

**WELLS CITY COUNCIL
MINUTES OF THE FINANCE AND GENERAL PURPOSES COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL
ON THURSDAY 8TH MAY 2014 AT 7.00PM**

PRESENT: Cllrs: T Butt Philip (the Mayor); C Briton (Deputy Mayor);
T Robbins (Chairman); D Anderson (Vice Chairman); M Brandon;
C Price; G Wilson

IN ATTENDANCE: F White (Town Clerk); RFO: S Luck

14/51F APOLOGIES FOR ABSENCE
Cllr J North

14/52F DECLARATIONS OF INTEREST
None

14/53F MINUTES OF THE MEETING HELD ON THURSDAY 10TH APRIL 2014
Minutes of the previous meeting were proposed, seconded, approved and signed.

14/54F MEETING OPEN TO THE PUBLIC
None present

14/55F FINANCIAL REPORT
To receive the financial reports for April 2014:
The accounts had been scrutinised and bank statements checked, prior to the meeting.
The accounts for April 2014 were proposed, seconded, approved and signed.
Members noted that the Council Tax Support Grant had been received from Mendip District Council.
The report from the Internal Auditor was received, together with the Annual Audit Return. There were no matters raised.
RECOMMENDED
re: Annual Audit Return for the year ending 31st March 2014
i. To approve and sign the Accounting Statement
ii. To approve and sign the Annual Governance Statement
The Town Clerk and RFO were congratulated on their good accounting and keeping everything in order.

14/56F APPLICATIONS FOR SMALL GRANTS
Two applications were received; it was agreed that, whilst commendable and worthwhile, neither met the criteria.

14/57F SMALL GRANT CRITERIA
Some ideas were considered; it was agreed to invite all members to send their comments and suggestions to the Town Clerk; these will be collated and sent out for discussion at the next meeting.

14/58F TO AGREE TO PROCEED WITH RECEPTION SERVICES REORGANISATION
After a brief discussion it was proposed, seconded and agreed to proceed with the partition wall, office changes and creation of the vestibule reception area.

14/59F

PROPERTY LEASES Update

Exclude the press and public: Due to the confidential nature of the business to be considered, relating to contracts and legal matters, it was proposed by the Chairman that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960, as amended: Resolved.

The RFO reported the progress on rent reviews and lease renewals.

Regarding a particular property the RFO conveyed the agent's recommendation and advised that it be followed. This was noted.

The Town Clerk reminded members of the legal duty to obtain the best income from the property.

After careful consideration of the issues, the following were proposed, seconded and agreed:

- i. Continuation of the existing use is a priority
- ii. Responsibility for dilapidations is not negotiable
- iii. Existing use must be stated in the lease
- iv. To negotiate the best terms possible given i. ii. and iii.

14/60F

MATTERS OF URGENT REPORT

- i. Acoustics in the Court Room – agreed actions need to be followed up.
- ii. Tourism - The Mayor will check accuracy of information and respond appropriately to a letter in the Wells Journal.

The Chairman thanked everyone for their support throughout the year and closed the meeting.

14/61F

DATE OF NEXT MEETING: 7pm Thursday 12th June 2014.