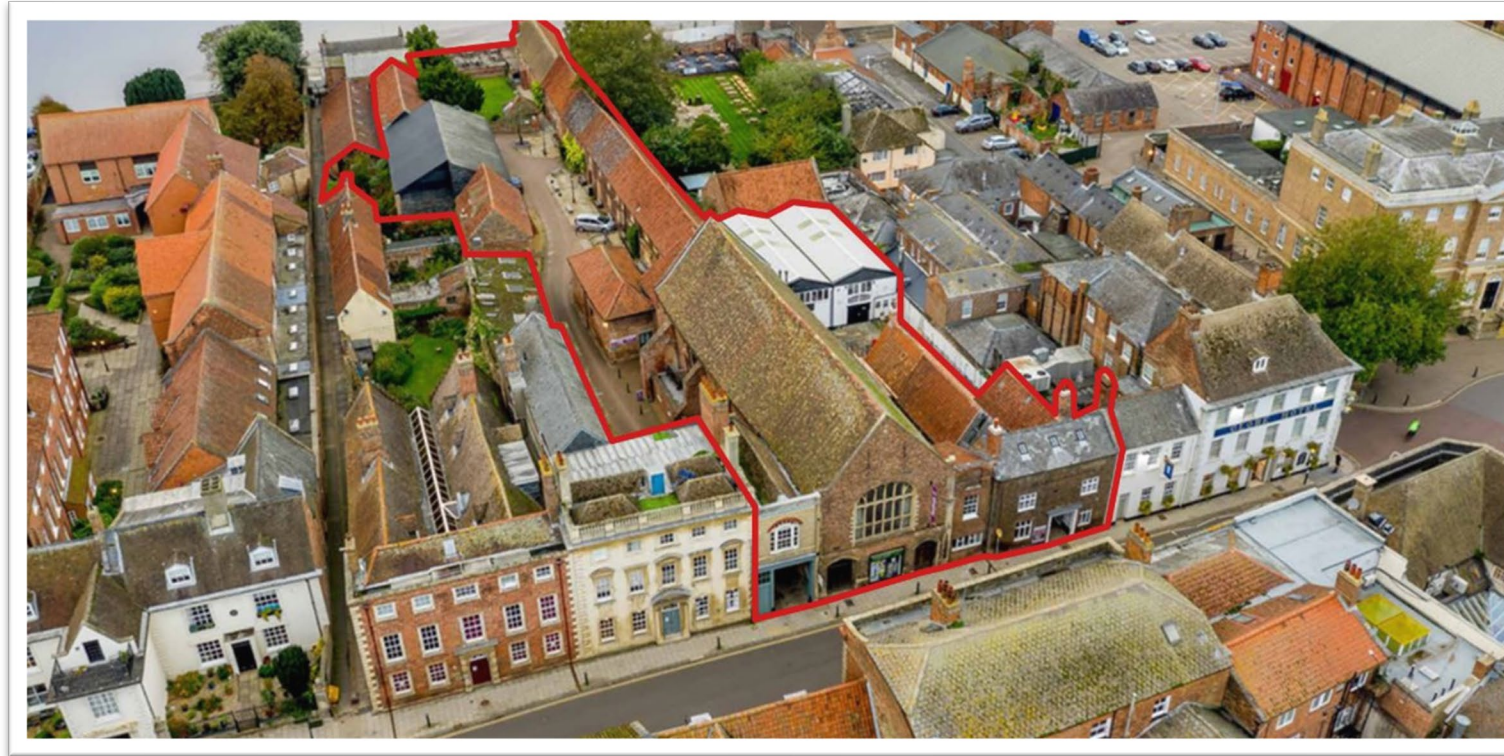


St George's Guildhall and Creative Hub

KL Neighbourhood Board June 2025



Project Sponsor: Duncan Hall

Project Team: Tim FitzHigham, Robin Lewis, Jemma Curtis, Michelle Mclean

Funded by:



HM Government

Partners:



In collaboration with:
 National Trust

Neighbourhood Board - June 27th 2025

PROJECT OPTIONS.

1. Guildhall Major Project “The Scheme.”

A decision is required on the approval of the Stage 4 Scheme – covering cost, funding, finance and awarding of the main contract.

Or if rejected

2. “Stay Open and Reinstate.”

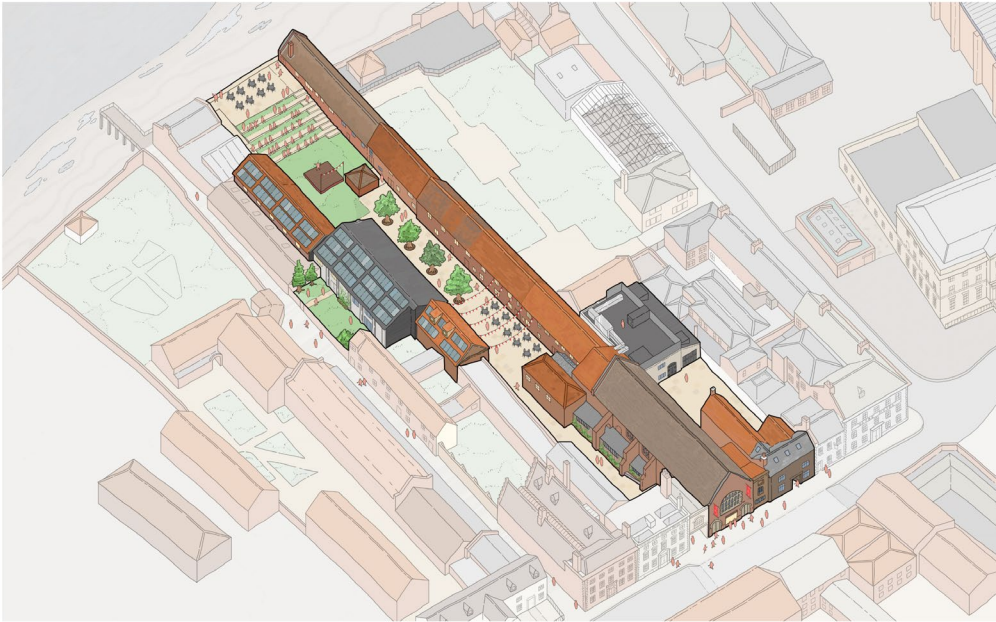
This option sets out the lease obligations across the Guildhall site and the costs for the immediate, and long-term repairs to the site.



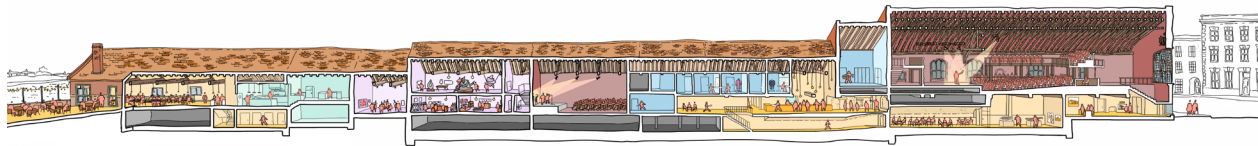
Update to Board June 2025

- 1 - The RIBA 4 Scheme to be taken forward by the Borough Council (as the lead Council for the project).
- 2 – Further funding has been secured via the planned relocation of budget from Riverfront/ Devil's Alley project c£2m that supports the needs of the approved Project.
- 3 - King's Lynn Neighbourhood Board agreed an early allocation of £2.5m from the PfN funding towards the Guildhall project, funding would be available over the period 2026-28.
- 4 - Support the recommendation of the main contractor tender report. (June 2025.).

St George's Guildhall – The Scheme (As presented/ walkthrough 28/03/25)



- **A Remodelled Guildhall-** as the largest surviving medieval Guildhall in the UK, Heritage attraction,. a distinctive performance space for drama, spoken word, comedy, music and more for audiences of over 300 people
- **The Undercroft-** performance venue for up to 60 people.
- **The Creative Hub Campus-** up to 14 hubs will establish a flourishing community of local creative enterprises.
- **Re-purposed historic warehouses and barns**
- **The Fermoy Gallery -** is retained and refurbished to compliment the new flexible performance and exhibition space in the White Barn.
- **Foyer and Courtyard-** upgrade, extension heart of the complex.
- **The Riverside restaurant-** is retained and refurbished.
- **The remodelling will allow a step free access to all the key public & performance spaces.**
- **Landscaping & Public Realm**
- **Sustainability-** The entire site aims to be an exemplar of sustainable heritage redevelopment.



Neighbourhood Board - Towns Fund Outputs

Business Case Target Outputs	Sept 2022	Sept 2024	July 2025	Unit of measurement
Number of temporary FT jobs supported during project implementation*	110	55	55	Number
Number of full-time equivalent (FTE) permanent jobs created through the projects*	22	34	34	Number to FTE jobs
Number of improved cultural facilities	5	8	8	Number
Amount of capacity of new or improved training or education facilities	10,300	10,300	10,300	Number
# of derelict buildings refurbished	6	6	6	Number
# of heritage buildings renovated/restored	10	10	10	Number
# of enterprises receiving non-financial support	50	50	50	Number
# of potential entrepreneurs assisted to be enterprise ready	60	60	60	Number
Amount of existing parks/greenspace/outdoor improved	1240	1572	1572	Sqm of space
Amount of new office space	669	814	825	Sqm of space
Mandatory indicator - Year on Year monthly % change in footfall	900	1680	1680	% change YoY
New – Improvements to Kings Street Public Realm (subject to planning)			350	M2



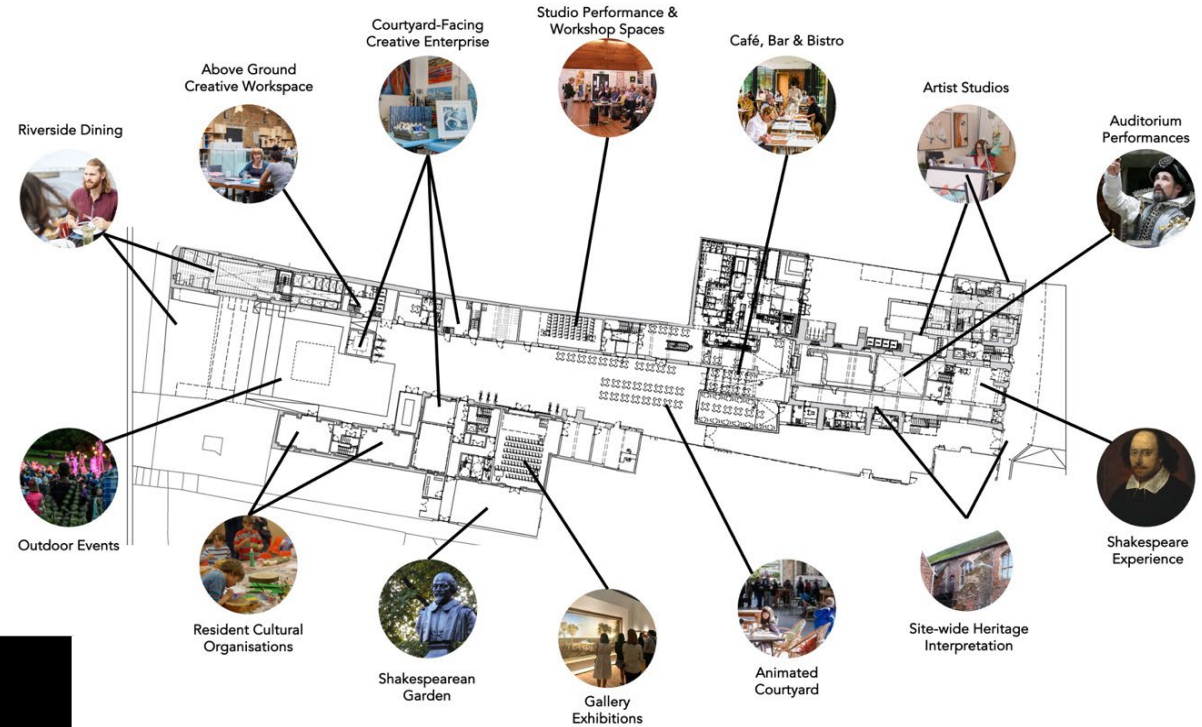


Design: RIBA 4 June 2025



A Sustainable Business Model for the Future...

- **Business Plan:** mix of business activities capable of attracting philanthropic support, and higher risk/reward activities attracting visitors to the site provide flexibility and resilience.
- **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.
- 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

Events and Activities



Events and Activities

From **zero** to over **10,000** 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.



454 million people read stories about the Guildhall globally within 12 months of £5.94m if purchased directly

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

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.



Questions?

