



WELLS CITY COUNCIL

**MINUTES OF THE MEETING OF THE ESTATES COMMITTEE HELD ON THURSDAY
2ND APRIL 2026 AT 7:00PM IN WELLS TOWN HALL**

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

IN ATTENDANCE: Estates Manager: L Wassell
Outside Spaces Officer: M Johnson (present for part of meeting)
WCC Cllr: D Denis
WCC Staff: S Glendinning
MP for Wells and Mendip Hills/Somerset Cllr for Wells: T Munt
1 Member of the public

26/24/E APOLOGIES FOR ABSENCE FROM COMMITTEE MEMBERS

Cllrs: S Eden, G Folkard, T Kolizeras, G Robbins (Vice- Chair)

Town Clerk: H Wilkins

26/25/E DECLARATIONS OF INTEREST

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

None declared.

26/26/E MINUTES FROM THE ESTATES COMMITTEE MEETING HELD ON 5TH MARCH 2026

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

26/27/E ACTIONS FROM THE ESTATES COMMITTEE MEETING HELD ON 5TH MARCH 2026

There were no actions to discuss.

26/28/E MEETING OPEN TO THE PUBLIC

No members of the public wished to speak.

26/29/E EVENT MARKET PROPOSALS

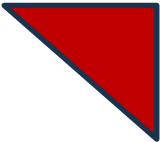
This agenda item was brought forward to allow the Outside Spaces Officer to present his report on Wells City Council delivering a pilot monthly Sunday market in the Market Place.

This had also been presented in the Outside Spaces Committee meeting which had taken place prior to this meeting.

As in the previous meeting, it was stated and Sunday dates chosen for Wells should avoid those being used by neighbouring towns such as Shepton Mallet and Frome. It was also requested that evening markets be considered. It was also questioned as to whether the Cathedral had been consulted as to what impact a Sunday market may have on their Sunday service timings. The Outside Spaces Officer agreed to follow this up.

The Outside Spaces Officer left the meeting.

MP for Wells and Mendip Hills/Somerset Cllr for Wells: T Munt and the member of public left the meeting to allow the committee to discuss the remaining items under confidential session.



26/30/E OFFICER UPDATE REPORT

The Estates Manager presented her confidential report and pointed out a couple of key points.

Her thanks went to Matt Woodlock, Projects and Administration Assistant who had assisted with entering the CCS framework for utilities. The utility monitor will continue to allow monitoring of costs and usage.

A tenancy inspection had been carried out on one of the Council owned properties. Significant concerns have been identified in relation to fire safety, electrical safety and general occupation of the property. A discussion took place and it was agreed for the officers to enforce the terms for the tenant to carry out the necessary requirements.

26/31/E BISHOP’S BARN REVIEW PAPER

The Estates Manager presented her confidential report detailing the potential investment required for the Bishop’s Barn to become viable for commercial hire, ensuring all areas meet Health and Safety standards and that environmental factors, such as adequate heating and lighting are addressed to support commercial use.

After some discussion it was agreed a clear position on the barn usage needs to be defined, together with the wider plans of the Wells Recreation Ground Trust, before any further spend is made on the building.

26/32/E EVENT MARKET PROPOSALS

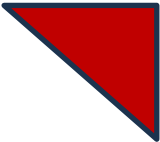
This item had been moved to discuss at the beginning of the meeting 26/29/E.

26/33/E WELLS FILM CENTRE UPDATE

A confidential update was provided by the Estates Manager in the absence of the Town Clerk.

26/33/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



26/34/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

26/35/E ANY MATTERS OF URGENT REPORT

There were no matters of urgent report.

26/36/E DATE OF NEXT MEETING: 30th April 2026, 7pm, Wells Town Hall

Minutes signed by The Chair: Date: