

Minutes of the Club Council Meeting

Monday 26th January 2026 at 18.00 in the Blencathra Room

	Present: Les Balmer (Chair) (LB), Club Captain Mike Davidson, Ladies Captain Pat Varty (PV), Club Manager Tim Dykes (TD), Gavin Oliver (GO), Derek Furness (DF), Kelvin Dixon (KD), Joan Armstrong (JA), Lesley Dobinson (LD)	ACTION
1.	<p><u>Apologies</u> Richard Hellon (RH), Steve Ingram (SI) Chris Malpas (President) (CM), Stephen Johnson (SJ), Chris Rebanks (CR),</p> <p><u>Welcome to new Council Members.</u> LB welcomed Lesley Dobinson to her first Council meeting.</p>	
	<p><u>Minutes of Previous Meeting</u> The minutes were circulated to all attendees of the Council meetings held on 15th December were agreed as a true records of the meetings and sent for publication Tuesday 23rd December 2025.</p>	
2.	<p><u>Matters arising from the November meeting</u></p> <p>2.2.2.14.3 Future use of the flat. LB reported that as yet we have not identified anyone who may be interested in occupying the flat – Ongoing.</p> <p>2.2.2.14.4 Update on the possible installation of a webcam along with an update of our CCTV system – Refer to Finance Section below – Closed.</p> <p>2.2.9.4 Information made available to members on some basic rules of golf – Refer to Golf Section below – Closed.</p> <p>2.2.10.1a Quote for the gas fired back-up boiler for the biomass or investigate repairing the current one – LB reported that we had identified that the existing boiler can be repaired and we were now just waiting for the engineer to visit the club and fit the replacement parts which he has sourced on our behalf – Closed.</p> <p>2.2.10.1b Biomass service engineer recalled – TD confirmed that this had been done and that the biomass boiler is now working properly – Closed.</p> <p>2.5.1 Fire drill undertaken in the Clubhouse - TD reported that the fire drill had been undertaken – Closed.</p> <p>2.6.4 Feedback from the subcommittee regarding a balance membership and visitor tee times. - LB reported that the analysis of the relationship between member & visitor tee times still needed to be done, but that it wasn't a priority at the moment, but would be completed when time permits – Ongoing.</p> <p>2.6.8 Feedback from the Ladies Committee regarding entry fees for the Ladies Opens. – See Correspondence Section below – Closed.</p> <p>2.7.3 Update on the introduction of EPoS cards. TD reported that the BRS App was now being used as a form of members EPoS card, and that JWCL had confirmed that some members were already using the App for bar & catering purchases. TD confirmed that he had sent an email to the membership explaining how the system works – Closed.</p>	RH/TD TD/SJ/ LB/DF

	<p>3.3 Letter received from a member with suggestions in relation to the tees and bunkers. – See Correspondence Section below – Closed.</p> <p>7.1 Quotes to install roller shutters to improve security – This was discussed at the January Finance meeting and it was decided that any decision to install security shutters on the entrance door to the clubhouse should be postponed. However, after further discussion at this meeting it was agreed that we should continue to explore the cost of fitting a security shutter to the external cellar door which had been subject to an attempted break-in.</p> <p>7.2 Update on soundproofing solutions between the function room and the bar area – There has been no further progress on the soundproofing of the dining room – Ongoing.</p> <p>7.3 Selection of photos for the website – TD reported that this was in hand and would be completed when the weather improved – Closed.</p> <p>14.1 Update on United Utilities work on the sewer that runs across the practice area and down Green Lane – TD confirmed that this was in hand but that further progress cannot be made until we install a new grease trap to meet current environmental discharge standards - Ongoing.</p> <p><u>Matters arising from the December meeting.</u></p> <p>5.1 Chris Rebanks and Lesley Dobinson to be contacted to see if they would be willing to be co-opted to the Council for a period of one year – As previously notified to the Council members by email, LB confirmed that both Chris and Lesley had agreed to join the Council as co-opted members – Closed.</p> <p>5.3 Update on the members of the Course Committee. GO reported that he was pleased to say that Ruth Coleby had agreed to be co-opted to the Course Committee – Closed.</p> <p>6.1 Possible sale of some of our surplus land – See Strategy Section below - Closed.</p> <p>6.2a Edwin Thompson contacted to confirm appointment – See Strategy Section below – Closed.</p> <p>6.2b Possible Developers to be contacted with an update – See strategy Section below – Closed.</p> <p>6.3 Advise from other golf clubs who have sold land in the past – See Strategy Section below – Closed.</p> <p>7.2 Carol Slinger asked to continue as Minute secretary to the Council – LB confirmed that he was pleased to be able to report that Carol had kindly agreed to continue as our Minute Secretary – Closed.</p> <p>7.4 Update on the progress of the refurbishment of the Snooker Room – See Finance & House Sections below – Closed.</p>	<p>RH</p> <p>RH</p> <p>TD</p> <p>TD</p>
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	7.5 Issues regarding Sunday lunches being served in the 1890 Lounge were brought to the attention of the House Committee – See House Section below - Closed.	
3.	<p><u>Correspondence</u></p> <ol style="list-style-type: none"> 1. A letter has been received from a member who was not happy with the reply received from Richard Hellon the House Chair in relation to an earlier item of correspondence. LB confirmed that he and TD had met with the member on two occasions in an attempt to resolve the issue, and he also confirmed that RH has since written to the member with a further response to the earlier questions, and he has also offered to meet the member in person. 2. A letter has been received from a member opposing the proposal from the Golf Committee to change the format of the Lonsdale Trophy to multi tee event in order to see if such a move would increase membership participation in Sunday competitions. The member concerned also included a list of other members who had expressed opposition to the proposal. A lengthy discussion took place and whilst there was opposition to the change, the general consensus of the meeting was that we should continue to support the proposal made by the Golf Committee, but it was emphasised that the change in format would be on a trial basis only for 2026, and any permanent change would need to be referred back to the Council for consideration, with the eventual decision being taken with the benefit of the actual data from membership participation in the 2026 Lonsdale Trophy. DF also re-iterated that multi tee competitions also meet recommendations from England Golf who encourage clubs to consider multi tee competitions and they say that "The WHS system provides golfers with a unified and more inclusive handicapping system for the first time". " The WHS facilitates play between golfers of any age, as players can compete for the same prize in a competition playing from any rated set of tees". It was agreed that LB would respond to the member on the Council's behalf. 3. As reported in the minutes of the Council Meeting of 24th November, a letter was received from a member with some suggestions in relation to tees and bunkers, but a decision regarding the letter was postponed because the member had sadly passed away shortly after sending the letter. The suggestions made by the member were that the council should consider installing "broken tee caddy's" on each tee where players could place their broken tee pegs, and in relation to bunkers the member referred to the previously suggested idea of members adopting a bunker, but went on to ask if bunkers could be raked more frequently by the greenkeepers. After a discussion it was agreed to investigate the cost and installation of "Tee Caddy's", but in the case of bunkers there were no proposals to change the current raking regime. 4. A letter has been received from the Ladies' Section expressing concern at the Council's decision to increase the entry cost of both male and female open competitions to £25. PV said that following receipt of the letter LB/SJ/TD had met with representatives of the Ladies' Section, and LB had agreed to refer this matter back to the Council for further consideration. LB said that the matter was discussed at the January meeting of the Finance Committee and their conclusion was that the proposal to "equalise" open competition entry fees should stand, and following a discussion at this meeting the Council agreed that the entry fees should be equalised. Discussions also took place regarding ways to improve 	<p>LB</p> <p>TD/GO</p>

	<p>future participation in ladies' open events, and PV/LD will take this back to the Ladies' Committee for consideration.</p> <p>5. A letter has been received from a member in which he asks that if in the event that the membership agree to the eventual sale of some land for housing development are the Council intending to allow a "Break Clause" in the current subscription terms which would allow members opposed to the sale to withdraw from membership part way through a subscription year, as in his opinion the sale of land would represent a material change to the assets and future operation of the club and that this would be a fundamental variation of the basis on which membership is offered and accepted. The Council discussed the points raised by the member and concluded that they would not be approving any membership break clause, in the Council's opinion any sale of land would not materially change the operation of the club, and in fact the general consensus of the meeting was that the funds generated from a sale of land would be used to greatly improve the facilities of the club. LB will respond to the member.</p> <p>6. A letter has been received by TD from a member in which he questions if the club allows the use of buggies by players with medical needs even when our greenkeepers have imposed a "buggy ban" due to wet ground conditions, as he feels that such a ban is discriminatory towards players with a medical issue. Following a discussion the Council concluded that the greenkeeping staff should continue to be allowed discretion in relation to when buggy or trolley bans are put in place on the course, such bans are on health and safety grounds and based on course conditions. LB will respond to the member.</p>	PV/LD LB LB												
4.	<p><u>Suggestions Box</u></p> <p>No suggestions have been received.</p>													
5.	<p><u>Health and Safety</u></p> <p>No incidents have been reported.</p> <p>The front cover on the snooker light timer was found to be loose and could be removed by the user potentially exposing the user to live parts. A new meter has been purchased and fitted as part of the refurbishment project and the old one disposed of.</p> <p>Greenkeepers have completed online Manual Handling, Ladders and Stepladders, Fire Safety Awareness, Fire Extinguisher Use & COSHH for employees training.</p> <p>Current First Aid training for staff expires in three months and will need to be completed.</p>													
6.	<p><u>Finance</u></p> <p>1.</p> <table border="1"> <thead> <tr> <th>Bank balances as of 12th January 2026</th><th>Compared to previous year:</th></tr> </thead> <tbody> <tr> <td>PGC: £131,957.22*</td><td>PGC: £51,845.33</td></tr> <tr> <td>Reserve Accounts 35 Day A/C £ 13,014.60 95 Day A/C £ 54,749.87 Instant access deposit A/C £20,109.88</td><td>Reserve Accounts 35 Day A/C £51,847.03 95 Day A/C £52,241.85 Instant access deposit A/C £636.89</td></tr> <tr> <td>PGC Ltd: £39,583.39</td><td>PGC Ltd: £26,554.99</td></tr> <tr> <td>Cumberland BS £125,384.74</td><td>Cumberland BS £121,709.71</td></tr> <tr> <td>Total: £384,799.70</td><td>Total: £ 304,835.80</td></tr> </tbody> </table>	Bank balances as of 12th January 2026	Compared to previous year:	PGC: £131,957.22*	PGC: £51,845.33	Reserve Accounts 35 Day A/C £ 13,014.60 95 Day A/C £ 54,749.87 Instant access deposit A/C £20,109.88	Reserve Accounts 35 Day A/C £51,847.03 95 Day A/C £52,241.85 Instant access deposit A/C £636.89	PGC Ltd: £39,583.39	PGC Ltd: £26,554.99	Cumberland BS £125,384.74	Cumberland BS £121,709.71	Total: £384,799.70	Total: £ 304,835.80	
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	<p>*This figure includes £56,818.43 transferred in from a high interest deposit account in PGC Ltd, which is going towards paying the invoice (£73.6k) for the drainage work recently carried out on the course.</p> <p>2. Solar Panels: The club's insurers have asked that we have the solar panels inspected and cleaned, the first quote we received was in the region of £1.5k. However, we subsequently sourced a local contractor who will carry out the work for approximately £350.</p> <p>3. Drainage Works: The invoice for the drainage works on the 2nd, 17th & 18th fairways has been received, at £73,600 which is some £3.5k below the quoted price. The reason for the invoice being lower than the quote is that the contractors need to return to carry out snagging works, however, if our team carry out this work, we will save this cost.</p> <p>4. Snooker Room Refurbishment: The Snooker Room & Locker Room refurbishment is progressing well, but the cost is going to come in slightly higher than expected, at £3.5k due to unforeseen costs, an example of which being the purchase of a new light timer as mentioned in the H & S section above.</p> <p>5. CCTV Update: Two quotes have been secured for the upgrading/expanding of the CCTV system, and LB explained that part of the upgrading will include extra cameras within the clubhouse as required by our premises licence. In SJ's absence LB asked for the Council's approval to upgrade and expand the CCTV system at a cost of £5,379, this was seconded by GO and when put to a vote approval was unanimous. It was further agreed to explore the possibility of installing a "weather cam" on the front of the clubhouse as part of the CCTV upgrade.</p> <p>6. Grease Trap: The club is required to fit a better grease trap in order that we meet our environmental discharge obligations and the cost of a suitable new unit will be £3,170 including VAT. It was originally thought that the new unit could be installed "in-house" by our greenkeeping staff, but the manufacturers recommend that a specialist contractor installs the equipment. TD/LB reported that two quotations had been received for the installation, the lowest cost of which was £4,380 including VAT, making the overall cost £7,550. LB asked for the Council's approval to install the new grease trap at an overall cost of £7,550, this proposal was seconded by PV, and when put to a vote approval was unanimously.</p> <p>7. Annual Staff Pay Review: The staff annual pay review is due to take effect from 1st January, and the Finance committee recommend an annual pay increase of 3.5% for all club staff. In SJ's absence LB proposed that a 3.5% pay increase be awarded to all staff, this was seconded by MD and when put to a vote approval was unanimous.</p>	<p>TD/RH</p> <p>TD</p> <p>SJ</p>
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	<p>8. Driving Range Balls</p> <p>At the Finance Committee meeting CM suggested that the cost of a basket of range balls is far too cheap, and it was agreed that he would investigate the cost of purchasing a new coin unit for the ball dispenser.</p>	CM
7.	<p><u>House</u></p> <p>1. Changes to Committee</p> <p>A number of changes have been made to the House Committee, with co-opted members Sue Nicholson and Steven Dudson having stood down, but Steven has agreed to continue to provide specialist advise and help where required.</p> <p>Helen Tallentire has joined the committee as a co-opted member.</p> <p>2. Discussions with JWCL</p> <p>The House Committee have met with JWCL in an attempt to improve clubhouse services in 2026, and during that meeting various aspects were discussed including the level of clubhouse footfall, food and beverage pricing, staffing costs and opening hours etc.</p> <p>During the meeting it was agreed that opening times need to be extended in the summer months and that whatever we do in the coming months to fill the periods of low footfall will be vital in making this a reality. JWCL want to be open longer but cannot sustain the long periods between the daytime and evening golfers using the clubhouse that we currently see.</p> <p>It was agreed that in an attempt to improve the arrangement for both PGC and its members and JWCL then a number of initiatives would be explored. It was also agreed that in 2026 RH will hold regular monthly meetings with TD & Sarah Bell (SB) from JWCL to discuss the implementation of these initiatives.</p> <p>At the meeting Chris Curry shared his notes from a previous meeting where ways to improve sales and footfall had been discussed, many of which had not been implemented. This list will be shared with TD and SB at the next meeting.</p> <p>Many ideas were put forward, and JWCL will take those away for discussion with colleagues, and it was concluded that 2025 had been a year of learning but in 2026 we need to take on what we have learned and make the partnership work for JWCL, PGC and our members alike.</p> <p>3. 1890 Lounge</p> <p>The subject of how best to use the 1890 lounge on Sundays has been discussed with SB and we have agreed that the tables will not be taken out of the lounge for diners so that it is available to be used as a bar on Sundays. This may require the purchase of more small round tables for the dining room.</p> <p>Depending upon numbers, diners will be seated in either the Bistro area of the lounge or the function room and will only be seated in the 1890 lounge if they express a specific wish to eat in there. This will only apply to Sundays as the area is often used for dining on other days without issue.</p> <p>If the bar is not used by golfers on Sundays, this arrangement will cease and we will make the best use of the space we have at our disposal.</p> <p>4. Social Membership</p> <p>The House Committee agreed that we should now target the residents of all housing within walking distance of PGC via a leaflet drop and we will establish the cost of printing 500 and 1000 leaflets.</p>	RH

	<p>Story Homes have also offered to promote social membership through home sales on their new "Fairways" development.</p> <p>5. Renovation Projects</p> <p>The Snooker Room refurbishment is now complete other than the ceiling and skirting boards which are still to paint. The snooker players have asked to have cue racks which mount flat to the wall, and we feel that the large wooden cue rack can be renovated and sold as it takes up too much space.</p> <p>The Men's Locker room ceiling and function room toilets are still to paint, but two volunteers have stepped forward to help.</p> <p>6. Charity/Corporate Golf Days</p> <p>RH/TD/SB have worked together to draw up an agreement document which would be used to clearly define boundaries and manage the golf, catering and general venue hire to corporate and charity golf days, and this document is now ready to be put into use. The Council have been provided with a copy of the document and in RH's absence JA proposed that the agreement be approved, this was seconded by LB and when put to a vote it received unanimous approval.</p>	RH
8.	<p>Course</p> <p>1. Tree Works</p> <p>GO reported that the work around the pond on the 13th hole would commence at the end of April, and that this would be followed initially by further felling works around the back of the greenkeeper's sheds and subsequently on other areas on the course throughout the summer when ground conditions were at their best. TD said that it is hoped that the funds generated from the sale of the extracted timber will more than cover the felling costs.</p> <p>It was agreed that it was important to give the membership advance information regarding both the scope of the works and the reasons for doing those works.</p> <p>2. Winter Work Programme</p> <p>GO reported that the winter work programme was progressing as well as it could be bearing in mind the poor weather conditions of late. He said that the paths on the 10th and 15th holes were complete and works on the drainage at the 4th hole had recommenced.</p>	TD/GO
9.	<p>Golf</p> <p>1. Men's Club Championship Qualifier</p> <p>DF asked for the Council's views on reducing the Club Championship Qualifier event from thirty-six to eighteen, and after a considerable debate it was felt that a reduction to eighteen holes would de-value the event, and consequently the competition should remain as is.</p> <p>2. Introduction of a new Men's Seniors Championship (scratch event)</p> <p>DF asked for the Council's views on the introduction of a "Seniors Championship", which would be played from the white tees with the qualifying round being played over eighteen holes, and the consensus of this meeting was that this would be an excellent addition to the men's calendar.</p>	DF

	<p>3. Wednesday 9-Hole Competitions GO said that the introduction of the 9-hole events on Wednesdays during April and September had been well received, and it was agreed that these should continue in 2026.</p> <p>4. Rules of Golf DF said that there was a meeting of the Golf Committee schedule for next week and the matters for discussion included a decision on how best to communicate some basic rules of golf to the membership, and idea's included video clips and possibly a "Rules Seminar".</p>	DF
10.	<p><u>Communications/IT</u></p> <p>1. Website TD reported that the newly designed website had gone live last weekend, but he went on to say that there were still some changes to be made to its content. However, it wasn't possible for us to make those changes until the website was live, so the required alterations will be made over the coming days.</p> <p>LB said that the up-dated website was a bit of a change from the previous one, and it was aimed at promoting the club rather than it mainly being an information portal for members, but members will still be able to access information but it may be in a different format.</p>	TD
11.	<p><u>Strategy</u></p> <p>1. Update from Consultants/Developers Subgroup. MD reported that the sub-group were in the process of agreeing the final terms with our preferred consultants (Edwin Thompson). Some work is still needed on the agreement in relation to the basis for "No Sale-No Fee" as the Consultant has now introduced a scenario reflecting a situation where PGC may withdraw instructions through no fault of the Consultant themselves. We may need to include an item in the agreement for a "Withdrawal Fee". MD said that discussions were ongoing. It is anticipated that any agreed terms would remain favourable in relation to other quoted fees and that he would report back.</p> <p>LB said that once the agreement with our appointed consultant was signed then he would contact all of the interested developers with an update.</p> <p>2. Update from the Vision and Strategy group. JA gave an update of the progress made by the vision and strategy group which included details of a meeting that she and TD had held with Michael Pinner (MP) who is one of our members and a renowned golf course architect.</p> <p>MP has agreed to draw up a vision of what our future practice facilities could look like either with or without the benefit of a substantial cash injection from a land sale, and his standard design fee for such a plan would be £3,750 plus VAT. However, MP has agreed to charge an initial fee of £1,250 plus a deferred fee of £2,500 + 20%, with the deferred fee not being payable should the club decide not to proceed.</p> <p>KD proposed that MP's proposal should be accepted, this was seconded by DF and when put to a vote the proposal received unanimous approval.</p>	MD LB JA

	<p>JA also said that she was working with GO & RH to establish their future vision for course and clubhouse.</p> <p>JA reported that she had been in touch with England Golf to see if they could give any advice and to also see if they could put us in touch with any other clubs in a similar position to ourselves. However, as yet she has not received a response.</p>	JA/RH/ GO JA
12.	<p>1.Junior update – Submitted to the Council by Phil Park.</p> <p>The Junior Committee have meetings arranged for Wednesday 11th February and 11 March 2026 in the clubhouse to begin planning junior golf activities for the year ahead. It is hoped that the Junior Committee can build on the foundations set last year and encourage as many juniors as possible to take part and enjoy golf. Part of this planning will include identifying the best option to have in place a “professional” lead on a regular basis.</p> <p>There have been a number of juniors taking part in winter coaching at the Golf Hub and this is a repeat of what occurred in 2025 and those attending have enjoyed the opportunity to take part.</p> <p>A meeting is also arranged with the Golf Foundation on Wednesday 4th February 2026 to ensure that the club is kept abreast of junior developments from a regional and national perspective. This is a follow up meeting as a result of the club being awarded Junior Hub status.</p> <p>From a financial stance the Junior Committee intend to organise a junior fundraising event which is scheduled to take place on Friday 15th May 2026.</p> <p>A Junior Open will also be held this year on Saturday 6th June 2026 and it is hoped that the club can attract a good entry for this event.</p> <p>It should also be noted that Dads Army have made a very kind donation to the Junior Section which will help to purchase some new Tri-golf equipment. This help is very much appreciated and valued by the Junior Committee.</p> <p>2.Junior Coaching</p> <p>TD said that the Junior Committee wished to explore the possibility of using Wil Marklew to provide “junior coaching”, and the Council agreed that LB and TD would meet with representatives from the Junior Section to discuss all aspects of junior coaching, and they would reiterate the Councils preference that junior coaching should be held on Friday evenings rather than Mondays.</p>	LB/TD
13.	<p><u>New Membership Review and Welcome</u></p> <ul style="list-style-type: none"> a) Oliver Mills - Full b) Alastair Millar – Full c) Andy Mills – Full d) Maria Derry – Full e) Peter Hilditch – 5 Day Off Peak f) Peter Franks - 5 Day Off Peak g) Philip Nettleton – Second Club h) Tracy Lawson – Second Club i) David Lawson – Second Club j) Todd Lindsay – Country k) Max Owens – 18 to 20 l) Jude Watson – Junior m) Arthur Nettleton – Junior 	

	<p>n) Harry Purdham – Junior</p> <p>o) Lawrence Davidson – Social</p> <p>p) Andrew Thorneley – Social</p> <p>q) David Armstrong – Social</p> <p>r) Cameron Ferrie – 7 Day Member 21 to 23</p> <p>s) Andrew Lavis – Full</p> <p>t) Anthony Southorn – Social</p> <p>u) Caitlin Ellwood – Junior</p>	
14.	<p><u>AOB</u></p> <ol style="list-style-type: none"> LB reported that CM had asked him to confirm that he would hopefully be contacting the membership later this week to seek nominations for the 2027 Vice-Captain. LB reported that the “member complaint” originally referred to in the Correspondence Section of the Council Minutes of 24th February 2025 has now been concluded. As required under our Complaint and Disciplinary Policy the Council appointed an Investigating Officer (IO) to investigate the complaints and the IO has now completed his investigations, the conclusion of which was that the complaints should be dismissed with no further action to be taken. LB said that he had notified all relevant parties of the IO’s decision and that the matter was now closed, and in the interests of confidentiality of all involved it would not be appropriate to publish any further details. PV said that she’d been asked by a member of the Ladies’ Section to voice concerns about JWCL having accepted a booking for a lunch party on the day of the ladies “Reindeer Romp” competition, which also happened to coincide with a “funeral lunch” of one of our members. The consensus of this meeting was that JWCL had every right to accept the lunch booking, and LB asked PV to go back to the member and inform her of the Council’s opinion, and if lady wished to discuss her concerns further then she should arrange to speak to him. MD said that CR had asked him to thank the Council for the gift presented to him at the AGM to mark his year of captaincy. KD gave his apologies in advance for not being able to attend our next Council meeting. LD gave her apologies in advance for not being able to attend the next two Council meetings. 	CM
	<p><u>The meeting concluded at 8.35pm</u></p> <p><u>Date of next meeting: Monday 23rd February 2026 at 6.00pm in the Blencathra Room</u></p>	