



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 5TH FEBRUARY 2026 AT 7:00PM

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

Haylee Wilkins
Town Clerk

29th January 2026

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

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 12th May 2022.
- 3 MINUTES FROM THE ESTATES COMMITTEE MEETING HELD ON 4TH DECEMBER 2025**
To approve and sign the minutes of the previous meeting.
- 4 ACTIONS FROM THE ESTATES COMMITTEE MEETING HELD ON 4TH 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: 5th 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.