. Recommendation(s) and Proposed Actions

- Members consider the appropriateness of this list of questions along with any refinements they would like to propose.
- Members consider the relative weighting to be given to the questions
- Members approve the timescale and approach proposed

5. Circulation and Communication

Boston Town Board

6. Appendices

None.



BOSTON TOWN BOARD MEETING
Date 29 January 2026

Agenda Item No:	Paper 5 (d)		
Report Title:	Pride in Place Programme – Updated Policy Guidance Summary		
Author:	Michael Dow	Presenter:	Michael Dow
		Item For:	
		Information	X
		Discussion	
		Decision	
1.	Report Executive Summary and Main Issues		
	<i>What are the key bullet points contained in the detail of the report?</i>		
	<ul style="list-style-type: none"> • The provides a summary of the updated Pride in Place Programme (PiP) policy guidance is provided, in comparison to that of the previous Plan for Neighbourhoods (PfN) prospectus • The paper is provided for information only for Members to note the areas where there has been a change in emphasis to help inform the allocation of future funding and investment opportunities during the delivery programme. 		
2.	Detail		
	Comparison of PfN and PiP		
	1) Actions Where the Programmes Match		
	Both frameworks share a substantial core of intervention types. In most categories, Pride in Place reprises or closely mirrors the content of Plan for Neighbourhoods, including the following themes:		
	<i>Regeneration, Town Centres and Public Realm</i>		
	<ul style="list-style-type: none"> • Funding for improvements to high streets, neighbourhoods and public spaces. • Public realm enhancements such as street furniture, cleaning, accessibility improvements. • Green space creation and improvements (parks, community gardens, towpaths). • Support for digital infrastructure in community facilities. 		
	<i>Housing and Community Infrastructure</i>		
	<ul style="list-style-type: none"> • Support for homelessness and rough sleeping services. • Social housing modernisation (energy efficiency and decarbonisation). • Renewal of homes and neighbourhood improvement. • Healthy, climate-resilient home support. • Establishment of community-led housing trusts. 		

- Community energy advice groups to reduce home energy costs.

Work, Productivity and Skills

- Support for access to employment and work-related interventions.
- Support for local business networks and small enterprises.
- Skills provision tailored to local needs.
- Visitor economy support tied to tourism and cultural products.

Cohesion, Social Capital and Civil Society

- Projects to improve community cohesion, social mixing, peace and dialogue.
- Funding for volunteering, social action, capacity building of community groups.
- Support for community forums, youth engagement, and community spaces.

Health and Wellbeing

- Community-level health provision (e.g., community mental health hubs, social prescribing).
- Integration and co-location of health & wellbeing services in community hubs.
- Sports facilities, local leagues and events.
- Preventative public health initiatives.
- Drug and alcohol support linked to homelessness.

Transport

- Active travel enhancements (footways, cycle routes).
- Funding for improvements to road networks and rail access.
- Bus service improvements.

Education and Opportunity

- School and young person development programmes.
- Support reducing child poverty and associated negative impacts.
- Support for early years services and childcare cost mitigation.
- Adult and community learning programmes.

Note: The intervention structures are highly aligned, with PiP largely adopting the PfN structure and much of the same intervention content.

2) Interventions in Plan for Neighbourhoods *Not* Clearly in Pride in Place

On reviewing both frameworks, almost all PfN interventions appear to be reflected in PiP. The following areas were more prominent in PfN or explicitly described there but are less prominent or absent in the PiP list:

Specific PfN Interventions

Outreach, engagement or participatory programmes specifically tied to community spaces was explicitly referenced within regeneration under PfN. While PiP includes a broader community engagement category, the more granular reference to outreach in PfN's regeneration section is not as clearly highlighted.

Note: The overall structure shows that PiP has been expanded rather than reduced, so most PfN actions are present under PiP either directly or through close equivalents.

3) Interventions Added in Pride in Place That Weren't Explicitly in Plan for Neighbourhoods

Pride in Place includes a number of distinct or expanded interventions that go beyond the PfN pre-approved intervention list:

Community Power and Participation

PiP introduces an explicit section titled "Community Power", focusing on participatory engagement:

- Participatory budgeting and residents' panels/assemblies.
- Structured community involvement in designing local services and decision making.
- Training for community-level leadership to build engagement capacity.
- Giving communities a role in the design and delivery of local services.

This represents a clear expansion beyond the more general community engagement references in PfN.

Safety & Security Enhancements

PiP's safety and security section is more detailed than PfN, including:

- Designed built environment interventions to 'design out' crime (CPTED principles).
- Co-location of crime reduction services.
- Improved town centre management.
- Community Neighbourhood Watch and burglary reduction programmes.

PfN sets out broader safety interventions, but PiP expands them meaningfully in this category.

Transport – Emissions & Zero-Emission Infrastructure

PiP explicitly includes funding for electric vehicle charging, zero-emission buses and supporting infrastructure that was not part of the PfN list.

4) Other Notable Differences Between the Programmes

Framing and Emphasis

Pride in Place adds stronger participatory democracy and community power emphasis, elevating community agency in local services and budgeting decisions.

Safety & Security Detail

PiP is more expansive on security and crime prevention design and operational activity than PfN, which mentions these more generally.

Expanded Transport Focus

PiP's inclusion of emissions reduction aligns with broader net zero and transport decarbonisation policy priorities, suggesting a more explicit climate lens in this domain than PfN.

5) Board Membership

The updated guidance for Town/Pride in Place Boards proposes that at least 51% of the Board Members must live or work in the defined neighborhood boundary, ensuring that the Board is resident-led. Members should also broadly reflect the range and diversity of people who live in the area – for example, in relation to age, ethnicity, gender, faith, disability or income levels. Leading the selection of the Board members is the responsibility of the Chair with the support of the local authority and MP to identify and

recruit candidates for the Board. The updated guidance also encourages local Boards to move towards a community-led model by Year 3 of the programme.

6) Summary

The Pride in Place (PiP) Programme largely carries forward the interventions and intentions of the original Plan for Neighbourhoods, effectively serving as an evolved and expanded version of the initiative. Core themes such as regeneration, housing improvement, skills, cohesion, health, transport and education are consistently present in both. PiP extends the framework with stronger emphasis on community power and participation, enriched safety and security interventions, and transport decarbonisation support, representing substantive additions rather than contractions of scope. The importance of local community driving the programme delivery is strengthened by the expectation for Boards to be resident-led, reflective of the local demographics of the area and the move over time towards local community structures for delivery.

3. Implications / Risk Register (*must be completed*)

None as a direct result of this paper.

4. Recommendation(s) and Proposed Actions

- Members note the information contained within the paper
- Members may wish to consider the timeline and process for supporting the Chair to review the future membership and structure of the Board in line with the updated guidance.

5. Circulation and Communication

Boston Town Board

6. Appendices

None

Boston Town Board communications report January 2026

A: Communications activities

Pride in Place:

- A [Vision for Boston](#) has been published on the website and promoted via a dedicated Chair's Update, a press release [A Vision for Boston Submitted to Government – Welcome to Boston Town Deal Website](#), and in social media content with associated visuals to highlight the themes.
- An email has also been sent out from the Interim Chair to community groups to engage and update them on the submission and next steps.

Towns Fund

- A press release and associated social media content have been created and issued about the Board's visit to The Mayflower: [Boston Town Board Sees Towns Fund Impact in Mayflower Visit – Welcome to Boston Town Deal Website](#)
- Social media content has been created about Shodfriars and 22, Wide Bargate, part of the Healing the High Street programme, with both projects attracting significant online interest. A press release is currently being developed about 22, Wide Bargate.
- Content has also been created around Boston Railway Station and investment in community support officer and town centre cleaning.

Chair's updates:

Chair's Updates have been published in November and December.

Upcoming activities:

- Communications around the Open Call for Projects to include press release, Chair's Update content, email to community groups, social media content – organic and potentially paid for - and web content;
- Content on the workshops, as a further aspect of Pride in Place engagement;
- Communications around Pride in Place confirmation and next steps, as it emerges;
- Further communications on Shodfriars, including around the completion of works; and milestones and progress updates on Healing the High Street;.

Longer term considerations:

- Establishing Instagram/Tik Tok, potentially working with a cohort of young people;
- Working with Boston College on the official Mayflower launch;
- Branding review and website update to reflect Pride in Place positioning;
- Communications and engagement strategy for Pride in Place 26 – 27;
- Towns Fund programme 'closing out' communications including annual report, press release; social media content, and project case studies as a recorded legacy of the programme.



B: Measurement and evaluation

Traditional media coverage

- [Boston Town Board Sees Towns Fund Impact in Mayflower Visit - Latest news from Boston, Lincolnshire](#)
- ['Absolutely thrilled' - New, multi-million pound learning centre opens in Boston \(IN PICTURES\)](#)
- ['Left behind' Lincolnshire towns one step closer to £20 million investment | Lincolnshire Live](#)
- [Multi-Million Pound Boston Plans Approved by Boston Borough Council's Cabinet - Latest news from Boston, Lincolnshire](#)

Social media

Facebook

- 2,091 followers
- 65.9% of followers are based in Boston
- 31 follows in this period (16.11.25 – 16.01.26)

16.11.25 – 16.01.26

Page views: 50.1k

Visits: 793

Content interactions: 431

Link clicks: 133

Examples of Facebook engagement:

1. Work starting on 22, Wide Bargate

A screenshot of a Facebook post from the Boston Town Board. The post is titled "Work starting on 22, Wide Bargate" and was published by Michelle Gant on 7 January at 10:56. The text of the post describes improvements to the outside of 22, Wide Bargate as part of the "Healing the High Street" scheme. It mentions that the programme is managed by Heritage Lincolnshire and funded by the Towns Fund, aimed at improving the external appearance of buildings and preserving local heritage. The post also notes that the owner has already invested in the building and carried out refurbishment inside, and that Scorer Hawkins Architects are the architects on the project.

Boston Town Board
Published by Michelle Gant · 7 January at 10:56 · 🌐

Work is now getting started on improvements to the outside of 22, Wide Bargate as part of the Healing the High Street scheme.

This programme - managed by [Heritage Lincolnshire](#) and funded by the Towns Fund - is all about improving the external appearance of buildings in the town and preserving local heritage by working with building owners to repair and restore historic features to their buildings.

The owner has already invested in the building and carried out refurbishment inside which means that once empty building will now offer accommodation.

👤 [Scorer Hawkins Architects](#) the architects on the project.



- Views: 17,146
- Interactions: 54
- Follows: 12

2. Board visits The Mayflower

Boston Town Board
Published by Michelle Gant · 16 December 2025 ·

Our Board members had the chance to see vision turned into reality when they visited the amazing [Boston College UK Mayflower building](#) this month. 🤝 🏡

This inspiring space has long been an ambition for the Board and has been made possible by almost £10M in funding through the Towns Fund.

This fantastic building offers:

- 📖 learning spaces
- 🏢 business units for start-ups
- 💻 conference and digital hub facilities
- 💇 a hair and beauty salon
- 🍽 the popular Eden restaurant
- ☕ 1620 cafe
- 🏠 a large and welcoming atrium space.

Find out more about the visit here: <https://bostontownboard.co.uk/.../boston-town-board-sees-.../Boston Borough Council>



- Views: 8,503
- Interactions: 34
- Link clicks: 18
- Follows: 6

3. Shodfriars work progresses

Boston Town Board
Published by Michelle Gant · 11 December 2025 ·

Work on Shodfriars is moving forward well, and the external works are coming to an end. The work on the roof and to the decor of the building is almost complete, and a new hanging lantern will be installed soon.

The scaffolding is expected to be taken down in the spring, and people will then be able to fully see the improvements that have taken place. The decoration reinstates the original paint scheme which was uncovered during the works, repainting the detail in a deep red for the first time in many years.

All of the works, carried out by owners Scorer Hawkins, are helping to preserve this grade II listed building that has been part of Boston town centre for hundreds of years.

Shodfriars Hall is an important historical building and one which was at risk and this project - supported by the Towns Fund - is giving it a new lease of life.

[Scorer Hawkins Architects Heritage Lincolnshire](#)



- Views: 6,166
- Interactions: 77
- Follows: 4

LinkedIn

16.11.25 – 14.01.26

- 572 followers
- Impressions: 4,851
- Reactions: 150

Examples of LinkedIn engagement

1. Board members visit The Mayflower



- Impressions: 1,075
- Members reached: 565
- Engagements: 559
- Reactions: 39

2. A Vision for Boston submitted to government



- Impressions: 530
- Members reached: 304
- Engagements: 79
- Reactions: 20

3. Work starting on 22, Wide Bargate



- Impressions: 530
- Members reached: 371
- Engagements: 39
- Reactions: 13

Website engagement

16th November 2025 – 14th January 2026

- 11.1k impressions (*how many times a user saw a link to Boston Town Board website in search results*)
- 147 total clicks (*how many times a user clicked through to Boston Town Board website*)

Most engaged pages:

- [About Boston Town Board](#) - 15 clicks / 272 impressions
- [Shodfriars Hall](#) 11 clicks / 199 impressions
- [The Mayflower](#) 7 clicks / 439 impressions

‘Boston Town Board’ was the most searched term driving users to the site.

Chair’s Updates

- 313 subscribers overall. This includes 169 signed up during the last consultation period; there may have been some duplication in existing and new subscribers which leaves us with 313 engaged participants.

Chair’s Update December 2025:

- 308 successful deliveries;
- 176 total opens;
- Last open 12.01.26;
- Most popular click through: [Rosegarth](#) film

Chair’s Update November 2025:

- 309 successful deliveries;
- 345 total opens;
- Last open 12.01.26;
- Most popular click through: [Boston Leisure Project](#)