

WELLS CITY COUNCIL

MINUTES OF THE MEETING OF THE ESTATES COMMITTEE HELD ON THURSDAY 5TH FEBRUARY 2026 AT 7:00PM IN WELLS TOWN HALL

COMMITTEE MEMBERS Cllrs: T Butt Philip, S Cursley, G Folkard, H Siggs (Chair), P Welch
PRESENT:

IN ATTENDANCE: Estates Manager: L Wassell
WCC Staff: S Glendinning
0 Members of the public

26/01/E APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllrs: S Eden, T Kolizeras, G Robbins

Town Clerk: H Wilkins

26/02/E DECLARATIONS OF INTEREST

To receive Councillors' Declarations of Interests, made under the Council's Code of Conduct adopted 12th May 2022.
None declared.

**26/03/E MINUTES FROM THE ESTATES COMMITTEE MEETING HELD ON
4TH DECEMBER 2025**

The minutes were agreed as a true record and signed by the Chair.

**26/04/E ACTIONS FROM THE ESTATES COMMITTEE MEETING HELD ON 4TH DECEMBER
2025**

The Chair requested an update be given at the next meeting in March on 25/49/E as to whether any progress has been made on the structural crack of Union Street Public Convenience.

26/05/E MEETING OPEN TO THE PUBLIC

There were no members of the public present.

26/06/E OFFICER UPDATE REPORT

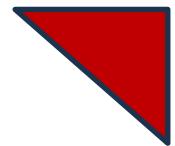
The Estates Manager presented her confidential report which had been circulated prior to the meeting. The content of the report was noted and actions would be taken forward by the Estates Manager with the Town Clerk.

26/07/E MARKET FEEDBACK

The new gazebos have been procured and are in use at the Market weekly.

A Sunday market proposal will be presented to this committee shortly.

Cllr Welch commented that it was disappointing the market had been cancelled on two occasions in early January but it was totally understandable to keep everyone safe in view of the high winds.



26/08/E 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

The Estates Manager provided an update on relevant matters from each tenancy and gave an explanation on the table above showing when each of the WCC tenants are next due a break in their contract and when their lease is due to end.

The Town Clerk had recently met with the Bowls Club who have confirmed they are very happy to be part of the wider vision for the Recreation Ground Trust. Cllr Welch mentioned that the bowls club had provided very positive feedback after meeting the Town Clerk. During this meeting a problem with a railing around the club was highlighted, the Outside Spaces team are reviewing options for repair.

26/09/E 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

The Estates Manager explained a further tenancy location, Underwood Cars will be added to this table for next months meeting.

Cllr Folkard asked whether the break clause works both ways for the tenant/landlord and WCC. The Estates Manager agreed to clarify and advise.

26/10/E FORWARD PLAN

It was agreed to hold a workshop after the next scheduled meeting on 5th March to discuss the forward plan for this committee.

**26/11/E ANY MATTERS OF URGENT REPORT**

Cllr Welch advised he had taken representatives of the Bishop's Palace, an expert on restoration of historic buildings and the Estates Manager for a tour of the Bishop's Barn. It was noted a workshop has been scheduled for the Wells Recreation Ground Trust and Estates to decide the best way forward.

The Estates Manager had prepared a briefing note for the changes made to the Renters' Rights Act which came into force on 27th December 2025 and the EPC Regulatory Announcements in January 2026. A copy was provided to all members present.

26/12/E DATE OF NEXT MEETING: 5th March 2026, 7pm, Wells Town Hall

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