

## POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Regeneration & Development Panel		
DATE:	31 <sup>st</sup> March 2026		
TITLE:	St George's Guildhall & Creative Hub – Project Update		
TYPE OF REPORT:	Update		
PORTFOLIO(S):	Leader / Business / Culture & Events		
REPORT AUTHOR:	Robin Lewis		
OPEN/EXEMPT	Open Report	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	No

### **REPORT SUMMARY/COVER PAGE**

<p><b>PURPOSE OF REPORT/SUMMARY:</b></p> <p>This report provides the Regeneration &amp; Development Panel with an update on progress with the St George's Guildhall &amp; Creative Hub project since Full Council agreed to proceed in July 2025.</p> <p>On site, the project is now 4 months into the delivery RIBA Stage 05 Construction phase of the scheme. The contractor Messenger Construction Limited (MCL) has completed their site set up, clearance, and main demolition packages of work. They have also made significant progress with the scaffolding installations on the Guildhall and other buildings throughout the wider site. Detailed design continues as dictated by MCL's construction programme. Cost and budget reviews remain in place to support the MCL's procurement of their sub-contract packages of work.</p> <p>In other areas of work, progress continues to be made, including in areas such as stakeholder engagement, fundraising and site operations.</p> <p>Preparatory work continues on this wider workstream coordination and governance requirements that are going to be critical to the success of the business plan for the new site.</p>
<p><b>KEY ISSUES:</b></p> <p>N/A, this is an update.</p>
<p><b>OPTIONS CONSIDERED:</b></p> <p>N/A, this is an update.</p>
<p><b>RECOMMENDATIONS:</b></p> <p>The Panel is recommended to acknowledge the update and consider the frequency and format for any future updates.</p>
<p><b>REASONS FOR RECOMMENDATIONS:</b></p> <p>To enable Officers to provide comprehensive information to meet the Panel's requirements.</p>

## **REPORT DETAIL**

### **1. Introduction**

This report and the attached slide pack provide the Regeneration & Development Panel with an update on progress with the St George's Guildhall & Creative Hub project since Full Council agreed to proceed with the full scheme in July 2025.

The project aims to refurbish and redevelop the Guildhall complex, conserve its significant heritage (including Shakespearean links), improve accessibility, support creative enterprise, and deliver a cultural hub operating day and night.

The project is now in RIBA Stage 5 – Construction, with works having commenced on site in November 2025. The update provided in the attached slide pack summarises recent activity, progress against programme milestones, governance arrangements in the Delivery Phase, and key areas of focus as the scheme progresses.

### **2. Monitoring Report**

The attached slides outline progress across the project's agreed work packages and provide other key updates.

Overall progress remains in line with the approved programme, and risks continue to be monitored through the project risk register.

### **3. Issues for the Panel to Consider**

R&D asked to be kept apprised of the project's progress throughout the life of the scheme. Members are invited to consider what the frequency and format for any future updates should look like.

### **4. Corporate Priorities**

The project contributes to:

- Town centre regeneration and place- making.
- Enhancing cultural and visitor- economy infrastructure.
- Supporting the growth of creative enterprise through the new Creative Hub.
- Heritage conservation and promoting the national significance of the Guildhall.

### **5. Financial Implications**

Actual spend to 28<sup>th</sup> February 2026: £3.8m.

Total project budget: £30.5m.

Funding position:

- £12.5m secured funding  
and
- £2.5m – awaiting approval late March/ Early April 2026 (Pride in Place formerly PfN)

Leaving a balance approved by the Council at this time (March 2026) of;

- £15.5m – Work continues to locate a range of further funds to reduce the Borough’s financial commitment.
- Expenditure so far largely relates to design architects, Quantity Surveying, and Project Management; The Main contractor costs are now flowing through (c.£0.7m progressively).

## **6. Any other Implications/Risks**

A live risk register for the project continues to be used to identify and then deal with risk and mitigation measures as they arise over the life of the project.

## **7. Equal Opportunity Considerations**

As outlined in previous updates to the Panel, Cabinet and Council, the redevelopment includes significant accessibility improvements across the site, addressing longstanding physical access issues within the historic complex.

## **8. Environmental Considerations**

Environmental considerations have been fully outlined within previous reports to Cabinet and Council. The Project Team are in close liaison with the Council’s Climate Change Manager.

## **9. Consultation**

Active consultation across the project continues with:

- National Trust (major landowner)
- Planning, Conservation, Building Control
- Norfolk Museum Service
- King's Lynn Neighbourhood Board
- Local businesses and residents through on- site engagement (including contractor drop- in sessions)

## **10. Conclusion**

The project is currently reporting as ‘on programme’ at this stage for the main construction works. Key programme activities, particularly demolition, scaffolding installation and enabling works, are on track. Financial risk remains amber to ensure focus remains on further fundraising requirements and potential risks that would be applicable to buildings of this nature.

## **11. Background Papers**

Report to Full Council – July 2025