



WELLS CITY COUNCIL

**NOTICE IS HEREBY GIVEN THAT A MEETING OF
THE ESTATES COMMITTEE,
WHICH MEMBERS ARE SUMMONED TO ATTEND, WILL BE HELD IN
WELLS TOWN HALL ON THURSDAY 1ST OCTOBER 2026, 7PM**

Haylee Wilkins
Town Clerk

24th September 2026

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

Committee Members
Cllrs: L Agabani, T Butt Philip, S Cursley,
G Folkard, T Kolizeras, G Robbins,
H Siggs (Chair), P Welch

AGENDA

The Council has declared a Climate Emergency. All reports should include climate implications alongside financial, legal, and community impacts to support informed decision-making and minimise adverse effects.

Members are asked to consider whether recommendations align with the Council's corporate priorities, climate emergency declaration, resource constraints, and financial implications.

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

1 APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

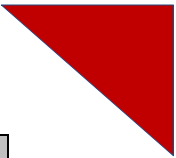
To receive Councillors' Declarations of Interests, made under the Council's Code of Conduct as adopted 12th May 2022.

3 MINUTES FROM THE ESTATES MEETING HELD ON 2ND JULY 2026

To be confirmed as a true record and signed by the Chair.

4 ACTIONS FROM THE ESTATES MEETING HELD ON 2ND JULY 2026

Open actions not on the agenda are listed below:



Date Raised	Description of Action
30.04.2026	To provide an update on the legal position of the Wells Film Centre and confirmed date for contract signature.

5 MEETING OPEN TO THE PUBLIC

Public speaking time is normally restricted to 15 minutes in total, at the discretion of the Chair.

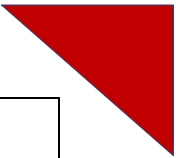
If you wish to speak at the meeting, you are encouraged to contact reception@wells.gov.uk to advise in advance, to aid the management of time.

6 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

7 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
Peak Builders Merchants Ltd - Coal Yard	Open Spaces storage	One months' notice	n/a



Underwood Car and Commercial	Open Spaces additional parking	tbc	n/a
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8 FUTURE AND FORWARD PLAN DISCUSSION

Committee discussion on future items for the forward plan

9 PLANNED PREVENTATIVE MAINTENANCE

Verbal update from Officer (paper handout to be provided in meeting)

10 FORWARD PLAN

Topic	Month

11 ANY MATTERS OF URGENT REPORT

12 DATE OF NEXT MEETING: Thursday 3rd December 2026 at 7pm, Wells Town Hall

EXCLUDE THE PRESS AND PUBLIC STATEMENT

Note: If it is necessary for matters to be considered in confidence it will be proposed by the Chair 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. In that instance the following statement is relevant:

Exclusion of Press and Public

The committee are required to consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 and pursuant to Section 100A (4) of the Local Government Act 1972, that the press and public be excluded from the meeting for the following item(s) of business on the grounds that they involve the likely disclosure of exempt information. (Note the agenda item number and name). Where possible, reference the specific paragraph from Schedule 12A:

Personal information - This report contains information relating to an individual and is therefore exempt by virtue of Paragraph 1 of Schedule 12A of the Local Government Act 1972.

Financial/business affairs (individuals) - This report contains information relating to the financial or business affairs of an individual and is therefore exempt by virtue of Paragraph 2 of Schedule 12A of the Local Government Act 1972.

Commercially sensitive information - This report contains information relating to the financial or business affairs of a particular person (including the authority holding that information) and is therefore exempt by virtue of Paragraph 3 of Schedule 12A of the Local Government Act 1972.