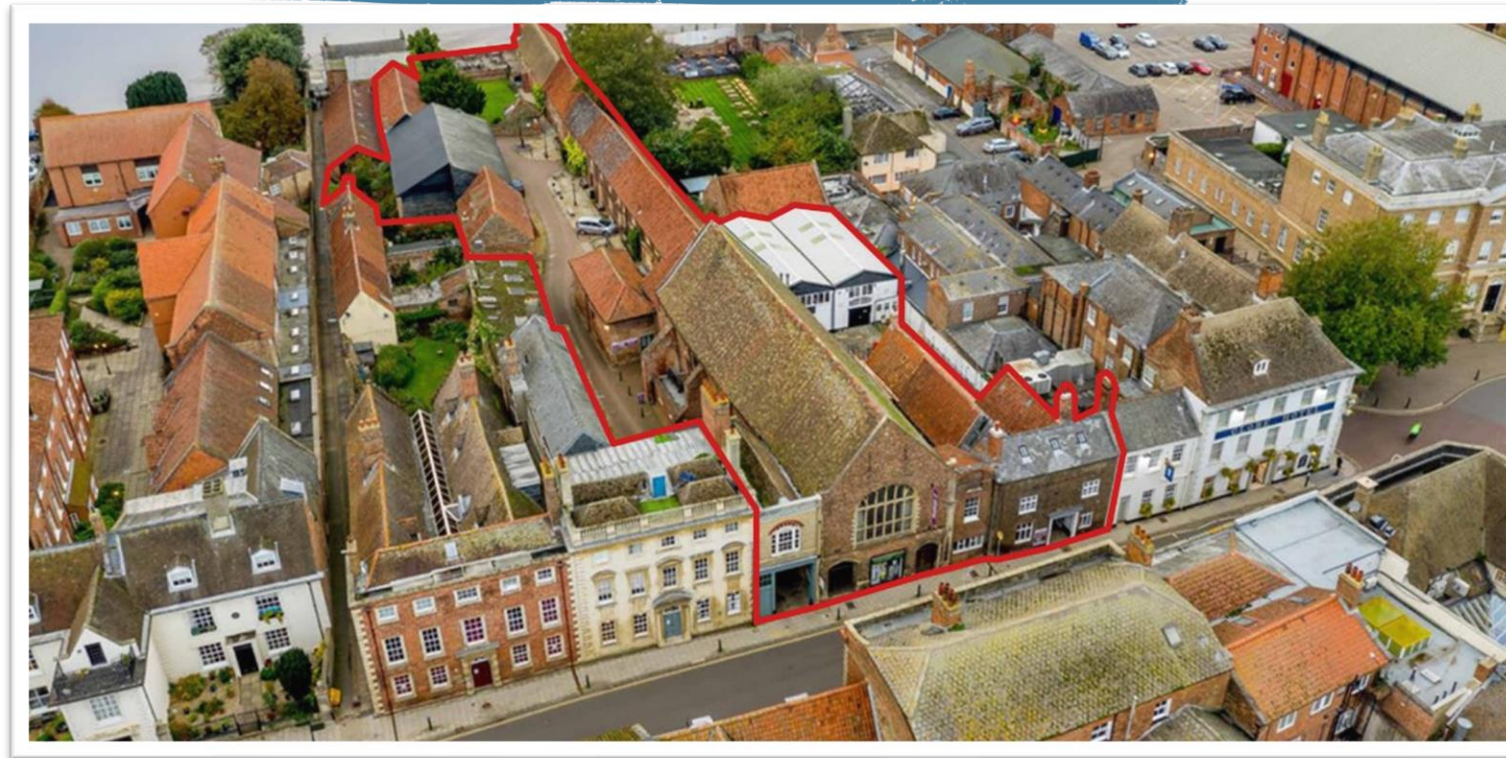


St George's Guildhall and Creative Hub Programme, Town Board March 25.



Project Sponsor: Duncan Hall

Project Team: Tim FitzHigham, Robin Lewis, Jemma Curtis

Funded by:

Borough Council of
King's Lynn &
West Norfolk



HM Government

Partners:



In collaboration with:



Aim of the session 28th March.

- Board members will be:

Updated on
RIBA 4 Final Design.

Advised on
RIBA 4 stage checklist.

Clear on next steps of
the project.

No decisions are
required today.

Overview - RIBA 4 March 2025.

Summary

Overall - Amber
Risks - Amber
Issues - Amber
Financials - Red
Timelines - Amber
Resources - Red

P.21-11 St George's Guildhall & Creative Hub Project Highlight Report							
Project Name:	St George's Guildhall & Creative Hub	Project Manager:	Robin Lewis / Dan Mason / Liam Bacon	Project Sponsor:	Duncan Hall	Report covers period of:	End February 2025
Capital Code:	C9061	Client Dept:	Regeneration	Lead Designer:	Haworth Tompkins		
Project Code:	P.21-11	End User (if applicable):	CIO *	Cost Consultant:	Andrew Morton Associates		
				Contractor on Site:	TBC – currently being procured		

* CIO is now formed as per the registration here: <https://find-and-update.company-information.service.gov.uk/company/14526867>

Management Summary						
	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4. Timelines	5. Resources
This Report	A	A	A	R	A	R
Last Report	A	A	A	R	A	R

End of Stage Check List.

Acceptance of Previous Stage

- ✓ RIBA 01 approved by project board in December 2022
- ✓ RIBA 02 approved by project board in November 2023
- ✓ RIBA 03 approved by project board in July 2024.
- ✓ RIBA 04 (update March 2025)

Summary of Initial Project brief

Redevelopment and refurbishment of St George's Guildhall, from road to river, including a fully working Theatre. To conserve and promote King's Lynn's heritage and culture, and in particular draw upon the links between William Shakespeare and the Guildhall. Make our centre fully accessible and welcoming to all, whilst boosting new skills, and supporting new and existing creative businesses. To establish a vibrant cultural hub that will be a heritage attraction, education resource, commercial zone by day, and a theatre and entertainment venue by night.

Highlight any conversations with statutory bodies

- ✓ Conversations ongoing National Trust, Planning and Development Team and Building Control to ensure views are captured during design and delivery process. Planning and Listed Building approved 2024.

Advise on key appointments made during stage

- ✓ Design team appointed. Public Realm consultants appointed, HT, JCLA & Momentum.

Consideration to operational phase

- ✓ Operational "Shadow Team" paper prepared and used to engage on key roles, timings and costs.

Overview of Architectural design

- ✓ RIBA 4 Design presentation 28th March 11-12 Shakespeare Barn.

Consultation and engagement planned or undertaken

- ✓ On going. Public, school events continue site in n29/ Shakespeare Barn. Party Wall updates with affected neighbours.

Budget/Cost update

- RIBA 3 updated. RIBA 4 cost, risk, scope strategy to be updated in June TB. CEO/ TB Sponsor aware of the latest budget guidance.

Update on business case approved outcomes and outputs

- ✓ No Change.

Programme update of key milestones

- ✓ On track for completion by March 2027 - TD funds will be expended before March 2026

Is PAR required

- ✓ No



St George's Guildhall: Refurbished Theatre



SKETCH VIEW OF GUILDHALL COURTYARD THEATRE



SKETCH VIEW OF GUILDHALL COURTYARD THEATRE FROM STAGE CENTRE LINE

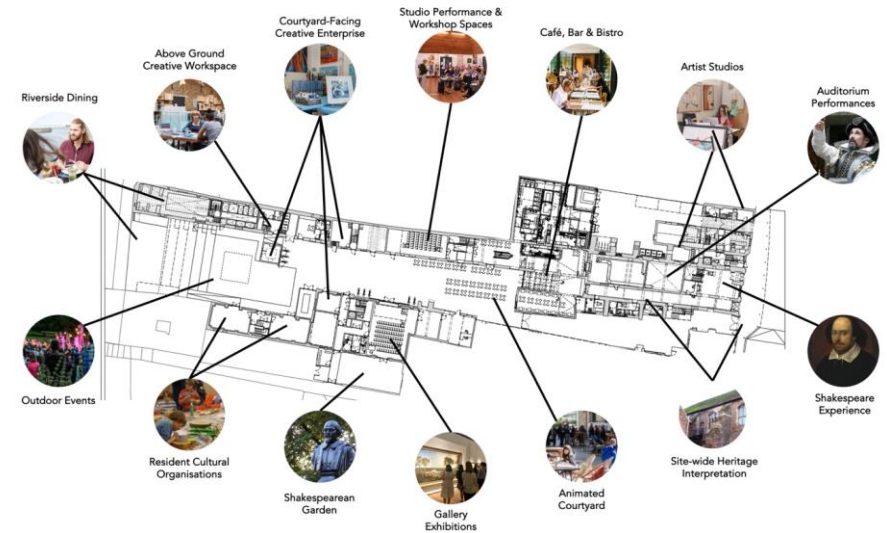


Design: RIBA 4 March 2025.



A Sustainable Business Model for the future...

- **Business Plan:** mix of reliable revenue generating commercial services, public benefit activities capable of attracting philanthropic support, and higher risk/reward activities attracting visitors to the site provide flexibility and resilience in the business model.
- **Operating model of CIO** supported in the initial years by the Council. Optimum benefit longer term of fundraising, tax benefits, operational flexibility and resilience.
- Registered Charity for CIO approved in August 23.
- Heads of Terms agreement being developed between Borough Council, National Trust and the CIO.



Direct Benefits and Outputs:

- £2m steady state turnover new business.
- Employing 34 equivalent FT roles.
- 77,000 Unique visitors to site.
- 10,300 Educational visitors.
- Assist 60 entrepreneurs be ready... to succeed.

Economic Impact Assessment – Full Scheme

Economic Impact of the SGGCH

Based on the investment into the SGGCH the GVA impact of the construction jobs, operational jobs and jobs supported by wider visitor spend is presented here. The total impact is over the construction period and for 15 years post completion. The analysis includes bespoke theatre industry employment multipliers and considerations for additionality at different spatial levels using quantitative and qualitative assessments.

Operational Impact



Jobs Created

17

Total Impact

£9,300,000

Construction Impact



Jobs Created

55

Total Impact

£6,850,000

Visitor Spend Impact



Jobs Supported

45

Total Impact

£14,650,000

Combined Impact



Jobs Created and Supported

117

Total Impact

£30,800,000

Project Cost & Funding overview.

Full Scheme costs - £20.2m*.

* RIBA 3 Cost July 2024

Main works - £13.4m

Risk Allowances - £ 2.1m

Inflation risk- £ 0.7m

Fees/ Project costs - £ 4.0m

Funding Strategy.

- £8.5m+ required to support Project capital requirements.
- Mixed fundraising model, public sector grant opportunities, national lottery, trusts, foundation corporate giving & sponsorship and international philanthropic awards.

Funding Secured/ discussed to date.

	£ Capital	£ Revenue	Comments
Towns Fund	£8,097,181		Potential for further £2m from Town Deal to be reallocated to the project, subject to approval in Spring 25.
BCKLWN	£ 750,000		Contribution agreed in capital programme
N&N Festival & UKSPF		£25,000 £105,000	To deliver the community engagement and learning programme 2023-2026
Other Funding			Discussions on going with key Fund
Total	£8,847,181	£ 130,000	

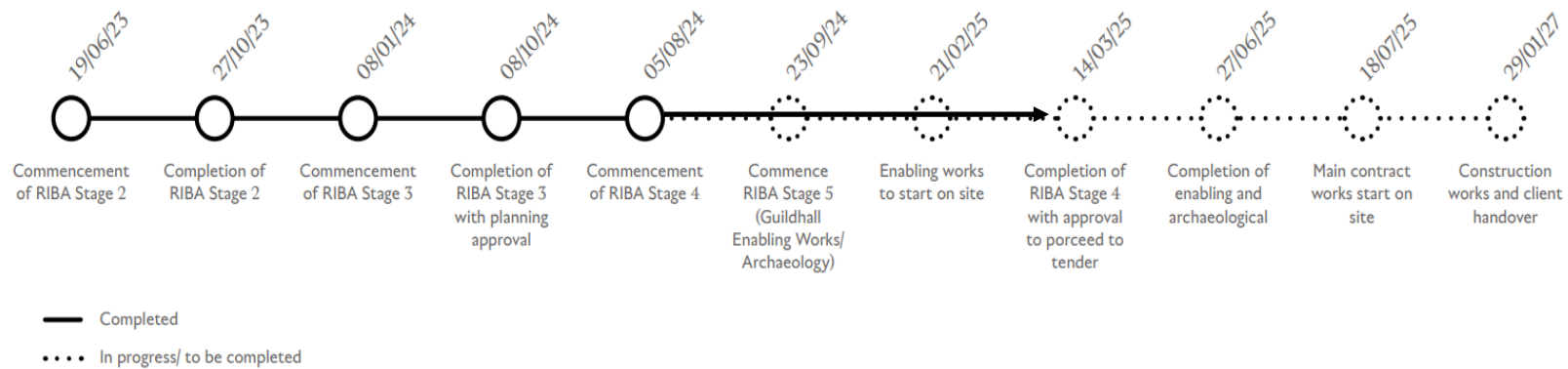
Summary.

Full Cost	£20.2m
Secured Funding	£ 8.8m
Funding TBC	£ 2.0m
Shortfall	£9.4m

Timeline.

Key Milestones

- 7th October 2024– Planning & Listed Buildings Consent approved.
- Sept 2024 – Feb 2025 RIBA 4 Design
- March 2025 – RIBA 4 Final report published (design, timeline update.)
- March 7th, 2025 – Tenders go out to 5 x Main Contractors.
- **June/ July 2025 – Report to Board/ & Council on Funding Strategy & Contract award**
- July 2025 - Contract Award
- Aug 2025 - Start on site.
- March 2027 - Main Contractor Handover.
- March 2027 - June 2027 – Fitout of Interpretation & Launch.



Example Actions During RIBA 4

Enabling Works March 2025

Interpretation Design

Tender Main Contract

Planning & Listed Buildings consent secured

Highways King Street

Events, Education and activities driving the future business case

Pre- Opening & Operating site resources review

Budget & Client Contingency review

Relocation of Tenants and decant and storage of key historical collections

Challenging and influencing the National Trust specs

Biodiversity credits purchase – Wendling Beck

Events and Activities.



Events and Activities

From **zero** to over **9000** children and young people involved in events within 16 months both on and off site.

Partnerships with NMS, Norfolk Library, KL Festival, PEACH, CWA, KL Players, WN Artists Association, Shakespeare Birthplace Trust Stratford Upon Avon and many more.

450 million people read stories about the Guildhall globally within 12 months

This year we take our successful event programme out to the wider Borough with events planned in Downham, Hunstanton and more.

Speeches given in UK and America already and this year Europe will be added.

Overall site attendance **up** from 9000 in 2022 to 29,000 in 2024



Town Deal Comms & Engagement Strategy.

“On-site delivery presents a far greater range of opportunities”

-CWA students involved, Conservations Skills training course being developed, added social value (*economic, financial, social*) local outputs from main contractor activities

“People are visual”

-GH Contractor will support local people with progress updates, safe letterbox views into the site, *messaging on site hoardings, time lapse progress.*

“Communications and engagement action plan will be prepared, identifying the opportunities”

-Opportunities will dovetail in with ongoing comms/ engagement and include, PR events, (re) – opening ceremonies, staged site visits, schools, residents and business updates during works (where feasible). Media visits, storytelling of local contractors on site, new apprentices, volunteers, education support.



Next Steps.

Key Governance dates.

Town Board - dates post tender	02-Jun	09-Jun	16-Jun	23-Jun	30-Jun	07-Jul	14-Jul	21-Jul			
Town Deal Programme Board			18-Jun						Papers issued 12th June		
KL Town Board				27-Jun					Papers issued 20th June		
Special Cabinet meeting						07-Jul					
Special Council							17-Jul				