



EXTRAORDINARY COUNCIL MEETING

Agenda

Thursday, 17th July, 2025
at 5.00 pm

In the Assembly Room
Town Hall
Saturday Market Place
King's Lynn

Available for the public to view on [WestNorfolkBC on You Tube](#)



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200

9 July 2025

Dear Councillor

You are hereby summoned to attend a special meeting of the **Borough Council of King's Lynn and West Norfolk** which will commence at **5.00 pm** on **Thursday, 17th July, 2025** in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn to transact the business shown below.

Yours sincerely

Kate Blakemore
Chief Executive

BUSINESS TO BE TRANSACTED

1. PRAYERS

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST (Page 6)

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the member should withdraw from the room whilst the matter is discussed.

4. MAYOR'S COMMUNICATIONS AND ANNOUNCEMENTS

To receive Mayor's communications and announcements.

5. URGENT BUSINESS

To receive any items of business which in the opinion of the Mayor are urgent.

6. RECOMMENDATIONS FROM COUNCIL BODIES

(Members are reminded this is a debate, not a question and answer

session)

To consider the following recommendation to Council:

1) Cabinet: 7th July 2025 - Guildhall and Creative Hub

CAB23: GUILDHALL AND CREATIVE HUB

RECOMMENDATION TO FULL COUNCIL: To amend the Capital Programme for the Major Scheme up to £30.5m and to amend the Medium-Term Financial Strategy in accordance with the Finance Strategy at Appendix 6 (Exempt).

You are requested to review the following documents/recordings in advance of the meeting:

- Synopsis of the Guildhall and Creative Hub (below).
- Cabinet Report – 7th July - <https://democracy.west-norfolk.gov.uk/ieListDocuments.aspx?CId=134&MId=6814&Ver=4>
- [You Tube Recording from the Cabinet Meeting on 7th July 2025](#)
- Minutes from the Cabinet Meeting held on 7th July - to follow.
- Minutes from the Regeneration and Development Panel meeting held on 1st July 2025 - <https://democracy.west-norfolk.gov.uk/ieListDocuments.aspx?CId=371&MId=6665&Ver=4>
- You Tube Recording from the Regeneration and Development Panel meeting on 1st July 2025 - <https://youtu.be/sXyen62kdqQ>

The St George's Guildhall and Creative Hub – a nationally significant cultural heritage regeneration Major Scheme – is one of a number of projects agreed to proceed by the King's Lynn Town Board (now called the Neighbourhood Board) under the Towns Fund Programme to drive economic growth. Achieving this growth through enhancing the cultural offer forms one of the key components of the Town Investment Plan (2021). It is the flagship project of the Towns Fund Programme.

The Towns Fund Programme seeks to enhance visitor appeal for the town centre and additionally help reactivate underutilized valuable heritage assets.

The ambition for the Guildhall site, is to be a thriving heritage attraction by day, and by night, the Guildhall site will become an entertainment space for its many audiences.

Cabinet has resolved as follows, subject to Full Council approving the

recommendation set out above:

0. The Regeneration and Development Panel are kept up to date on progress and receive regular updates on the project.
1. To proceed with the St George's Guildhall & Creative Hub ("the Major Scheme") based on the RIBA Stage 4 design.
2. The total spend of up to £30.5m to deliver the Major Scheme is authorised, to be financed in accordance with the Finance Strategy at Appendix 6 (Exempt), which includes up to £16.0m of borrowing in accordance with the Council's Treasury Management Strategy.
3. The award of the contract to deliver the Major Scheme ("the Main Contract") to 'Bidder A' is approved.
4. Authority is delegated to the Chief Executive in consultation with the Portfolio Holder for Business to approve material changes to the scope of the Major Scheme and/or variations to the Main Contract that are within the approved budget and in accordance with the Local Assurance Framework for this project.
5. Authority is delegated to the Chief Executive to apply for and accept external funding, whether via grants or donations, for the Major Scheme, which, when received, shall be applied towards the Major Scheme and to reduce capital borrowing where outstanding.

The reasons provided for the Cabinet decision is as follows:

To deliver the transformational St George's Guildhall and Creative Hub Major Scheme, supporting the Council's commitment to heritage, culture, and economic growth. The Major Scheme aims to help grow local businesses, revitalise the town centre, and enhance the leisure offer in the historic heart of King's Lynn, in line with:

- West Norfolk Economic Strategy (2024),
- Cultural & Heritage Strategy (2025),
- Corporate Strategy (2023), and
- Town Investment Plan (2021).

The Major Scheme will meet the agreed outputs and outcomes of the Towns Fund Programme, as endorsed by the King's Lynn Neighbourhood Board (formerly the Town Board) and the Ministry of Housing, Communities and Local Government (MHCLG). The Major Scheme will deliver a long-term, sustainable operation to this nationally significant cultural heritage site in addition to addressing the long-term costs liability that the site already represents to the Council. According to the updated Business Plan and Economic Impact Assessment, the Major Scheme is expected to generate circa £30.8 million in economic benefit and create 117 jobs over the initial 15 years period and following this payback period, the Major Scheme will continue to generate income and attract interest and visitors, for many decades to come.

Full Council is asked to consider one recommendation, as set out above, to approve the consequential impacts to the Capital Programme and the Medium-Term Financial Strategy as a result of proceeding with the Major Scheme.