

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

REGENERATION AND DEVELOPMENT PANEL

Minutes from the Meeting of the Regeneration and Development Panel held on Tuesday, 17th December, 2019 at 6.00 pm in the Council Chamber - Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillors J Collingham (Chair), L Bambridge, M de Whalley, B Jones, J Lowe, C Manning, J Moriarty (substitute for J Bhondi), C Morley, T Parish, S Patel and D Whitby

PORTFOLIO HOLDERS:

Councillor R Blunt – Portfolio Holder for Development
Councillor P Kunes – Portfolio Holder for Commercial Services
Councillor B Long – Leader of the Council
Councillor G Middleton – Portfolio Holder for Business Development
Councillor E Nockolds – Portfolio Holder for Culture Heritage and Health.

PRESENT UNDER STANDING ORDER 34: Councillors Howland, Rose and Ryves

BY INVITATION: Representatives from Shakespeare's Guildhall Trust

OFFICERS:

Alan Gomm – LDF Manager
Ged Greaves – Senior Policy and Performance Officer
Duncan Hall – Housing Services Manager
Matthew Henry – Assistant Director

RD57: **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bhondi and Bone.

RD58: **MINUTES**

RESOLVED: The minutes from the previous meeting were agreed as a correct record and signed by the Chair.

RD59: **DECLARATIONS OF INTEREST**

Councillor de Whalley declared an interest in RD63: Presentation from Shakespeare's Guildhall Trust as he was involved in the Trust.

RD60: **URGENT BUSINESS**

There was none.

RD61: MEMBERS PRESENT PURSUANT TO STANDING ORDER 34

Councillors Howland, Rose and Ryves.

RD62: CHAIR'S CORRESPONDENCE

There was none.

RD63: PRESENTATION FROM SHAKESPEARE'S GUILDHALL TRUST

Ivor Rowlands, who was involved with the Trust, provided the Panel with a presentation on the Shakespeare's Guildhall Trust's vision for the future of the Guildhall. A copy of the presentation is attached.

The Chair thanked Ivor Rowlands and Members of the Trust who had attended the meeting and invited questions and comments from the Panel, as summarised below.

Councillor Moriarty made reference to the commercial analysis which the Trust had undertaken and Ivor Rowlands explained that the Trust would like to see income generated from the site, including food and beverage offer, invested back into the Guildhall and that there was the potential to harmonise all elements of the site in order to increase revenue.

Councillor Rose addressed the Panel under Standing Order 34. He asked if the National Youth Theatre was still active and if the Trust had made contact with them. Ivor Rowlands explained that the Trust had been inspired by how much interest there had been nationally, including the Theatres Trust, the Royal Shakespeare Company and Schools inside and outside of the Borough.

Councillor Bambridge referred to Appendix 2 of the papers that the Trust had circulated in advance of the meeting. Ivor Rowlands stated that he was unaware if the points raised had been addressed as this would have been directed to the Borough Council. Ivor Rowlands referred to the Trust's vision to have a Memorandum of Understanding with the Council in order to formalise arrangements.

Councillor Bambridge asked if the Trust worked with the National Trust. Ivor Rowlands stated that because the Shakespeare's Guildhall Trust did not have any legitimacy it was difficult to engage with organisations such as this. He explained that currently the Trust booked and paid for use of the venue in the same way as other organisations could.

Councillor Moriarty referred to a previous presentation which had been made by the Trust and stated that he felt they had made good progress over the year. He asked if the Trust had looked for support

internationally. Ivor Rowlands explained that National Trust Membership was available to purchase in other countries and the Guildhall now featured in the National Trust Handbook and on their website. He also mentioned that the Trust had made connections in North America through the association with Shakespeare and other countries all over the world.

The Chair referred to the association with Shakespeare and Ivor Rowlands admitted that although it was not proven, it was generally accepted that Shakespeare did perform at the Guildhall.

The Chair thanked the Members of the Trust for attending the meeting and all the Volunteers involved in the Shakespeare Guildhall trust.

RESOLVED: The Panel noted the information.

RD64: **WEST WINCH / SOUTH EAST KING'S LYNN STRATEGIC GROWTH AREA**

The LDF Manager provided the Panel with an update on the West Winch/South East King's Lynn Strategic Growth Area. He explained that a meeting with landowners and consultants had been held in November to discuss matters of interest and encourage landowners to join with the Borough Council to bring the site forward. Another meeting would be scheduled in the New Year along with one to one meetings with landowners to go through the detail of the agreements required to bring forward sites for development within the scheme.

Heads of Terms and draft Section 106 agreements were also being prepared. Two planning applications were being worked on by developers and were likely to come forward in the New Year.

With regard to the road, a bid had been made to the Department for Transport's Major Route Fund and an outline business case was being prepared. Meetings were held regularly with officers and Members of the Borough Council and Norfolk County Council in order to bring forward the Masterplan for the site.

The LDF Manager explained to the Panel that ongoing work included arranging one to one meetings with landowners and forming a wider stakeholder group including Parish Councils and Neighbourhood Plan Groups. A detailed Environmental Impact Assessment was also being prepared.

The Chair thanked the LDF Manager for the information. There were no questions from the Members present.

RESOLVED: The update was noted.

RD65: CORPORATE BUSINESS PLAN

The Senior Policy and Performance Officer presented the report which provided an update on the Corporate Business Plan. The Panel was reminded that previously they had been given the opportunity to comment on what should be included in the Corporate Business Plan by way of a workshop session. The draft plan had also been based on feedback from Members during the Members induction process. Feedback from Councillors had been collated and included in the report at Appendix B.

The Panel was reminded that all Panels received quarterly performance monitoring reports and the Corporate Performance Panel monitored the Corporate Business Plan.

The Chair thanked the Senior Policy and Performance Officer for his report. There were no questions from the Panel.

RESOLVED: The Panel endorsed the Draft Corporate Business Plan.

RD66: CORN EXCHANGE CINEMA UPDATE

The Assistant Director provided the Panel with an update on the Corn Exchange Cinema. A meeting had recently been held with the architect and everything was currently on schedule with contracts due to be signed before Christmas.

It was possible that some additional remedial work would be required to the façade and a survey would be conducted once the scaffolding had been erected.

Councillor Manning asked if the work would affect the operation of the Mart. The Assistant Director explained that arrangements had been made so that the space required to site the crane and materials would be clear when the work started. The Portfolio Holder for Culture, Heritage and Health explained that the Showman's Guild had signed an agreement to say that they would be left by 24th February. She explained that all major work should be completed by 3rd March to allow the Corn Exchange to reopen. Further work to the upstairs area would continue beyond this, and was scheduled to finish in May 2020.

Councillor Moriarty asked if car parking spaces would be lost whilst the work was being carried out. The Assistant Director explained that temporarily a few spaces would be required to site the crane and some temporary diversions may also be required, but it should only affect a few days.

The Chair referred to Shakespeare's Guildhall Trust and stated that they had also proposed a cinema offering and work needed to be

carried out to ensure that there was not a conflict. The Leader of the Council, Councillor Long stated that he felt that the offer of the Trust would be different to the offer of the Corn Exchange. The Corn Exchange would be a commercial offering as well as offering alternative films. Programming would be negotiated with the relevant companies.

Councillor Ryves addressed the Panel under Standing Order 34. He asked about the cost of films and the share in sales which would be retained. It was also noted that there was a bar available at the Corn Exchange and restaurants in the Tuesday Market Place. The Vice Chair, Councillor Parish commented that there could be a significant cost difference in making films available on the day of release instead of waiting until a week or so after.

RESOLVED: The Panel noted the update.

RD67: **EXCLUSION OF PRESS AND PUBLIC**

RESOLVED: That under Section 100(A)(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

RD68: **EXEMPT - FUTURE HIGH STREET FUND UPDATE**

The Assistant Director provided the Panel with an update on the Future High Street Fund. He reminded the Panel that this was Central Government Funding for projects to revitalise town centres, make them vibrant and reverse declining footfall. The Assistant Director provided the Panel with information on the potential projects which could be included in the bid application and provided an overview of the application process.

He explained that it was proposed to present a draft proposal to Cabinet in January 2020 prior to submitting the draft business case. The Panel would have an opportunity to consider the draft business case prior to it being finalised and presented to Government.

The Chair thanked the Assistant Director for the update and the Assistant Director responded to questions from the Panel.

The Panel discussed the town centre offer and empty retail units in the town centre. It was suggested that the Panel conduct a walk around of King's Lynn and then hold a discussion on how more visitors and shoppers could be encouraged to come to King's Lynn.

RESOLVED: (i) The Panel to consider the draft business case for the Future High Street Fund.
(ii) A walk around of the Town Centre to be arranged.

RD69: **EXEMPT - CUSTOMS HOUSE UPDATE**

The Assistant Director provided an update and responded to questions and comments from the Panel.

RESOLVED: The update was noted.

RETURN TO OPEN SESSION

RD70: **WORK PROGRAMME AND FORWARD DECISION LIST**

The following items were identified by the Panel for potential addition to the Work Programme:

- Councillor Howland asked about London Road. It was explained that traffic flow improvements as part of the King's Lynn Transport Study may help lift the area. An update on the study would be presented to the Panel at their next meeting. The Derelict Land and Buildings Group also monitored this area.
- Walk around King's Lynn and discussion on the offer available.
- Councillor de Whalley suggested inviting the National Trust to a meeting regarding the Guildhall. The Portfolio Holder for Culture, Heritage and Health explained that she would be meeting with the National Trust in the New Year.
- Update on the Future High Street Fund.

RESOLVED: The Panel's Work Programme was noted.

RD71: **DATE OF THE NEXT MEETING**

The next meeting of the Regeneration and Development Panel would be held on Tuesday 28th January 2020 at 6.00pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn.

The meeting closed at 7.48 pm



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Presentation to R&D Panel

Keep Britain's oldest working theatre, working!

17th December 2019

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Minute Item RD63:



**National
Trust**

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Borough Council of
**King's Lynn &
West Norfolk**



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**St George's
Guildhall**

Owned by the
National Trust.

Leased by
Borough Council



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A fresh start

St George's Guildhall is the only working theatre to claim Shakespeare performed there. Shakespeare's Guildhall Trust plans to renovate and secure the historic buildings so that this wonderful building has a sustainable future providing a venue for the arts – particularly theatrical performance, education and research. Browse our website to discover the Guildhall's history, our plans for its future and ways in which you can support our work.

THE LATEST NEWS

Agenda

- Who are SGT?
- Why SGT?
- Towards a memorandum of understanding
- Indicative costs
- Potential funding streams
- Timing
- Next steps – how BCKLWN can help.

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Who are SGT?

Trustees

Amanda Arterton – Director of West Norfolk Academy Trust, Actor, Businesswoman.

Nicholas Balaam – Chair KL Preservation Trust, Advisor to NLHF, Heritage Consultant.

Tim FitzHigham – Actor, Explorer, Comedian, Theatre Producer.

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Michael Hankinson – International Music Director and Composer.

Adrian Parker – Friends of St Nicholas' Chapel, Retired Planning Consultant, VC KL Festival.

Ivor Rowlands – Company Director, Publicity Officer KL Town Guide, WN Tourism Forum.

Dr Veronica Sekules – Director GroundWork Gallery, Educationalist, Author and Art Historian.

Why SGT?

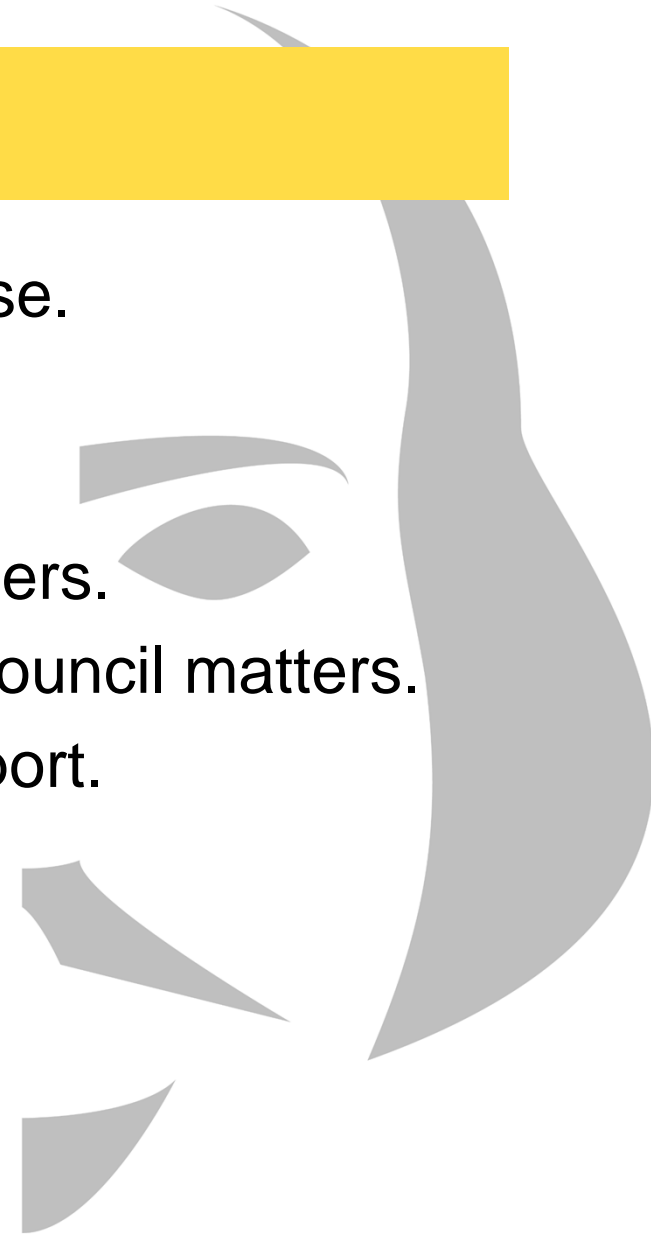
- Clear vision, aims and objectives – and expertise.
- Access to funds not available to public bodies.
- Charitable status with education at its hearts.
- Able to attract pro-bono supporters and volunteers.
- Single minded focus – not distracted by other council matters.
- Able to draw on large pool of goodwill and support.

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Towards a Memorandum of Understanding

(as indicated in NT email in Agenda Pack)

- Commits BC, NT, SGT to work together on the Project
- Secure long term sustainability of the Guildhall Complex as a community cultural asset in accordance with the expressed wishes of the original donor, in particular:
 - Business model based on SGT proposals and structure for the complex.
 - Develop proposals to redevelop and modernise the complex
 - Raise funds for the capital works
 - Raise funds for ongoing cultural activities
- Details what the parties would do - e.g full access to data, equal roles as clients for consultancies, membership of project board etc

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Indicative Costs

- Initial architect's plans have been costed:
- Indicative project costs
 - Project cost estimate
 - Heritage interpretation, allow
 - Audience development activities (required by NLHF)

£4,949k

£ 200k

£ 500k

- **Total cost estimate**

£5,649k

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Potential Funding Streams – e.g.



Paul Hamlyn
Foundation



GATSBY



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Potential Funding Streams

- SGT's charitable status and arts & education aims opens potential funding routes from a large number of organisations.
- Many are unwilling to support statutory bodies such as local councils.
- National Trust has expertise to support: food & beverage, retail, managing and marketing as a visitor attraction.

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Timing

- Key timings are included in agenda pack.
- Immediate considerations
 - MoU needs to be agreed quickly
 - SGT would like to work closely with BC to develop the EoI to NLHF
- Overall timing plan is very long – likely to be c.5 years.

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Next steps – how BCKLWN can help.

- Clear response to the next steps request from NT (appendix 2).
- Agree milestones for increasing role for SGT in management of Guildhall site.
- Commence discussions with SGT regarding transfer and development of various site leases.

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