



Wells Town Council

Wells Community Hospital,
Mill Road, Wells-next-the-Sea,
NR23 1RF

Clerks' report written for the meeting to be held October 2025 & prepared 29/09/2025

1. External Auditors Report – The external audit for the financial year 2024/25 has been concluded with no issues identified. The external auditor released the following statement:

On the basis of our review of Section 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with the Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not met.

2. Thank You From the Carnival Committee – The Clerk was contacted by P. Weston, on behalf of the Wells Carnival Committee, to thank the Wells Town Council for the use of the Buttlands as the focal point for the Carnival celebrations. The Clerk is in the process of sending a letter of thanks and congratulations to the Wells Carnival Committee to express the Council's gratitude, as in previous years, for their hard work and efforts organising yet another spectacular week of wonderful events.
3. Link Button – The Clerk has successfully inserted a link/button onto the Wells Town Council website to make the GOV.UK 'Bathing Water Quality Profile' page accessible for Wells-next-the-Sea, thereby making it possible for bathers and other water sports enthusiasts to access 'real time' information regarding the water quality of Wells Beach.
4. Seating Arrangements During Meetings – The Clerk was contacted by a member of the Council, as well as several members of the public, regarding the seating arrangements during the meetings. The fact that the councillors have their backs to members of the public, and how this configuration has a negative impact on the acoustics for those wishing to listen to the debates, was a particular cause for concern.

The Clerk was asked to look into the possibility of returning to the meeting rooms at the Peter Collingwood Hall, due to the improved sound quality, to see if this would be a feasible option. Unfortunately, the hall does not have Wi-Fi capabilities so any council meetings conducted there would be inaccessible to those who wished to attend by Zoom, making it an unviable alternative.

5. Bus Shelter – The clerk has been contacted by a member of the Council to request that the issue of the missing Perspex in the bus shelter be revisited as soon as the WTC Standing Orders allow. The Clerk has therefore included this as an item on the agenda for the meeting scheduled on the 5th of January, 6 months after the original decision as set down in said Standing Orders.
6. East Marine Management Development Event – The Clerk attended the meeting of the East Marine Management Development Event on behalf of the Town Council and reported back to the members any significant outcomes resulting from the process.
7. Highways Meeting – The Clerk and members of the Council met with a representative from the Highways department on the 19th of September for a tour of the main areas causing concern, as voiced by the residents of Wells, relating to the roads and pathways of the town.
8. The Clerk has currently received two requests for items to be included in the Wells Town Council Budget for 2025/2026, those being funds for improving the Council website and for producing the Wells-next-the-Sea Town Guide.

9. The Clerk has sent out the renewal letters for the tenancy agreements for the Wells-next-the-Sea allotments. The Clerk would also like to remind those members of the Town Council who sit on the Wells Allotment Working Party that the allotment inspections are scheduled for the following dates, with the meeting to discuss any issues arising from the inspection taking place the week after:

- **Wednesday the 29th of October – Mill Road Inspection**
- **Thursday the 30th of October – East End Inspection**

Emma Gunhouse

Town Clerk