



## WELLS CITY COUNCIL

**NOTICE IS HEREBY GIVEN THAT A MEETING OF THE ESTATES  
COMMITTEE, WHICH MEMBERS ARE SUMMONED TO ATTEND,  
WILL BE HELD AT WELLS TOWN HALL  
ON THURSDAY 5<sup>TH</sup> FEBRUARY 2026 AT 7:00PM**

*Please note this meeting will be recorded for the purpose of minute-taking.*

Haylee Wilkins  
Town Clerk

Town Hall  
Market Place  
Wells BA5 2RB  
01749 673091  
e-mail: townclerk@wells.gov.uk

29th January 2026

### Committee Members:

Cllrs: T Butt Philip, S Cursley, S Eden,  
G Folkard, T Kolizeras, G Robbins,  
H Siggs (Chair), P Welch

## AGENDA

Wells City Council has declared a climate emergency. Each agenda item must consider the impact on any policy and decision.

- 1 APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS**
- 2 DECLARATIONS OF INTEREST**  
To receive Councillors' Declarations of Interests, made under the Council's Code of Conduct adopted 12<sup>th</sup> May 2022.
- 3 MINUTES FROM THE ESTATES COMMITTEE MEETING HELD ON 4<sup>TH</sup> DECEMBER 2025**  
To approve and sign the minutes of the previous meeting.
- 4 ACTIONS FROM THE ESTATES COMMITTEE MEETING HELD ON 4<sup>TH</sup> DECEMBER 2025**
- 5 MEETING OPEN TO THE PUBLIC**  
Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.
- 6 OFFICER UPDATE REPORT**  
Confidential report circulated to Councillors only.
- 7 MARKET FEEDBACK**  
Verbal feedback from officers of next steps and trader feedback



## 8 LANDLORD UPDATES

Tenant	Location	Next Break Clause	Lease end date
Il Postino	Old Post Office, Market Hall, Market Place	20/11/2030	19/11/2035
The Crown	8-10 Market Place	N/A	23/06/2036
The Crown	Market Place	N/A	28/09/2053
Roderick Thomas	Old Post Office, 1 Priory Road	06/07/2029	06/07/2033
Ask	Market Hall, Market Place	N/A	29/09/2028
Wells Film Centre	Princes Road	TBC	TBC
Mr E Philips	Portway Annexe	3 months' notice	11/02/2027
Wells City Band	Portway Annexe	3 months' notice	10/03/2030
Wells Bowls Club	(WRGT) Wells Recreation Ground	TBC	2035

## 9 TENANCY UPDATES

Location	Operational use	Next Break Clause	Lease end date
Underwood Business Park Wookey Hole Road, BA5 1AF	Open Spaces storage and maintenance	N/A	02/05/2028
Coal Yard	Open Spaces storage	TBC	TBC

## 10 FORWARD PLAN

Workshop to be agreed to determine forward plan requests

## 11 ANY MATTERS OF URGENT REPORT

## 12 DATE OF NEXT MEETING: 5<sup>th</sup> March 2026, 7pm, Wells Town Hall

### EXCLUDE THE PRESS AND PUBLIC

**Note:** If it is necessary for matters to be considered in confidence it will be proposed by the Chairman that a resolution be passed under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended, excluding the press and public, in order that confidential items can be discussed.