



Yeovil Town Council

Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ

Property & Community Committee

Property & Community Committee

Tuesday 8th September 2026

7:00pm

Hybrid Meeting:

**Face-to-face at Town House, 19 Union Street, Yeovil
BA20 1PQ; and virtual using Zoom meeting software**

For further information on the items to be discussed, please contact
town.clerk@yeovil.gov.uk.

Amanda Card, Chief Executive / Town Clerk
2nd September 2026

Join Zoom Meeting

<https://us06web.zoom.us/j/89302719429?pwd=uexm1Cn9nkGAYaVEliEUWuSh7in7OS.1>

This information is also available on our website: www.yeovil.gov.uk

Members of Yeovil Town Council are summoned to attend:

Tareth Casey

Karl Gill (Vice Chair)

Andy Kendall

Tony Lock (Ex-officio)

Jane Lowery

Wes Read (Ex-officio)

Ashley Richards

Andy Soughton

Rob Stickland (Chair)

Helen Stonier

Dave Woan

Public Comments at meetings

Members of the public may attend the meeting either physically or via Zoom.

If you wish to join the meeting via Zoom by following this link:

<https://us06web.zoom.us/j/89302719429?pwd=uexm1Cn9nkGAYaVEliEUWuSh7in7OS.1>

Equality Act 2010

The general public sector equality duty places an obligation on a wide range of public bodies (including town and parish councils) in the exercise of their functions to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not
- Foster good relations between people who share a protected characteristic and those who do not

The protected characteristics are:

Age	Race
Disability	Religion or Belief
Gender Reassignment	Sex
Marriage and Civil Partnership	Sexual Orientation
Pregnancy and Maternity	

Recording of Council Meetings

The Local Audit and Accountability Act 2014 allows both the public and press to take photographs, film and audio record the proceedings and report on all public meetings (including on social media).

Any member of the public wishing to record or film proceedings must let the Chair of the meeting know prior to, or at the start of, the meeting and the recording must be overt (i.e. clearly visible to anyone at the meeting), but non-disruptive. Please refer to our Policy on audio/visual recording and photography at Council meetings at www.yeovil.gov.uk. This permission does not extend to private meetings or parts of meetings which are not open to the public.

Members of the public exercising their right to speak during the time allocated for Public Comment who do not wish to be recorded or filmed, need to inform the Chair who will instruct those taking a recording or filming to cease doing so while they speak.

A G E N D A

Representatives from Avon and Somerset Police has been invited to give an update on community policing matters. Questions are welcome from both Councillors and members of the public.

PUBLIC COMMENT (15 Minutes)

11/349 APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN

Council to receive apologies for absence and consider the reasons given. *LGA 1972 s85(1)*

11/350 DECLARATIONS OF INTEREST

Members to declare any interests, including Disclosable Pecuniary Interests (DPI) they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any requests from members for Dispensations that

11/351 MINUTES

To approve as a correct record the Minutes of the meetings held on 9th June 2026 and 3rd August 2026.

11/352 DEFIBRILLATOR AND BLEEDKIT UPDATE

To note the report of the Admin Officer regarding defibrillators and bleed kits as attached at pages 6 to 9.

11/353 BUDGET MONITORING UPDATE

To consider the Budget Monitor Update Month 4 (April 2026 – July 26) attached at pages 10 to 11.

11/354 YMCA BRUNEL GROUP – YEOVIL YOUTH CLUBS

To consider the report from YMCA Brunel Group regarding their provision of Youth Clubs in Yeovil as attached at pages 12 to 18.

11/355 COMMUNITY WARDEN UPDATE

To consider the report of the Director of Property & Community regarding an update of the work of the Community Wardens as attached at pages 19 to 20.

11/356 CCTV – UPDATE AND SERVICE LEVEL AGREEMENT 2027 - 2030

To consider the report of the Director of Property & Community regarding a CCTV update as attached at pages 21 to 24.

11/357 HEALTH & SAFETY – ACCIDENTS, INCIDENTS AND NEAR MISSES

To consider the report of the Director of Property & Community regarding Health & Safety as attached at pages 25 to 26.

11/358 HIGHWAYS REQUESTS - OUTCOMES

To consider the report of the Director of Property & Community regarding highway requests as attached at pages 27 to 28.

11/359 MOTION

To consider the motion submitted by Cllr T Lock as attached at page 28.

11/360 UPDATE ON ACTIONS AGREED – LOCAL MANAGEMENT OF THE TRIANGLE AND ASSOCIATED TOWN CENTRE ASSETS

To consider the report of the Chief Executive/Town Clerk regarding the local management of the Triangle and associated town centre assets as attached at pages 29 to 30.

11/361 URGENT DECISION - WESTLANDS FLOOD PREVENTION MEASURES – (FOR INFORMATION)

To consider the report of the Director of Property & Community regarding an urgent decision regarding Westlands flood prevention measures, as attached at page 31.

11/362 EXCLUSION OF PRESS AND PUBLIC

The Committee is requested to pass a resolution excluding the press and public from the remainder of the meeting in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

11/363 1 OXFORD ROAD – PROGRESS REPORT

To consider the report of the Director of Property & Community regarding the progress of 1 Oxford Road, as attached at page 32.

11/352 DEFIBRILLATOR AND BLEEDKIT UPDATE

Report Author: Tabetha Short– Admin Officer
E-mail: Tabetha.short@yeovil.gov.uk
Meeting: Property and Community Committee
Date: 8th September 2026

The Committee is **RECOMMENDED** to note the report.

Defibrillator Update

Yeovil Town Council are currently the guardians of 20 defibrillators across Yeovil (see below), with plans to increase this number continuing.

Accessed Defibrillators

Since May 2022, the defibrillators have been accessed 135 times:

Location	Go-Live Date	Frequency of access as at 9 th June 2026	Frequency of access since 9 th June 2026	Frequency of access to date
1. Nationwide* ²	OFFLINE	25	0	25
2. The Acorn	16/10/21	24	0	27
3. Ninesprings Café	14/01/22	3	0	4
4. St Andrew's Scout Group	23/04/22	3	0	3
5. St Peter's Church	12/03/22	10	0	10
6. Dunelm	19/07/22	3	2	5
7. Birchfield	09/12/22	10	0	10
8. The Quicksilver Mail	06/01/23	7	0	7
9. Milford Hall	18/01/18	11	0	11
10. Town House	19/01/23	7	0	7
11. Holy Trinity Church	29/07/23	7	0	7
12. Southville Elim Church	05/10/23	7	0	7
13. Maltravers House	11/03/24	2	0	2
14. Progress Gym	16/05/24	0	0	0
15. Yeovil Recreation Centre * ¹	01/08/24	1	0	1
16. The Bell Inn	15/10/24	6	1	7
17. Yeovil Amateur Boxing Club	03/12/25	1	0	1
18. Duke of York	17/12/25	1	0	1
19. St James Church	03/02/26	0	0	0
20. Yeovil Amateur Operatic Society	20/05/26	0	0	0
21. Holy Trinity Scout Hall	20/05/26	0	0	0
		132	3	135

*¹ Inherited as part of devolution (installed on the Jon O'Donnell Pavilion)

Relocation and Pending installations

The defibrillator currently located at Nationwide Building Society*² on Middle Street was one of the first defibrillators installed in the town. Nationwide has since implemented a programme to install its own defibrillators and emergency bleed kits at its branches, meaning that the Town Council's defibrillator at this location is no longer required.

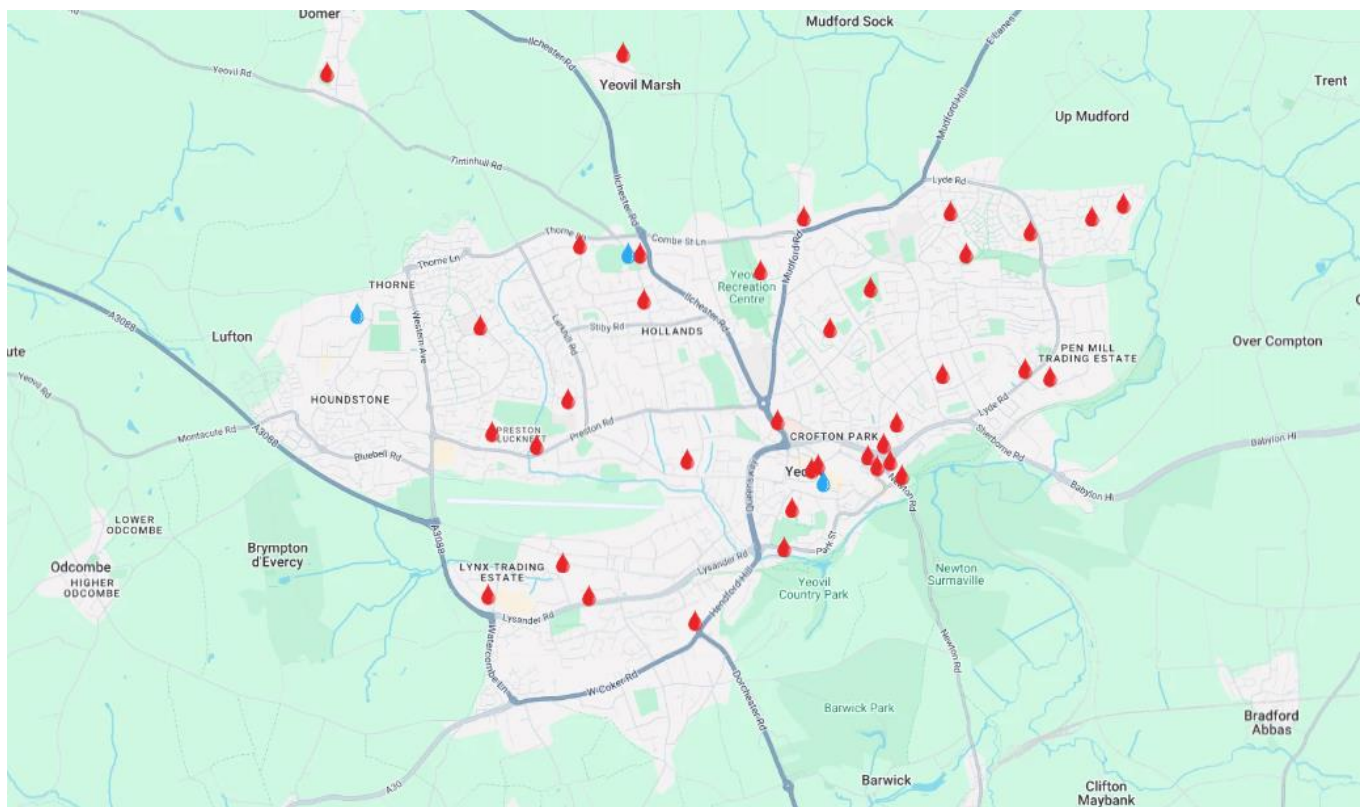
Alternative suitable locations for the defibrillator have been explored and pleased to confirm Yeovil Cricket Club, has agreed to the installation of a defibrillator and emergency bleed kit on the exterior of its building. This location is publicly accessible and is situated close to Westlands Entertainment Venue and Westlands Sports Centre. As the defibrillator was originally installed in memory of a local resident, the family will be consulted regarding any proposed relocation before a final decision is made.

It is therefore considered to be a suitable and accessible location for this equipment, serving a wide range of users within the area. Local businesses around Westbourne Grove and Preston Grove have been contacted but no responses yet.

Future Installations

Discussions are ongoing with **Cow and Apple, Quedam Shopping Centre, 1A Vicarage Walk, Yeovil BA20 1EX**, regarding potential installation arrangements. Additional sites for installations are currently being explored.

Emergency Bleed Kits



Map of installed Bleed Kits around Yeovil via Heartsafe.org.uk Thursday 6 August 2026

YTC locations

Birchfield Community Centre, Birchfield Road, Yeovil BA21 5R
Elim Church, 27 Brunswick St, Yeovil BA20 1QZ
Holy Trinity Church and Community Centre, Lysander Rd, Yeovil BA20 2BU
Milford Community Hall, Milford Hall BA21 4QD
Progress Gym, 3A & 3B Kingfisher Close, Lynx Trading Estate, BA20 2PJ
St Andrews Scout Hut, Preston Grove, Yeovil BA20 2BQ
Yeovil Town Council, 19 Union Street, Yeovil, BA20 1PQ
Yeovil Recreation Ground, Yeovil Recreation Centre, Chilton Grove, BA21 4AW
Country Park Café, 27 Brunswick St, Yeovil BA20 1QZ
Maltravers House, Maltravers House Petters Way, Yeovil BA20 1SH
Yeovil Amateur Boxing Club, St Micheal's Hall, Yeovil, Somerset, BA21 5AG
1032 Yeovil Air Cadets Squadron, Railings outside: 1032 Yeovil Air Cadets, Yeovil, BA21 4QW
Duke of York, 12 Kingston, Yeovil, BA20 2QL
Bell Inn, 207 Preston Road, Yeovil BA20 2EW
Yeovil Amateur Operatic Society, Edward House, 14 Buckland Rd, Yeovil BA21 5EA
Evans Cycles, 76 Lyde Road, Yeovil, BA21 5DW
Preston School, Railings outside: Monks Dale, Yeovil, Somerset, BA21 3JD
St James Church, Preston Road, Yeovil BA20 2EZ

Existing locations in Yeovil

HSBC 1 Middle Street, Yeovil, BA20 1LR
Outside Barolo Lounge on lamppost 17 & 18 High Street, Yeovil, BA20 1RQ
Lamppost on Central Road junction with Earle Street Earle Street, Yeovil, BA20 1JW
Dominos Pizza Wyndham Street, Yeovil, BA20 1JJ
Aplin House Newton Road Yeovil, Somerset, BA20 1FF
Lamppost outside JD Wetherspoons 97 Middle Street, Yeovil, BA20 1LN
Yeovil Leisure Park Security Office, Yeo Leisure Park, Yeovil, BA20 1NP
Peters Community Centre, Coronation Avenue, Yeovil, BA21 3DY
Peugeot Howards, 1b Bympton Way, Yeovil, BA20 2HP
Vauxhall Howards, Lufton Way, Yeovil, BA22 8PT
Hundredstone Bus Shelter, Mudford Road, Yeovil, BA21 4NL
One Stop Shop, 2 -4 Runnymede Road, Yeovil, BA21 5RF
Yeovil Sports Club, Coronation Ave, Yeovil, BA21 3DY
Yeovil Sports Club – Outside Entrance Gate, Coronation Ave, Yeovil, BA21 3D
Premier Stores, 87 Greenwood Road, Yeovil, BA21 3LF
The Great Lyde, Pub, 1 Cavalier Way, Yeovil, BA21 5UA
Wyndham Park Community Garden, 15 Shackleton Road, Yeovil, BA21 5EU
Wyndham Park Community Hub, 80 Great Mead, Yeovil, BA21 5EG
The Arrow, The Forum, Yeovil BA21 3TL

To date, the Town Council is not aware of any of its emergency bleed kits being used. However, a report has recently been received that an emergency bleed kit was used from the lamppost at the junction of Central Road and Earle Street, Yeovil (BA20 1JW).

Potential YTC Locations

The Acorn, 8-10 Church Street, Yeovil, Somerset, BA20 1HE

Holy Trinity Scout Hall, Plantagenet Chase, Yeovil BA20 2PZ

Cow and Apple, Quedam Shopping Centre, 1a Vicarage Walk, Yeovil BA20 1EX

Pending Installations

Yeovil Cricket Club, Westbourne Close, Yeovil BA20 2DD

Property & Community Committee

2025/26							2026/27					
Original Budget	Budget Virement	Revised Budget	Month 1 - 12 spent 31/03/2026	(Over) / Under Spend	Earmarked Reserve Contribution	(Over) / Under after Earmarked Reserve	Budget Title	Original Budget	Month 1 - 4 spent 31/07/2026	Full Year estimated to 31/03/2027	Estimated (over) / under spend	Notes
£	£	£	£	£	£	£		£	£	£	£	
							EXPENDITURE					
							Director of P&C					
0	0	0	53,277	(53,277)		(53,277)	Salaries - Basic & NI	65,320	21,140	63,420	1,900	
0	0	0	11,458	(11,458)		(11,458)	Salaries - Pension	11,500	3,329	9,988	1,512	
							Property Management					
0	0	0	20,032	(20,032)		(20,032)	Salaries - Basic & NI	41,170	13,324	39,973	1,197	
0	0	0	3,957	(3,957)		(3,957)	Salaries - Pension	7,300	2,113	6,339	961	
							Community Wardens:					
66,530	0	66,530	28,267	38,263		38,263	Salaries - Basic & NI	98,770	31,727	95,181	3,589	Vacant post for part of the year
13,190	0	13,190	4,521	8,669		8,669	Salaries - Pension	17,580	5,055	15,166	2,414	
0	0	0	51	(51)		(51)	Other Staff Costs	0	0	0	0	
							Facility Officer:					
0	29,400	29,400	32,368	(2,968)		(2,968)	Salaries - Basic & NI	27,180	10,109	31,329	(4,149)	Under budgeted
0	5,850	5,850	6,582	(732)		(732)	Salaries - Pension	5,440	1,644	4,932	508	
0	0	0	763	(763)		(763)	Other Costs	0	47	47	(47)	
							YTC Van					
0	0	0	394	(394)		(394)	Fuel / EV charge	0	162	393	(393)	
0	8,000	8,000	0	8,000		8,000	Electric Van	12,000	0	12,000	0	
0	2,000	2,000	(84)	2,084		2,084	Repair & Maintenance	1,000	0	1,000	0	
0	0	0	2,827	(2,827)		(2,827)	Staff Training	3,000	740	3,000	0	
0	0	0	460	(460)		(460)	Advertising for Staff	0	0	0	0	
0	0	0	8,780	(8,780)		(8,780)	Health & Safety at Work	1,000	66	1,000	0	
0	100	100	347	(247)		(247)	Uniform / PPE	1,000	5	1,000	0	
0	2,190	2,190	1,336	854		854	Phones & Mobile	3,110	487	3,110	0	
0	0	0	0	0		0	Radio	11,000	0	11,000	0	
0	730	730	3,797	(3,067)		(3,067)	IT	4,910	1,187	4,910	0	
0	0	0	869	(869)		(869)	IT Hardware	0	0	0	0	
							Subscriptions					
0	0	0	16	(16)		(16)	Other Subscriptions	0	0	0	0	
1,000	0	1,000	2,473	(1,473)		(1,473)	YCRT	1,000	975	1,000	0	
0	0	0	3,954	(3,954)		(3,954)	Equipment, Tools & Material	0	348	348	(348)	
11,800	0	11,800	0	11,800	11,800	0	Holiday Playscheme contribution	11,800	3,835	11,800	0	Including a Purchase of a Gala Tent
570	0	570	511	59		59	Millennium Clock	570	0	570	0	
60,000	0	60,000	142	59,858	59,858	(0)	Building Project capital	60,000	0	60,000	0	
500	0	500	0	500		500	Public Noticeboards	500	0	500	0	
0	0	0	0	0		0	Bus Shelter	0	0	0	0	
9,000	0	9,000	1,182	7,818	7,818	0	Defibrillator & Bleed Kits	4,500	2,489	4,500	0	
500	0	500	0	500		500	Litter/Grit bins	500	0	500	0	
51,000	0	51,000	53,167	(2,167)		(2,167)	CCTV	53,170	53,170	53,170	0	
1,300	0	1,300	2,520	(1,220)		(1,220)	Speed Indicator Device Installations	1,300	0	1,300	0	
750	0	750	750	0		0	War memorials	750	0	750	0	Risk assessed and cleaned every 2 years. Budget to collect 1/2 each year and add to reserve to cover charge every 2 years *£750 technical adjustment
							Youth & Community					
4,000	0	4,000	969	969		969	Youth Council	2,000	0	2,000	0	
40,600	0	40,600	36,588	36,588		36,588	Youth Services - YMCA	40,600	693	40,600	0	
15,000	0	15,000	13,750	13,750		13,750	Youth Services - Youth Drop In	25,000	12,500	25,000	0	
							Goar Knap - Building					
0	200	200	0	200		200	Building	0	147	147	(147)	
0	0	0	3,256	(3,256)		(3,256)	Other Costs	0	1,725	1,725	(1,725)	Security Fencing replacing damage wall

0	750	750	206	544		544	Electricity	770	330	770	0	
0	1,460	1,460	0	1,460		1,460	Business Rates	1,820	0	1,820	0	
							Milford Hall:					
1,000	0	1,000	6,480	(5,480)		(5,480)	Repairs and Maintenance Buildings	1,030	588	1,030	0	
6,200	0	6,200	7,745	(1,545)		(1,545)	Milford Hall - Business Rates	6,390	7,514	7,514	(1,124)	
20,000	0	20,000	18,437	1,563		1,563	Electricity	20,600	2,690	13,450	7,150	
0	0	0	0	0		0	PV Panel installation	0	33,477	33,477	(33,477)	Funded from Carbon Management Fund
13,660	0	13,660	19,922	(6,262)		(6,262)	Milford Hall - Running Costs	14,070	6,360	14,070	0	
500	0	500	0	500		500	CCTV	500	83	500	0	
1,000	0	1,000	1,601	(601)		(601)	Milford Hall - Security	1,030	400	1,030	0	
11,170	0	11,170	12,174	(1,004)		(1,004)	Salaries - Basic & NI	12,540	4,058	12,174	366	
0	0	0	2,506	(2,506)		(2,506)	Salaries - Pension	2,320	671	2,012	308	
							Pen Mill					
0	0	0	0	0		0	Security & Alarm	0	1,532	1,532	(1,532)	
0	0	0	0	0		0	CCTV	0	1,660	1,660	(1,660)	
							Peter Street Public Toilets:					
1,000	0	1,000	1,645	(645)		(645)	Repairs & Maintenance	1,030	0	0	1,030	
8,590	0	8,590	10,263	(1,673)		(1,673)	Cleaning (inc toilet rolls)	8,850	2,579	2,579	6,271	
7,950	0	7,950	7,680	270		270	Security	1,000	0	1,000	0	
7,000	0	7,000	2,519	4,481		4,481	Other Running costs (electric/water)	7,210	88	525	6,685	Toilet Closed for public use, standing charges only
10,000	0	10,000	0	10,000	10,000	0	Refurbishment	0	0	0	0	
							Petters Way Public Toilets:					
1,000	0	1,000	5,201	(4,201)		(4,201)	Repairs & Maintenance	1,030	56	1,030	0	
7,000	0	7,000	98	6,902		6,902	Other Running costs (electric/water)	7,210	39	7,210	0	
7,950	0	7,950	7,680	270		270	Security	1,000	0	1,000	0	
8,590	0	8,590	11,091	(2,501)		(2,501)	Cleaning (inc toilet rolls)	8,850	3,276	8,850	0	
							Town House					
4,050	0	4,050	4,084	(34)		(34)	Salaries - Basic & NI (Cleaning)	4,210	1,361	4,084	126	
10,000	0	10,000	3,421	6,579		6,579	Repairs and Maintenance	5,000	501	5,000	0	
500	0	500	0	500		500	CCTV Reserve	500	0	500	0	
12,420	0	12,420	11,602	818		818	Business rates	12,420	13,342	13,342	(922)	
1,000	0	1,000	2,356	(1,356)		(1,356)	Security - Fire & Intruder	1,030	250	1,030	0	
3,000	0	3,000	2,835	165		165	Electricity	3,000	784	3,000	0	
2,000	0	2,000	2,730	(730)		(730)	Gas	2,000	369	2,000	0	
400	0	400	394	6		6	Water charges	400	17	400	0	
2,500	0	2,500	3,346	(846)		(846)	Other costs	2,580	2,210	2,580	0	
424,220	50,680	474,900	445,297	72,616	89,476	(16,860)	Total Expenditure	641,360	251,254	652,867	(11,507)	
							INCOME					
0	0	0	(3,000)	3,000		3,000	Defibrillator & Bleed Kits	0	0	0	0	
							Milford Hall					
(18,070)	0	(18,070)	(16,597)	(1,473)		(1,473)	Anchor Tenant	(18,070)	0	(18,070)	0	
(17,260)	0	(17,260)	(18,822)	1,562		1,562	Hall Bookings	(17,260)	(6,847)	(17,260)	0	
(35,330)	0	(35,330)	(38,419)	3,089	0	3,089	Total Income	(35,330)	(6,847)	(35,330)	0	
388,890	50,680	439,570	406,878	75,705	89,476	(13,771)	Net Expenditure	606,030	244,407	617,537	(11,507)	

Yeovil
Youth Clubs
July 2026
REPORT

YMCA BRUNEL GROUP YEOVIL YOUTH CLUBS

Report for Yeovil Town Council

Department: Youth and Community

Dated: April-June 2026

Team Leader: Rhi Cross

Director of Youth & Community: Mark Willcox



YMCA Brunel Group delivers universal Youth Work for young people 10-19 (25 years additional needs). Operating in 12 youth clubs, (including 4 young carers groups) project work across Mendip & South Somerset; Frome, Coleford, Glastonbury, Shepton Mallet, Street and Yeovil. We have worked with 1200+ young people over the past year.

YMCA Brunel Group is a charitable organisation providing a service and activities for young people and their communities.

We work with young people in a way that recognises that Youth work is effective because it is built on consistent, human relationship. Health and wellbeing are supported not only through activities, but through the steady presence of a trusted adult who shows up, notices, and remembers. Many young people are used to being watched but not truly seen; youth workers intentionally work to ensure each young person is recognised, known, and valued. When a young person is greeted by name, when something they shared is held onto, when genuine interest is shown in their everyday life, it communicates that they matter. Over time, these small and repeated moments build trust, creating a sense of safety, belonging and value that underpins emotional and mental health.

We Provide diversionary activities in a group setting that has a clear and positive impact. We give young people somewhere safe to be, something constructive to do, and the opportunity to be alongside others in a healthy way. Within these spaces, friendships form, social skills develop, and young people experience inclusion without pressure. The presence of youth workers within the group helps shape a culture of respect and care, where young people can settle, engage, and take part in a way that supports their wellbeing.

We work with local young people from a wide range of backgrounds. Some find school and education difficult; many are struggling with their mental health, particularly since COVID; others face challenges in relationships at home and in the community. Some carry far more than young shoulders should. Some are resilient, others feel overlooked or unsupported. It can be easy to assume that people succeed purely through their own effort, but much of what shapes a young person's life is outside of their control — opportunity, support, and circumstance all play a part. Many adults have had these in ways they may not always recognise. Youth work holds this in mind, keeping expectations both hopeful and realistic, and offering support that meets young people where they are. It is a privilege to see young people grow through difficult circumstances and to witness their underlying strength and goodness come through.

In this setting, youth workers make themselves available in a way that allows young people to approach them on their own terms. There is no threshold to cross, just a consistent and open presence. By allowing themselves to be reached, listening without judgement, and offering steady validation, youth workers create space for young people to speak honestly and be received well. This supports resilience, strengthens a young person's sense of self, and encourages healthier choices, because they know they are seen, known, and taken seriously.

Yeovil Youth Clubs Report by Rhi Cross

Report April-June 2026

Milford

46 individual young people registered and attend Milford youth club.

Average of 23 young people attend each session

Numbers of attendance over the quarter 162

Goldenstones

23 individual young people registered and attend Goldstones youth club.

Average of 12 young people attend each session

Numbers of attendance of the quarter 89

Total Numbers of individual young people worked with 69 young people

Numbers of attendance over the quarter 251

Milford

Milford has continued to attract reliably large attendance throughout the summer term, with a flow of young people also making use of the outside park during the warmer evenings. This has helped with overall management and a slightly calmer overall feel, appreciated by many with noise sensitivity. There has been a staff shortage for the majority of this term, but this has been managed well, by encouraging the aid of a small number of older YP's in general assisting. We have temporarily reduced some of the extra activities, but still ensured the sessions offer plenty to do, from our storage cupboard array of sports, craft and game supplies.

Young volunteers have continued to take ownership of the tuck shop, generally demonstrating responsibility, confidence, and pride in supporting reduced staff. Whilst this does need overseeing, it is proving to aid the general running and is something the YP look forward to taking part in. We will look at expanding business mindset and development from September, as several have seeds of interest here.

Interest from ages 15+ remain minimal, but there are a group that are familiar with the staff, and engage positively outside of the hall when seen. The congregations outside have reduced significantly, though this is likely due to the lighter evenings and warmer weather.

We continue to work on a welcoming presence, so the service is respected, but feels welcoming if the gatherings become a problem again later in the year.

Milford has continued to attract reliably large attendance throughout the summer term, with a flow of young people also making use of the outside park during the warmer evenings. This has helped with overall management and a slightly calmer overall feel, appreciated by many with noise sensitivity.

There has been a staff shortage for the majority of this term, but this has been managed well, by encouraging the aid of a small number of older YP's in general assisting. We have temporarily reduced some of the extra activities, but still ensured the sessions offer plenty to do, from our storage cupboard array of sports, craft and game supplies.

Young volunteers have continued to take ownership of the tuck shop, generally demonstrating responsibility, confidence, and pride in supporting reduced staff. Whilst this does need overseeing, it is proving to aid the general running and is something the YP look forward to taking part in. We will look at expanding business mindset and development from September, as several have seeds of interest here.

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Milford has small, but largely keen group of YP that thrive from participating in club duties including set up and tuck. Whilst we have good involvement with sport activities from the boys the majority of female YP use the space to relax and socialise. We do our best to do check ins amongst this, using the opportunity to form discussion, but logistics continue to be a challenge in this venue. This will hopefully be far easier in the Autumn term, with the current onboarding of relief staff.

Goldenstones

We now have a strong number of core members at our smaller Goldenstones venue, with at least 10 YP returning weekly, and settling in quickly on arrival. Several of the members who usually struggle to engage with their peers, have developed friendships within the club, and this has been incredibly rewarding to witness for the staff. Generally, the group has a younger overall feel to Milford's club, despite the similar ratios of ages. This may be due to the calmer environment and smaller numbers, but there is definitely an enhanced sense of 'light hearted play' and age-appropriate behaviour.

The members very much enjoy our supply of craft and games equipment, as well as the karaoke machine which has led to several entertaining dance and song performances!

Relationships with venue management has improved, as understanding and the settling of the provision has developed. There is a bit of a worry regarding storage, hoping the provided shared unit works for both the venue and the club. We would like to have more

tables and chairs available, but the unit does not allow for this safely at present. This may need to be reviewed in the Autumn term.

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YP at this club are always keen to talk, openly engaging in conversation with staff, as well as amongst themselves.

It remains a club that enjoys music, adding their requests to our playlist, as an ice breaker for new members.

Participation has not been a challenge in Goldenstones, and the outside space has allowed for a wider variety of activities; but as numbers grow, effects of weather and the smaller indoor space, could require extra planning for session long engagement.

Detached Youth Work (Yeovil)

Detached delivered until April then needed to Recruit Staff which has been difficult.

Youth club Team delivered Several Art projects and were involved in Yeovil Pride.

Taking 25 young people to Waking the Tiger and Za Za Bazaar on Monday 17th August

Issue-based themes been this quarter

Milford:

- Language and its effects on others, relating to...
- Respect- between themselves, staff, venue
- Litter

Goldenstones:

- Awareness of club opening hours, lots walk in early- parent drop early
- Awareness of our noise volume so as not to upset management.

Case Studies

Rob has very much grown in confidence over this term. He was very nervous to join the youth club, but with the encouragement of his social worker, has joined in on all the club has to offer. A has SEND requirements that have impacted ease of socialising and forming friendships, but is forming a key group that he looks forward to seeing each week at club. He is now also keen to assist in tuck shop, as he learns more about money, regarding adding, and how it can be used. We look forward to watching his growth in the new term, and will encourage parents of his new friends to exchange numbers for the summer!

Tony 18 initially met through detached outreach at Milford Park, has flourished in steady employment, after struggles through his education. Excluded from school and, not enrolled in college, he initially expressed that he would likely never gain employment. Other young person expressed their feelings on not wanting to engage with Tony due to violent behaviour/persona, but he is now often seen with a big smile, always friendly, and seems enthusiastic for life.

Whilst we know this is not directly down to the staff alone, he is always pleased to see us when we engage with the wider park, and has popped in to club briefly, being respectful of the club, given his older years and past stresses. Our talk on being open minded, forgiving of our struggles, and hopeful for future opportunities, hopefully helped to plant seeds of positivity, and shown him there are welcoming and understanding services in his community that he can access if he needs. Tony could have taken a very different path, and we genuinely hope he is very proud of himself. It is always a joy to see him.

Highs

- Lots of smiley faces awaiting us before opening time at both clubs!
- Confidence in social developmental skills.

- Growing interest in YP taking on supportive roles

Lows

Milford

- Littering in club
- At times, respect for staff has still been poor

Goldenstones

- We do have a few YP with ADHD that can absorb the space at times. This may be a challenge in winter due to reduced useable space; potentially overwhelming for other YP, potentially 'suppressing' for relating YP. At present this is manageable, but may mean we will need to regretfully postpone new sign-ups for the winter.

Priorities for next period

Milford

Encouraging support of YP in taking more ownership in club running, for the benefit of themselves, as well as quality of overall delivery. Working on manners, politeness- oracy skills!

Goldenstones

Introducing full group discussions and gathering, though at present, they are happy finding their way in the current set up.

Staffing Rhiannon Cross – Clubs Team Lead

Cortney Bolton – Youth Worker

Amy Francis-Chidgey – Youth worker

WE WOULD LIKE TO THANK YEOVIL TOWN COUNCIL FOR THEIR GENEROUS SUPPORT AND COMMITMENT IN SUPPORTING LOCAL YOUNG PEOPLE AND YMCA BRUNEL GROUP YEOVIL YOUTH CLUBS.

11/355 COMMUNITY WARDEN UPDATE

Report Author: Tim Cook – Director of Property & Community
E-mail: tim.cook@yeovil.gov.uk
Meeting: Property & Community Committee
Date: 8th September 2026

The Committee is **RECOMMENDED** to note the report.

Purpose of the report

To provide an update on the Warden service. A brief presentation will be given at the meeting.

Background

The Community Warden service started in October 2025 and has therefore been operating for 11 months. The service operates with three full-time team members who are directly managed by the Director of Property & Community. The service breaks down into three main distinct areas of work. All three wardens carry out tasks across the whole service and lead on one of the key areas of work.

Town Centre & Patrolling

Working on our own and with partners to increase the feeling of safety and reduce the fear of crime in the town centre and on YTC sites. Providing a presence to deter ASB and to encourage better behaviour to maintain and improve the reputation of the town.

Community

Working with colleagues and partners to support community activity and deliver events which promote and enhance community cohesion.

Environment

Working on our own and with partners to identify areas that are not being looked after as they should. To encourage and support community activity such as community litter picks etc. To take direct action and where necessary, report issues that are outside of YTC control to responsible agencies.

Staffing update

In August, one warden resigned from the role leaving the Environment lead role vacant. This area of work was the least defined and despite efforts to build the programme of work, slow progress has been made. After a review of the work

programme and role profile, the role was advertised and recruitment has taken place. An update will be given at the meeting.

Work programme highlights – A brief presentation will be given at the meeting.

11/356 CCTV – UPDATE AND SERVICE LEVEL AGREEMENT 2027 - 2030

Report Author: Tim Cook – Director of Property & Community

E-mail: tim.cook@yeovil.gov.uk

Meeting: Property & Community Committee

Date: 8th September 2026

The Committee is RECOMMENDED:

- 1) to note the report;
- 2) to comment on the statistics report provided by Somerset Council – Appendix A;
- 3) to consider the draft SLA for CCTV provision 2027 – 2030 and;
- 4) to recommend to the Executive that YTC agrees the terms of the SLA with Somerset Council for 2027- 2030 – Appendix B

Background

Somerset Council delivers the provision of CCTV for Yeovil. The service is subject to a Service Level Agreement which includes the maintenance of the system and the provision of 24hr monitoring of the 19 cameras in the town. 2026 is the last year of the current agreement and a new draft SLA has been produced in consultation with Town Council representatives.

Report

The quarterly monitoring report attached at appendix A presents the statistics for the period 01/04/26 to 04/08/26. Members are invited to comment on the report.

Proposed CCTV Service Level Agreement (SLA) with Somerset Council

The proposed SLA sets out the arrangements for Somerset Council to provide CCTV monitoring, management, maintenance and compliance services on behalf of Yeovil Town Council for a three-year period from 1 April 2027 to 31 March 2030, with a review and break clause after the first year.

Key Service Provisions

- Somerset Council will procure, operate, maintain and manage the CCTV system and associated Video Management System. Ownership of CCTV infrastructure remains with Somerset Council.

- CCTV footage will be recorded 24 hours a day, 365 days a year, with monitoring undertaken from the Somerset CCTV Control Room by licensed operators. Monitoring will be risk-based and prioritised according to operational demand and agreed local priorities.
- Monitoring times - In appendix one under point 19 the monitoring times based on the proposal to close between 4am and 8am on some days. This will remain under review.
- The service will operate in accordance with the Surveillance Camera Code of Practice, Data Protection Act 2018, UK GDPR and other relevant legislation.
- Recorded footage will normally be retained for approximately 31 days, with longer retention where required for investigations.

Performance and Reporting

Somerset Council will provide:

- Quarterly performance reports, including camera downtime, repairs, incidents, police referrals and CCTV usage statistics.
- An annual condition survey of all cameras and associated infrastructure.
- An annual financial summary of service costs and any reserves held on behalf of the client council.
- Complaints and enquiries will receive an initial response within 7 working days.
- Service Standards and Compensation

The SLA introduces a formal definition of a "Significant Impact" event, including:

- CCTV monitoring failures lasting more than 24 consecutive hours.
- Outages affecting more than 20% of cameras.
- Failure of cameras covering agreed priority locations.
- Monthly service availability falling below 99%.

Where a Significant Impact event is confirmed, Yeovil Town Council would be eligible for service credits against future invoices. Repeated 'Significant Impact' events may trigger a formal service review.

Termination and Review

The agreement will be reviewed annually.

Yeovil Town Council may terminate the agreement by providing 9 months' written notice.

Somerset Council must provide 12 months' written notice if it wishes to terminate the agreement.

Financial Implications

The proposed charge for 2027/28 is held at £2,798.52 per camera per annum for monitoring, management, maintenance, reporting and compliance activities. Yeovil Town Council currently pays for 19 cameras at a cost of £53,171.

- Charges in future years will be increased annually in line with the Retail Price Index (RPI). Somerset Council will let councils know whether they intend to trigger RPI by October 31st each year.

Any new camera installations, upgrades or system enhancements would be funded separately by Yeovil Town Council, subject to prior agreement.



Town Council- Yeovil

Source file: Incidents April-August 2026.csv

Reporting Period: From 01/04/2026 to 04/08/2026

Total Incidents

207

Police Attended

97

Police Informed

109

Evidence Uploaded

24

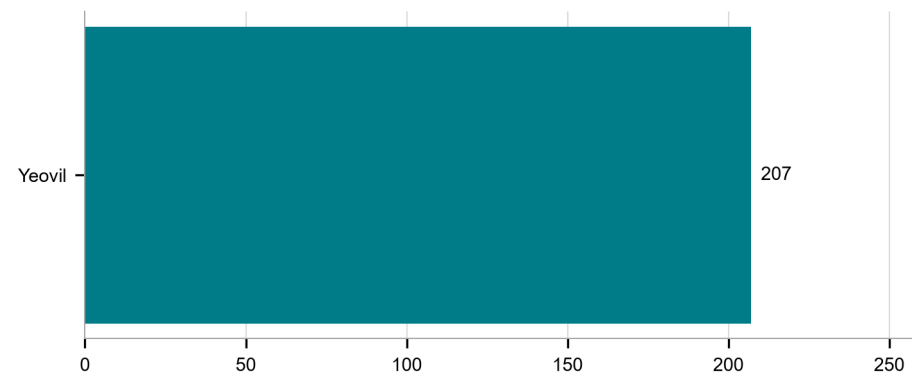
Arrests

31

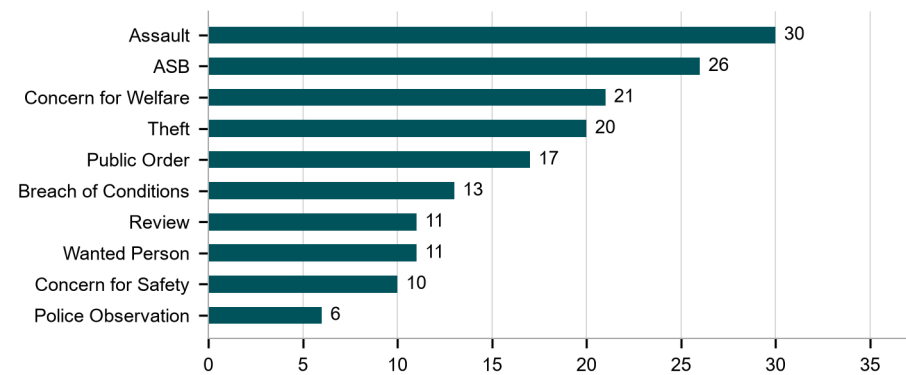
No further Action

30

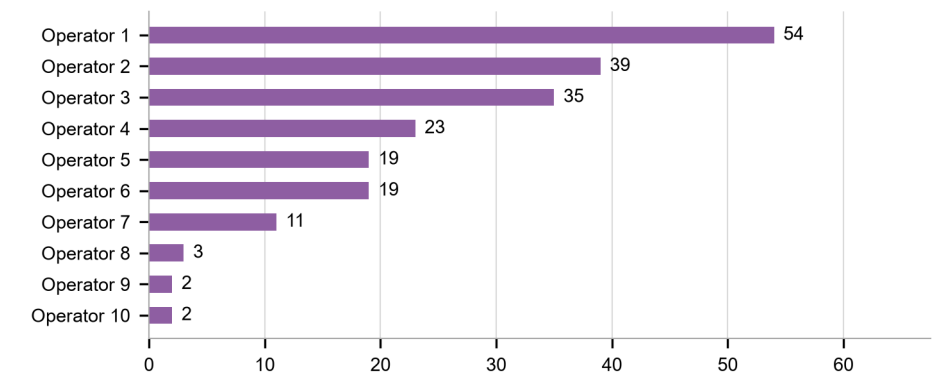
Town Council Area



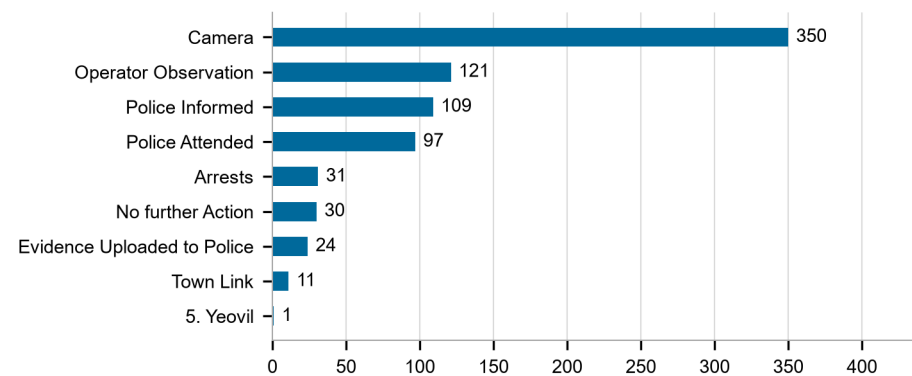
Category



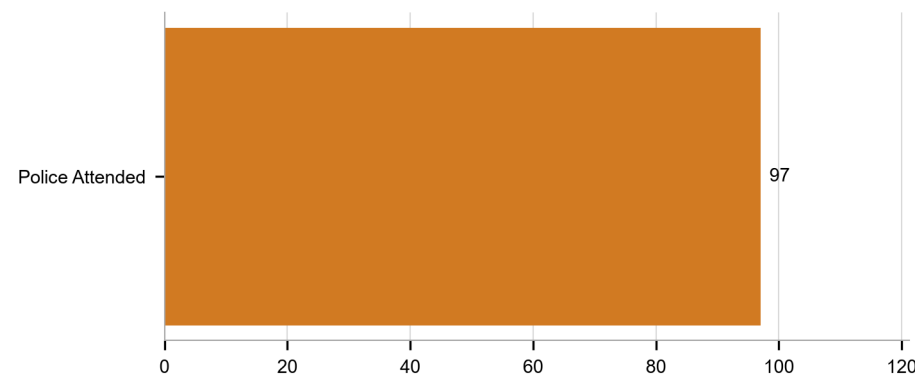
Operators



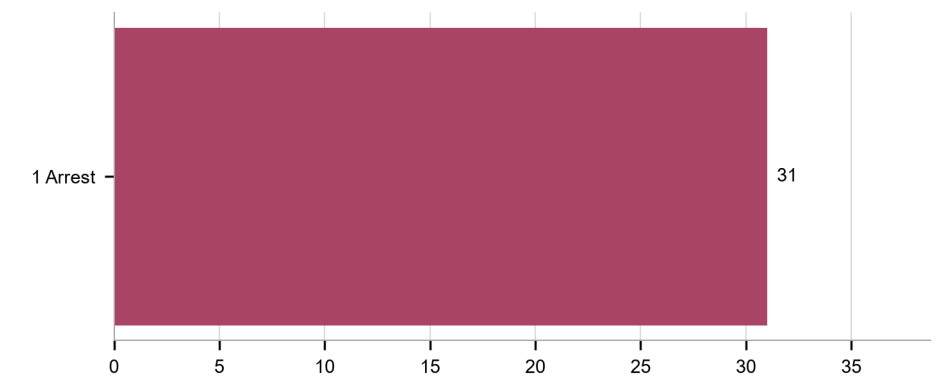
References



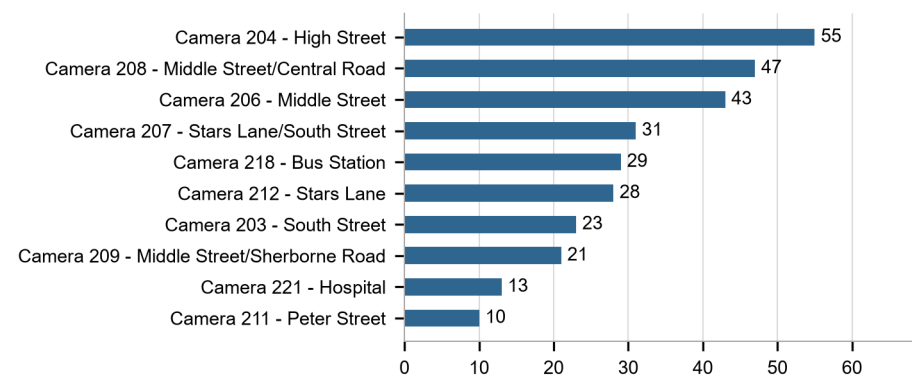
Police Attended



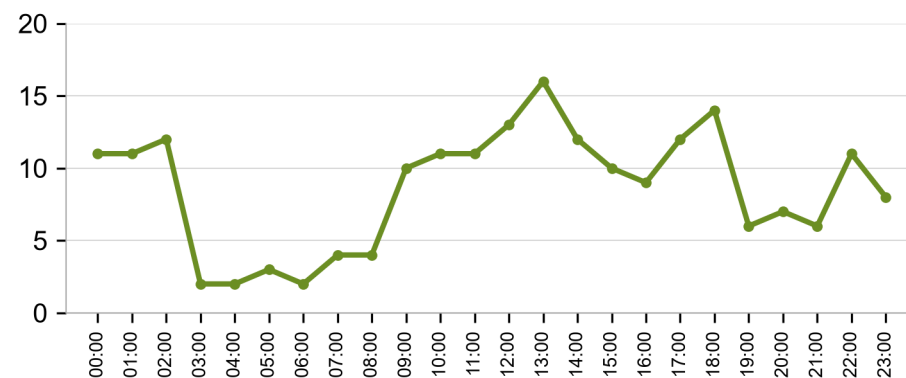
Arrests



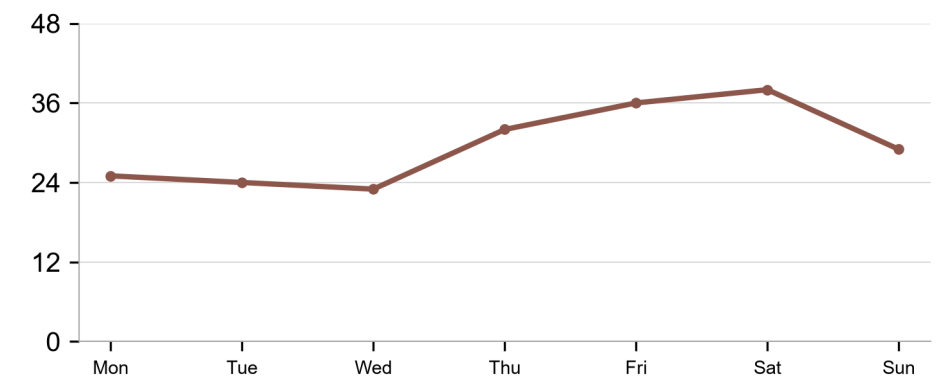
Top 10 Camera References



Incidents by Hour



Incidents by Day of Week



11/357 HEALTH & SAFETY – ACCIDENTS, INCIDENTS AND NEAR MISSES

Report Author: Tim Cook – Director of Property & Community

E-mail: tim.cook@yeovil.gov.uk

Meeting: Property & Community Committee

Date: 8th September 2026

The Committee is **RECOMMEND** to note the report;

Purpose of the report

To provide members with details of Accidents, Incidents & Near misses in line with the agreed Health & Safety policy.

Background

Members will recall that the new Health & Safety policy was agreed at the June meeting of the Executive. The policy sets out the monitoring arrangements for health & safety and specifically the reporting of accidents, incidents and near misses. These are reported to this committee on a quarterly basis. This will maintain the profile of Health and Safety and ensure that lessons learned result in changes to risk assessment and safe systems of work. The recording of all accidents and near misses is good practice and an essential tool in ensuring compliance with Health and Safety legislation, particularly the Health & Safety at work Act 1974.

Update

A new online reporting system has now been implemented which enables the instant reporting in a way that distinguishes between events that happen to visitors and customers on our sites, and those that happen directly to staff and volunteers. This report provides details of accidents and near misses recorded over the period between 17th March 26 and 29th July 26.

Monitoring – Reported accidents, incidents and near misses.

Categories reported fall under the following:

Accident - unplanned event that results in injury, ill health or damage to people or property

Incident - unplanned event that could have caused harm but didn't

Near Miss - unplanned event where no injury or damage occurred but where harm could have happened

Verbal Abuse - words or behaviours intended to intimidate, threaten or insult

Employee Health & Safety

A total of **17** YTC Employee or Volunteer events were reported between 17th March 26 and 29th July 26.

- 7 injuries to members of staff. These involved hip injuries, strains and cuts suffered during routine work activities, an injury to an eye from a stinging nettle which required attendance to A&E, an insect bite and a fall from an employee standing on a table which subsequently broke.
- 3 incidents to staff. These involved a dog off their lead, inappropriate behaviour to a member of staff, stress related migraine.
- 4 near misses relating to operational activities and a small fire started at the Ski Centre. The incident was reported to the police.
- 3 incidents of verbal abuse.
- First aid was administered in 3 cases and the Fire Service called for 1 case.
- No accidents reached threshold for RIDDOR

Also, between the dates of 17th March 26 and 29th July 26.

2 reports of damage to YTC property were received resulting in a stolen first aid kit and a report to the police regarding damage to a trailer.

11 accident & incidents were reported by members of the public visiting YTC facilities. These are considered by the service managers to identify any potential trends and improvements that may be implemented.

Actions – in consultation with H&S working group

Lone working – There is now a dedicated channel on existing radios supplied as part of YCRT system. No of radios required likely to increase going forward.

Currently investigating the use of People Safe mobile app/device with SOS capability linked to external call centre. This is to provide out of hours to a few roles where radio monitoring may not provide adequate cover.

Training - First Aid training for front line staff completed. Training around conflict management & dealing with difficult people has been delivered. A further course to be arranged.

E – Learning - Scoping of a new Learning Management System is taking place in order to provide essential training requirements for an organisation of YTC size.

Report Author: Tim Cook – Director of Property & Community
E-mail: tim.cook@yeovil.gov.uk
Meeting: Property & Community
Date: 8th September 2026

The Committee is **RECOMMENDED** to note the report.

Purpose of the report

To provide an update on work undertaken in response to requests for traffic management solutions and the process undertaken.

Background

Somerset Council has the responsibility for the provision of measures to manage parking and traffic management. In order to ensure that requests from residents are supported locally and would not disadvantage other residents, advice is given to consult with neighbours and liaise with the Town Council.

Update

Chilton Grove – Approach to Yeovil Recreation Ground

As a result of comprehensive local consultation undertaken by the Divisional Member, Cllr Woan, with some support from YTC officers, Somerset Council has agreed to pursue a Traffic Regulation Order to establish single yellow lines and restricted parking times on one side of the highway on Chilton Grove.

St Johns Road

In response to a request from a resident regarding issues that the residents are having in the cul-de-sac in St Johns Road in Yeovil. As a result of advice obtained via the Divisional Member, Cllr Lock, the resident undertook local consultation which has enabled the team at Somerset Council to pursue a Traffic Regulation Order to provide double yellow lines to help manage the parking and traffic management in the area.

The above examples have been useful in shaping the response to future requests. Advice and guidance can be provided to support residents to demonstrate the need and provide the evidence required to move solutions forward.

11/359 MOTION

Notice of Motion received from Cllr T Lock on Tuesday 26th August 2026: *Standing Order s9*

E-Scooter Safety and Enforcement

This Committee notes:

- Concerns raised by residents regarding the inappropriate use of privately owned e-scooters within Yeovil.
- Reports that e-scooters are being ridden in a manner that causes concern to pedestrians, including young children, older people and other vulnerable users of public spaces.
- The potential risk of serious injury if unsafe riding practices continue
- Concerns expressed by members of the public at a recent community question and answer session attended by the local Member of Parliament, the Police and Crime Commissioner and representatives from Avon and Somerset Police.
- The importance of ensuring public spaces remain safe, accessible and welcoming for all residents and visitors to Yeovil.

Proposal:

- That the Council recognises the concerns raised by residents regarding the misuse of privately owned e-scooters.
- That improving public safety within parks, open spaces, footpaths and other public areas remains a priority for the Council.
- That effective enforcement and public awareness are important in addressing concerns regarding the use of privately owned e-scooters.
- That the Council should work constructively with relevant partners, including Somerset Council, Avon and Somerset Police and local elected representatives, to seek improvements where appropriate.

Yeovil Town Council therefore resolves:

- To write to the Secretary of State for Transport outlining the concerns raised by residents regarding the misuse of privately owned e-scooters within Yeovil and the impact on public safety.
- To request information regarding the Government's current position on the regulation and enforcement of privately owned e-scooters and any proposed legislative changes.
- To send copies of the correspondence to the local Member of Parliament, the Police and Crime Commissioner, Avon and Somerset Police and the Leader of Somerset Council.
- To continue to engage with relevant partner organisations to raise awareness of the legal position relating to privately owned e-scooters and to support initiatives that improve public safety within Yeovil.

11/360 UPDATE ON ACTIONS AGREED – LOCAL MANAGEMENT OF THE TRIANGLE AND ASSOCIATED TOWN CENTRE ASSETS

Report Author: Amanda Card – Chief Executive / Town Clerk

E-mail: amanda.card@yeovil.gov.uk

Meeting: Property & Community Committee

Date: 8th September 2026

The Committee is **RECOMMENDED:**

(1) to note the report; and

(2) to note the progress being made by officers in evaluating the opportunities, costs and responsibilities associated with the potential transfer of management of the Triangle and associated assets

Purpose of Report

To provide Members with an update on progress regarding Resolution 11/348 of the Property & Community Committee held on 3rd August 2026 concerning the potential transfer of management responsibilities for the Triangle public space and associated cultural assets.

Background

At its meeting on 3rd August 2026, the Property & Community Committee resolved to formally progress discussions with Somerset Council regarding the transfer of management responsibility for the Triangle public space, water feature, digital screen, event booking and programming, and the Glovers Walk Meanwhile Use site. The Committee also requested that officers undertake an initial feasibility assessment covering governance arrangements, operational responsibilities, maintenance obligations, staffing requirements, legal considerations, financial implications and a review of anti-social behaviour and safety matters

Update

Officers have commenced an initial review of the information provided by Somerset Council regarding the Triangle and associated assets. The proposal identifies the Triangle as a significant public space within Yeovil town centre, designed to accommodate community activities through features including an amphitheatre-style public space, water feature, digital screen, stage area, power supplies and landscaped planting.

The information supplied by Somerset Council outlines a range of responsibilities that could potentially transfer to Yeovil Town Council, including management of the water feature, digital screen, event bookings and programming of the space. The proposal also identifies a number of operational and maintenance costs currently associated with these assets.

Officers have held initial discussions with Somerset Council and continue to review the information provided. Whilst discussions have been constructive, the initial review suggests that elements of the proposal may represent a transfer of maintenance and operational costs rather than solely the transfer of management responsibilities. As a result, officers are seeking further clarification regarding the extent of the obligations proposed, associated liabilities and any ongoing financial commitments that would fall to the Town Council.

Officers' view is that any future devolution arrangement should focus on enabling Yeovil Town Council to manage and coordinate the use of the space for the benefit of residents, visitors and the wider community. The Council's interest is in ensuring the successful management and activation of the Triangle and associated facilities, rather than simply assuming responsibility for existing maintenance costs.

Further work is being undertaken to understand the financial implications, resource requirements, governance arrangements, maintenance obligations, legal considerations and any anti-social behaviour and safety implications associated with any potential transfer. This assessment will help determine whether the proposed arrangements would provide value for money and align with the Council's objectives for supporting and enhancing the town centre.

Next Steps

Officers will continue discussions with Somerset Council and seek further information regarding operational arrangements, maintenance responsibilities, liabilities, budgets and governance arrangements. Once this work has been completed, a further report will be presented to the Committee setting out the opportunities, risks and implications associated with any proposed transfer of responsibilities.

11/361 **URGENT DECISION - WESTLANDS FLOOD PREVENTION MEASURES (FOR INFORMATION)**

Report Author: Tim Cook – Director of Property & Community

E-mail: tim.cook@yeovil.gov.uk

Meeting: Property & Community Committee

Date: 8th September 2026

The Committee is **RECOMMENDED** to note the report.

REPORT

Investigations were instructed by Somerset Council in November 2024 to determine the cause of flooding to the building and drainage issues at Westlands Entertainment Centre. The drains were surveyed and camera footage identified a collapsed drain directly underneath the conservatory / lounge area. The option of further investigation and repair through digging up the floor of the lounge was ruled out due to the impact to business.

In February 2025 Going Underground were approached to help identify a solution.

The recommended approach was to remove most of the water travelling under the building by rediverting the drain. A quote was obtained at the time but due to resource constraints, no further action was taken. The quote in February 2025 was £17,392.16.

Issues with drainage and external flooding have continued and worsened. During the extreme storms in 2025, water very nearly entered the building and as a result, the Director of Culture agreed to revisit the scheme.

A revised quote of £18,909.61 has been received from Going Underground. The quote was valid until the end of July with a small window of availability to deliver the scheme over the summer holidays ahead of the winter.

The Property & Projects Co-ordinator attempted to get further quotes for the work. Unfortunately, none of the other companies contacted supplied a quote for the work. Details of the procurement process weren't available at the time of the June meeting of Property & Community.

The Director of Property & Community requested a decision to be taken under Standing Orders, 4d(xiv) 'Urgent Business' in order to deliver the flood mitigation work ahead of the winter.

Consultation was undertaken in line with the agreed process, with majority agreement. One formal objection was received. Further details are available on request.

The works have now been completed.