

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

CABINET DECISION SHEET

Decision Sheet from the Meeting of the Cabinet held on Monday, 7th July, 2025 at 6.00 pm in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

PRESENT: Councillor A Beales (Chair), P Bland, M de Whalley, S Lintern, J Moriarty, S Ring (Vice-Chair), J Rust and S Squire

OFFICERS PRESENT:

Kate Blakemore - Chief Executive
Alexa Baker – Monitoring Officer
Carl Holland – Assistant Director for Finance and Deputy Section 151 Officer
Duncan Hall – Assistant Director for Housing, Place and Regeneration
Jemma Curtis – Regeneration Manager
Robin Lewis – Project Officer
Tim Fitzhigham – Cultural Officer
Jason Birch - Assistant Director for Property and Projects

1 APOLOGIES

An apology of absence was received from Councillor Morley.

2 URGENT BUSINESS

There was no urgent business.

3 DECLARATIONS OF INTEREST

There were no declarations of interest.

4 CHAIR'S CORRESPONDENCE

There was no chair's correspondence.

5 MEMBERS PRESENT UNDER STANDING ORDER 34

Councillor T Parish attended under Standing Order 34.

6 CALLED IN MATTERS

There were no matters called in.

7

MATTERS REFERRED TO CABINET FROM OTHER BODIES

The Regeneration and Development Panel at its meeting on the 1st July 2025 considered and made comments and recommendations on the Guildhall and Creative Hub which were taken into account by Cabinet.

8

GUILDHALL AND CREATIVE HUB**RESOLVED:**

Cabinet resolves, subject to approval of recommendation 6 below:

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.

Recommendations to Full Council:

6. 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)

Reason for Decision:

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.

9 **EXCLUSION OF THE 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 item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

11 **EXEMPT - SALE OF INDUSTRIAL LAND**

The Chair of the Corporate Performance Panel has given agreement that this decision could be considered without being advertised on the Forward Decision List for the full 28 days and a General Exceptions Notice had been published.

RESOLVED:

Cabinet Resolves:

- 1 To sell the land identified in the report for £575,000 plus VAT.
- 2 To delegate authority to the Assistant Director Property and Projects to finalise all terms of the proposed disposal.
- 3 To authorise Legal Services Manager to complete all necessary sale documentation in respect of the site.

Reason for Decision

The site was recognised as surplus following an asset review in 2007, and the capital receipt will support the Council's budget. Officers have validated through independent valuation that the sale price meets best consideration.

The meeting closed at 7.14 pm