

Wells Town Council

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

MINUTES 2026/EM02

Extraordinary Town Council Meeting held at the Day Room, Wells Community Hospital on 17th November 2026 at 18:00 hrs.

Those Present: Councillors: Peter Rainsford (Chairman), Bob Curtis, Cheryl Curtis, Jessica Curtis, Paul Greenhill, Susan Rainsford and John Troup.

Emma Gunhouse (Clerk). No members of the public were present.

1) **Public Forum**
In the absence of members of the public no issues were raised.
2) **Apologies and consideration of acceptance for absence.** – Roger Arguile
3) **To receive Declarations of Interest and consider any requests for Dispensations.** – None received.
4) **Further to the WTC resolution, 7th September 2026, Agenda item 7, to award the contract to KOMPAN with a view to open negotiations to include link path to improve the proposed design:**
   a) **To approve the negotiated changes to include the link path, repositioning of I picnic table, surfacing under 3 picnic tables and the installation of new pedestrian gate at the Freeman Street entrance which will increase the cost of the KOMPAN contract at Wells Beach Road Playing Field from £66,641.59 ex VAT to £78,876.97 ex VAT (PR Chair)**
   Due to a recently received updated quote from KOMPAN for works minus the pedestrian gate at the Freeman Street entrance the Chair proposed the following alteration to part of the agenda item 4a to reflect the new figures involved:
   '… which will increase the cost of the KOMPAN contract at Wells Beach Road Playing Field from £66,641.59 ex VAT to £77,568.94 ex VAT (PR Chair)'
   Resolved – The council members agreed to approve both the amendment to the motion, the negotiated changes and resulting increase in costs
   b) **The total cost will be £94,652.36 which will be payable 30 days after completion of works (approximately 24th December). £80,000 has already been received from Section 106 funding, we move to allocate short term funding of an additional £14,652.52 until the VAT element is refunded to WTC (PR Chair)**
   The Chair proposed the following revision to item 4b owing to changed costings in said modified quote:
   'The total cost will be £93,082..71 inc. VAT which will be payable 30 days after completion of works (approximately 24th December). £80,000 has already been received from section 106 funding, we move to allocate short term funding of an additional £13,112.81 until the VAT element is refunded to WTC (PR Chair)'
   Resolved – The council voted to approve both the amendment to the motion and to fund the extra £13,112.81 until it is reimbursed for its VAT payments for the fourth financial quarter 2026/2027.

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c) **The working party advises that there will be an additional nominal cost to cover the reposition of the existing vehicle gate with will be carried out by the Friends of Wells Playing Field (PR Chair)**
Resolved – The council agreed to cover further nominal costs incurred through works to reposition the current vehicle gate as carried out by the Friends of Wells Playing Field.

Meeting ended 18:19 hrs

Minutes completed by Emma Gunhouse (Clerk)

Emma Gunhouse - Town Clerk
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Wells-next-the-Sea Town Council
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