



Winchburgh Niddry Castle Golf Club

Castle Road, Winchburgh, West Lothian EH52 6RQ

Tel: 01506 891097

Email: enquiry@niddrycastlegolfclub.co.uk

Website: www.niddrycastlegolfclub.co.uk

Minutes of the Council meeting of 09 April 2026

Treasurer's Report

Cash flows

	Month of March 2026	Year to February 2026	Forecast year to February 2027	Notes
	£	£'000s	£'000s	
Total cash income	£ 34,736	167	168	
of which				
Membership subscriptions	£ 24,779	81	85	1
Green fees	£ 4,168	47	47	2
Grants, Sponsors, Donations	£ 240	17	5	3
Tuition	£ 1,502	1	3	4
Catering	£ 2,664	19	24	5
Other income, including fund raising	£ 1,384	2	3	6
Total cash expenditure	£(11,414)	(166)	(170)	
of which				
Staff costs	£(5,121)	(66)	(70)	7
Course maintenance	£(964)	(36)	(37)	
Capital expenditure	-	(6)		
Loan repayments	£(697)	(11)	(8)	8
Rent	£(1,250)	(10)	(8)	9
Utilities	£(953)	(9)	(16)	10
Insurance	£(445)	(4)	(4)	
Scottish Golf affiliation fees	£(693)	(3)	(3)	
Accountants	-	(1)	(4)	11
Bank charges	£(118)	(3)	(4)	
Vending machines	£(741)	(3)	(2)	12
Other expenses	£(433)	(13)	(13)	13
Surplus / (deficit) for the period	£ 23,322	2	(3)	14
Period end cash	£ 29,727	6	4	14
Period end loans	£(30,770)	(32)	(23)	
Period end arrears	£(6,707)	(8)	0	
Equipment shed				
Grant	£ 40,835	42	41	
Expenditure	-	(2)	(41)	
Remaining	£ 40,835	41	0	

NB Totals may not add exactly due to rounding

Paying membership for 2026/27 up to 1 April 2026, the due date for subscriptions

(does not represent final or full membership numbers; the intention is to show the main income drivers)

	Prior year	Dec '25 - Mar '26		March 2026		April 2026 (to 01/04/26)		Total
	Full payment	Full payment	Start monthly	Full payment	Start monthly	Full payment	Start monthly	
Full (incl partners)	1	3	3	18	4	2	22	53
Senior (incl partners)	2	1		21	2	5	13	44
Weekday				1				1
Summer				1				1
Intermediate				2	1			3
	3	4	3	43	7	7	35	102
2025 paying members		12		40		6		

Prior to March, members will have paid, or signed up to pay, at prior year rates (eg the 15 for 12 offer)



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- 1 Those who have either paid or started to pay by 1 April account for only £55k income - more is expected as experience tells us that not all members pay promptly. The figure above assumes those members who have not yet paid will do so over 12
- 2 Green fees in 2025 were significantly higher than all previous years. Even with the increase in prices, this may be difficult to replicate in 2026.
- 3 The major change in annual grants is the reduction in anticipated grants to just the girl's golf. Other grants are hoped for but not certain enough to forecast.
- 4 Tuition income in March is in respect of six ladies and 13 juniors. Data to separate last year's equivalent, and hence the forecast, is not yet available.
- 5 Catering income in the month is inflated by a switch back to daily settlements of SumUp takings. That timing issue aside, it is as expected.
- 6 Fund raising income in March is principally the Premier 100. Expensives (prizes) for this come later in the year. In prior years, fund raising is included in other income.
- 7 Staff costs include a 17 year old assistant green keeper for 6 months and inflation-linked pay rises for the permanent staff
- 8 The Novuna loan was fully repaid in February. The remaining two loans run to 2029 and 2030 at current rates.
- 9 Hopetoun rent was paid in March, and Wood rent is due in April. Rent reviews and negotiations re 10 year leases are due shortly.
- 10 Forecast full year utilities bills include settlement of historic arrears to Engie
- 11 The year on year increase in accountancy fees relates to the transition from a club to a charity, with the obligation to have accounts examined and publicly filed
- 12 The vending machine lease runs until the end of 2025. A possible cost of returning the machines exists and is to be negotiated.
- 13 Full year other expenses include clubhouse maintenance, and costs associated with fund raising, tuition and prizes
- 14 While still provisional, the projected net surplus and cash position at February 2027 is not strong; no reserves are expected to be accumulated in the year, but are needed.

Commentary

Operating items

Current month

The club achieved a significant cash surplus in March primarily as a result of ~50 members paying annually. The number of members paying annual up until 1 April is broadly in line with last year, as is the number starting monthly instalment plans. Income forecasts will be revised next month when firmer figures are available.

Year to February 2027

While too early to forecast accurately the full year result, it is unlikely to be far from break even with a very modest cash balance at February 2027. Loans are expected to continue to be paid off steadily over their remaining terms until 2029 and the arrears accumulated primarily in 2022 will have been settled.

Capital items

There has been no expenditure in the month charged to the dedicated equipment shed grant.



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Other finance matters

Accounts to June 2025 and OSCR filings

The club's first set of charity accounts were signed off and filed with OSCR in March. They should shortly be in the club's website. Note that in those accounts the entire net assets of the (former) club are included in donations to the (new) charity, which creates the appearance of a significant surplus in the nine months covered. There was a modest underlying surplus for those nine months, which is consistent with break even for the full 12 months (most months run small cash deficits).

Bank Accounts

All new charity accounts are now operational and the transition of both income and expenditure of non-catering transactions underway. This is expected to be substantially complete by end April.

In the near future it may become necessary to migrate the catering income stream to a new bank account, which will enable the closure of the last of the non-charity accounts.

Separate Sum Up accounts have been established to manage separately the charity and the catering operations.

Catering

In principle the catering company is operational, but confirmation is required that its registered address has been corrected, its ownership transferred to the charity and director appointments made. From April, it is hoped that fully separate reporting will be both possible and meaningful.

Engie arrears

The club reached agreement with Engie to settle its arrears now that the meter readings have been established as accurate and actual readings provided.

Business plan

It would be advantageous from several perspectives, including negotiation of new 10 year leases, for the club to refresh its medium term business plan covering all operations, membership and finance. This would need to include agreed monitoring against agreed success criteria. The Council is asked to consider whether it will be able to support such a plan.

Please note that I am unable to add information to earlier reports and thus please accept that I am minuting the pre meeting information here.

Present: McAnulty, J Pritchard, C Lilley, G Lilley, P Barclay, J Jones, N Sammels, E Connolly

Apologies: L White, M Binnie

The minutes of the last meeting were accepted as a true and accurate record.

Prop MM, Sec JJ



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Finance Continued:

Fuel and fertiliser costs were going up and would adversely impact on the budget-forecast, which would also be updated for membership income when there is more confidence in the completeness of renewals.

A pay agreement has been reached with Michael and Ron for the coming year.

JJ asked how many members had resigned and the sum was 5 though this may rise.

Currently 35 full, adult members have not paid their subs but it was expected that most would do so in the coming week.

There is an ongoing need to boost membership and also it was noted that amounts shown for each month would be lower due to the move from 10 payments to 12. Also, the cash available to the club at its weakest point, February, would be lower for this reason – some would not be due until later.

MM informed the council that he had taken a half page advert for £75 in the Gala Day magazine and it was hoped that it would attract members. The invitational day last year was not a success and PB had taken a stall at the Farmer's market and may sell some surplus clubs and also advertise the club. He and JJ would produce a flyer.

GL suggested we offer to new members a deduction from their first year's membership fees the cost of 2 rounds-for which they had paid visitor green fees shortly before joining-to potential members and if they joined the sum would be taken from the fees. This was accepted.

EC raised a meeting with an individual who had been on the staff at Barrats Homes and she had given a list of Directors of the building firms to approach for sponsorship and also to add a club flyer to the pack. EC suggested a 50 % reduction for new house holders but this was rejected after extensive discussion and the 2 rounds offer would be substituted. On the production of the flyer EC will write to the named individuals. A hard copy and electronic pack would be created.

GL pointed out that the OSCR accounts display a large surplus for the charity's first reporting period to June 2025. but this was This surplus is due to the accounting value of the all the club's assets, primarily the club house and machinery, which had been deemed to have been would be donated to the charity by the club on the day the charity was created. and consequently it is was a paper surplus and would not recur.

The bank accounts are now sorted and the final DD signed. [A new catering account excepted] All income is expected to be flowing into the right new accounts in the next month; the largest income streams started flowing to the right account in March.

The business plane needs to be moved on to become a working document. EC will distribute t_o all the council and members are asked to come back with views either by email or at then next meeting. CL offered to coordinate comments as she has expertise in this area.

JP pointed out that we need to plan for his replacement as this was his last season in his current role.

Discussion took place on sponsorship and it was accepted that as the letters had already gone out the rates would be unchanged for the 2026 season.

Captains Report and Membership.



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Several items have been raised under finance relevant to membership

The Club Captain got the new season underway by raising the flag. Our Lady Captain then struck the first ball of the new season.

The opening day Mixed Texas Scramble saw a respectable turnout. A shotgun start saw 7 teams take to the course in cloudy conditions before the weather turned for the better. Afterwards, free food and drink was provided in the clubhouse. The winners received a token prize and everyone receiving a small memento of the occasion.

Membership has remained static, with new members roughly balancing the departures.

Thanks to the volunteers who worked hard to repair the road again and reconstructed the fence between the entrance road and the second green.

The Quiz night was successful, raising about £500 for the club. Thank you to Janet McAnulty who raised £338 as part of the total.

Ladies Report: Nil Report

Clubhouse

A new menu offering greater choice has been agreed and it will be published soon. Due to rising prices some small increase in the cost of some items will be made but we will still offer excellent value.

Thanks to Paul Barclay, Charles and Graham Lilley for removing some of the old golf clubs from the attic and tidying it up and other items will soon be removed.

The new catering business is developing and thanks are due to Malcolm Binnie and Mile McAnulty for agreeing to become directors and the administration for this is ongoing. A separate bank account has also been opened for the catering.

Greens Report

The start of March brought forth the preparations for the start of the season at the end of the month. We had a mixed start of the weather with still some frost in the mornings with it dissipating in the afternoon and some rain.

We managed to get the sleeves for the permanent distance markers dug in on these days when we couldn't get other machines out on the course. Once the frost lifted we started preparing the fairways, redefining the lines along the edges of the fairways shaping them to follow the tree lines and give a more pleasing view down the holes, we have also shortened the carry rough on some holes with plans to do the same to some other holes where we feel that it's too much for some members to reach the fairways and this should make the course more enjoyable and less frustrating.

We have also micro-cored the greens and verticut to remove some issues near the surfaces of the greens. We wanted to top-dress and seed but the weather hadn't been cooperative with this plan, with the temperatures still fluctuating around freezing and this wouldn't allow the germination of the seed.



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The greens mower and Tees mower were taken away to be serviced and some minor repairs such as some new tyres and a new battery for one of them, while the mechanic has advised that more repairs could be done, they were not financially viable to be done.

The start of our fertiliser program has been applied and we have already seen a great improvement of the conditions of the greens, with the colour returning nicely and the lesser growth patches are starting to infill, once we are able to seed we should see these areas fill with new grass, we are putting new grass species in this year that are more drought tolerant which will improve our ability to get through our driest months with minimal scorching around certain areas of the greens.

JJ and Judy Miller had offered to assist with any small jobs around the club and it was hoped that they could do some work around the clubhouse as others had done before.

Seniors Report

A healthy turnout over the winter months for the Auld Duffers with Keith McKechnie being the overall winner having played in every competition! This season's LGA Seniors league looks very promising with new low handicappers eligible for the team.

Social Report.

Thanks to Malcolm for an excellent quiz night and all those who supported it.

The next event in the diary will be a Bingo and Balti night on Saturday 02 May at a cost of £20 including food and all games of Bingo.

A whisky evening has been tentatively arranged for Sat 19th September.

Suggestions for further events are welcome and no alternative presenter for the Medium evening has yet been found.

It was confirmed that the Chip and Sip evening would occur in August.

Junior & Community Report

April 2026

Junior

Memberships continue to be renewed as the season approaches.

Junior coaching will finish on Sunday, 27th September. The Girls Stage 1 & 2 will finish on September 28th or 29th.



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A meeting was held on Thursday, 26th with JP, MM, GL and PL. The issue of freeing up tee times was resolved satisfactorily on both sides.

Golf Sixes

Turnhouse has joined our Linlithgowshire League this year making it a round 6 again. First fixture at West Lothian on Sunday, May 24th.

Girls

A Funding application has been made for the Girls, which for this year is in 3 stages.

Get Confident in the Basics No 9

Get Confident Women's course started on Monday, March 30th with 6 golfers braving a biting wind. The first session will be on Monday, March 30th at 5pm.

Get into Summer JP states that it is not his intention to apply for funding for the Get into Summer program.

Schools

Deans Primary school, (class P6/P7) and Bridgend Primary school (P4-7) have now had their first 3 Unleash your Drive lessons and are now on their Easter break. Negotiations are now under way with Harrysmuir Primary school in Ladywell, Livingston. A school that JP knows well. Holy Family school will start after the break and JP will be seeking assistance with sessions here due to the P4 class size of 32 pupils.

Community

JP was not successful in his attempt to win the Spirit of Golf Volunteering Award at the Scottish Golf Awards held at the Radisson Blu Hotel in Glasgow on Friday, March 27th.

JP will still be taking part in the Edinburgh Half Marathon, and he hopes by the time of the meeting to have a Just Giving page in place for sponsorship. MM will attempt to sort out the just giving page.

I delivered sessions on how to coach Unleash your Drive to Sports further education students at West Lothian College on March 12th.

JP reported on a meeting of 26th March regarding tee times and coaching and these had been freed up and resolved satisfactorily. Coaching occurred on 5 evenings per week and some members were now booking.

JP also reiterated that he would be standing down in September and encouraged the club to plan for the future and also added that he would be resigning as a Trustee at the same time.

AOCB



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- 1- EC raised the idea of a new members evening when members could meet the council, enjoy Tea or Coffee and play a few holes. This was accepted and Tuesday /Thursday evenings were adopted. MM to advertise on BRS and also to former members and visitors. Those present would indicate availability over the 6 weeks that the evenings would run.
- 2- JJ asked for a reminder about the mixed outing as there were still spaces available.

The next meeting will be on Thursday 14th May

E Connolly Hon Sec