

## WELLS CITY COUNCIL

### MINUTES OF THE ANNUAL GENERAL MEETING OF THE WELLS RECREATION GROUND TRUST (WRGT) HELD ON WEDNESDAY 3<sup>RD</sup> JUNE 2026 AT 7PM IN WELLS TOWN HALL

**TRUSTEES:** Cllrs: L Agabani, T Butt Philip, D Denis (Mayor), K Kinshaw, T Kolizeras, D Orrett, S Powell, P Welch

**IN ATTENDANCE:** Town Clerk: H Wilkins  
WCC Staff: C Hobbs  
1 member of the public

**26/01/WRGT APOLOGIES FOR ABSENCE FROM TRUSTEES**

Cllrs: J Browne, S Cursley, S Eden, J Edmonds G Folkard G Robbins, H Siggs, I Von Mensenkampff,

**26/02/WRGT APPOINTMENT OF CHAIR & VICE CHAIR**

The Town Clerk asked for nominations of the Chair and Vice Chair for this AGM and the meeting scheduled for later in 2026

Cllr L Agabani Nominated Cllr D Denis for Chair and Cllr S Powell for Vice Chair  
Cllr K Kinshaw Seconded both nominations which were voted on unanimously.

**26/03/WRGT DECLARATIONS OF INTEREST**

None received.

**26/04/WRGT MINUTES FROM THE ANNUAL GENERAL MEETING HELD ON 9th SEPT 2025**

The Minutes were signed by Cllr D Denis (Chair)  
C Simons mentioned that attendance had not been listed on the previous Meetings Minutes and queried whether the previous meeting had been quorate.  
Cllr D Denis assured him that she'd seen the attendance list from the previous meeting and that she could assure him that the meeting was quorate.

**26/05/WRGT ACTIONS FROM THE ANNUAL GENERAL MEETING HELD ON 9th SEPT 2025**

The Town Clerk reported that the key actions were to develop the vision and future plan and ensure the relevant legal documents were in place.

**26/06/WRGT MEETING OPEN TO THE PUBLIC**

C Simons again queried the numbers that are required to be quorate. He expressed his opinion that there should be an overall plan rather than quick wins. C Simons made a few suggestions of changes and possible additions such as a sculpture area. The toilets should be open on a Sunday when families use the park. C Simons also suggested that other play areas in Wells should see some improvements. He would like to see more benches for the adults in the play area as well as some shade due to climate change.

**26/07/WRGT FINANCIAL & LEGAL COMPLIANCE (attached)**

To receive and approve:

a) Governing Document

The Town Clerk reported that there were no changes to this draft document from 2025 except the correction of typos.

Cllr T Butt Philip asked about the status of the document as it is different from the document on the charity commission website and wanted to understand the relationship between the two.

The Town Clerk responded that points 1,2 and 3 could be amended and referenced that they would be the same on the charitable website.

Cllr D Denis asked that there be a proposal to amended to reflect the wording on the charity commission website

Cllr Theo Butt Philip clarified the following prior to the proposal being made

1. Provide and maintain the Recreation Ground in Wells for the benefit of the public.
2. Offer facilities for sport, recreation, play, leisure, cultural and community activities.
3. Improve health, wellbeing, and community life for the residents of Wells and surrounding areas.

Cllr D Denis proposed for the above changes to be made to the document to match the wording on the charity commission website. Cllr T Kolizeras seconded the proposal.

Cllrs voted unanimously for the proposal.

Cllr K Kinshaw asked that the numbers required for a committee to be quorate should be publicised.

Cllr D Denis invited Cllr K Kinshaw to make this a proposal. Cllr K Kinshaw proposed that the documentation be amended to publish the number of members required for a meeting to be quorate. Seconded by Cllr L Agabani.

Cllrs voted unanimously for the proposal

*b) Trustee Code of Practice and Undertaking*

The Town Clerk explained that Cllr S Powell had proposed the wording of the document and this wording in the Code of Practice will be amended from Trustees to Trust.

Seconded by Cllr P Welch. Cllrs voted unanimously for the proposal.

Cllr D Orrett asked if there was any Trust related training.

The Town Clerk offered to research if there is any Trusteeship specific training

*c) Annual Return*

The RFO presented the WRGT annual reports. The accounts have been separated from the Wells City Council main account with a balance of £572,208.

Cllr S Powell asked for information regarding receipts.

The RFO explained that the receipts are for three years of data. Comparison being difficult due to the Wells City Council and WGRT Trust accounts being separated. The RFO can provide detailed information of the receipts.

The accounts have been audited. A discussion took place regarding the date for the end of year which is 31/03/2026. Rialtus the accounting system is booked for close down but not available at end of year. WCC period for close down occurred three days after the internal audit on the 1<sup>st</sup> May 2026.

Cllr L Agabani asked if this was a recurring problem. The Town Clerk confirmed that it would recur, but that the end of year date remains as 31<sup>st</sup> March.

Cllr T Butt Philip asked what is covered in the figure of £33,274.

The RFO reported that maintenance work had been carried out such as tree maintenance and for work carried out at the Bishop's barn. The RFO will provide a full breakdown via email on 4<sup>th</sup> June 2026.

Cllr K Kinshaw asked if all figures go through an independent committee.

The RFO and Town Clerk assured her that all accounts go through the Finance Committee.

Cllr S Powell proposed that the members accept the Annual Return. Seconded by Councillor T Kolizeras. Cllrs voted unanimously for the proposal.

*d) End of Year Balance Statement*

The RFO presented the End of year statement and explained the VAT figures and how the monies are transferred. The earmark reserve is £500,000 with the remainder held in general reserves or current year fund.

Cllr P Welch proposed that the members accept the End of year Balance statement. Seconded by Councillor K Kinshaw. Cllrs voted unanimously for the proposal.

d) Resolution for Grant Provision from Wells City Council Resolution: Wells Recreation Ground Trust, resolves to request grant provision from Wells City Council, to the sum of £55,086 for the annual year 2026-2027.

Cllr L Agabani proposed the above resolution. Seconded by Cllr P Welch.

Cllrs voted unanimously for the proposal

## **26/08WRGT**

### **REPORT FROM WELLS CITY COUNCIL WORKING GROUP**

The Town Clerk presented the report containing a proposed future vision with short and medium term potential outcomes.

Cllr D Denis invited questions regarding the report

Cllr D Orrett asked about the potential for turning green spaces into car parking. The Town Clerk answered that a business case would need to be created to justify the change and it would need public consultation.

Cllr P Welch asked about a full structural survey on the Bishop's Barn.

The Town Clerk reported that there had not been a survey carried out recently but there were surveys available and the WRGT can decide if it is appropriate to carry out a survey.

A discussion took place about the necessity of a survey should the Bishop's Barn be taken on by a third party on a commercial basis.

Cllr L Agabani asked what the next stage is for progressing plans in the Recreation ground. Is it for the working group to add detail and asked if it would be worthwhile having conversations with a third party sooner rather than later.

The Town Clerk responded that it was for the working party but that some work could be carried out quickly with some projects obtain outcomes within 1 to 2 years.

Cllr L Agabani asked if the Bishop's Barn could be included on the next agenda as an individual item to ensure that there is progression.

Cllr D Denis confirmed that she would like that to be the case.

Cllr K Kinshaw expressed an interest in joining the working group and highlighted that she felt it important to provide shade, water points and toilets.

Cllr S Powell asked for clarification on the Sunday opening times of the toilets in the recreation ground.

The Town Clerk confirmed there had been issues with the toilets and the locking mechanisms. This issue is being addressed.

Cllr S Powell also reported that some of the exercise equipment is used more than other pieces. She also spoke of the benefits of the wall removal to open out the view and access of the recreation ground from the moat, the problems regarding moving the bowls club due to space. There will be further public consultations during concerts and events in the recreation ground.

Cllr D Denis asked regarding the financial provision of play equipment. Does it come from Section 106 money or the Council budget.

The Town Clerk reported that it is a costing of proposals. The events programme is a wide council issue and not a cost particular to WRGT.

Cllr L Agabani expressed the opinion that any spending should come from the trust budget and that other play areas within Wells benefit from other funds such as Section 106.

The Town Clerk confirmed that capital spend can be utilised. The approved sum of £55000 agreed is operational running costs. You could use that for the purchase of play equipment but not for a project resource.

Cllr T Kolizeras asked for information about the electricity circuit in the Bishop's Barn.

L Wassell confirmed that Fixed wire testing took place at the end of May 2026 at the Bishop's Barn and a report will be received shortly.

Cllr P Welch as if there is a budget for ongoing repairs.

The RFO confirmed that there was a sum of a planned maintenance scheme, itemised as Bishop's Barn, toilets, recreation ground.

Cllr P Welch asked about the third parties interested in the Bishop's Barn as he had concerns regarding the time line being of a length that may deter involvement.

The Town Clerk confirmed that there is regular dialogue with the interested parties.

The Town Clerk confirmed that all suggestions from public consultations and the Councillor brainstorming session are representing the comments made by the community.

WRGT Trustees are asked to:

1. Approve the vision statement as referenced.
2. Approve the proposed approach to development of the space, in line with the drawing in Appendix A.
3. Approve planned consultation with the community on the future plans for the space. Delegating to the Town Clerk for the drafting and delivery of the engagement program.

Cllr D Denis invited a proposal to accept all three options recommended in the report  
Seconded by Cllr D Orrett

Cllrs voted unanimously for the proposal.

**26/09/WRGT DELEGATED RESPONSIBILITIES**

Cllrs voted unanimously to delegate authority to the Town Clerk in consultation with the Chair and Vice-Chair, to decide any urgent matters arising before the next meeting.

**26/10/WRGT ANY MATTERS OF URGENT REPORT.**

Cllr K Kinshaw expressed an interest in joining the working group.

**26/11/WRGT DATE OF NEXT MEETING: To be confirmed**

**Minutes signed by The Chair:** ..... **Date:** .....