

FITZ PARK AND HOPE PARK CHARITABLE TRUSTS

Council Offices
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Keswick
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6th November 2025

A meeting of the Charitable Trusts listed below will be held at the Quaker Meeting House, Elliot Park, Keswick on **Wednesday 12th November 2025 at 7.00 pm.**

Yours sincerely



Vivien Little
Town Clerk

HOPE PARK	Registered Charity	503465
FITZ PARK	Registered Charity	520327

AGENDA

- 1. Apologies**
To receive apologies for absence.
- 2. Minutes**
To authorise the Chair to sign as a correct record the minutes of the meeting held on 11 September 2025 (pages 6-7).
- 3. Declarations of Interests**
To receive any declarations of interests in respect of items on this agenda.
- 4. Chair's Report**
To receive the verbal report from the Chair.
- 5. Parks Manager's Report**
To consider the report of the Parks Manager.
- 6. Draft Budgets for Hope and Fitz Parks 2026-27**
To agree the draft budgets for Hope and Fitz Parks for the next financial year.
- 7. Commercial Working Group**
To receive the report from the Clerk.
- 8. Hope Park & Fitz Park Budgets – 2nd quarter 2025-26**
To receive for information the 2nd quarter budget comparisons.
- 9. Funds Movement**
To receive the report from the Financial Officer.
- 10. Requests for use of the Parks**
To consider the following:
 - (i) Lakesman Triathlon – to consider a request to use Hope Park for their annual Lakesman Triathlon event on Sunday 21 June 2026;

- (ii) Sands Charity – to consider a request to use Fitz Park for a walking event for Sand Charity, to be held on 12 September 2026.

Prior to the following business the Chair will move the following resolution:

'That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.'

11. Request from Café Hope for an addition in the park

To receive a request from Hope Leisure Limited for the addition of a new attraction. Kevin Dowding will be in attendance to present this item.

12. Fundraising Update

To receive the report of the Clerk. The fundraiser, Tony Feasey will be in attendance at the meeting.

13. Tennis Club update

To receive the report from the Clerk.

14. Clerk's Report

To receive the report of the Clerk.

15. Future Options for Hospital Field Site in Fitz Park

To receive the report from Councillor Harwood.

16. Lease/Licence discussions

To receive the report of the Clerk.

To: All Councillors/Trustees
Press

FITZ PARK, HOPE PARK & TOWNSFIELD CHARITABLE TRUSTS

Minutes of the meeting of the Charitable Trusts listed below held at the Quaker Meeting House, Elliot Park, Keswick on Thursday 11th September 2025 at 7.00 pm.

Present:

Chair
Councillor Jean Murray

Councillors		
Louise Dunn	Natalie Evans	Chris Houghton
Claire Houghton	Steve Harwood	Denstone Kemp
Benita Laphorn	Claire Peat	Richard Scott
Lorraine Taylor		

Also present were Vivien Little (Trust Clerk) and Catherine Parker (Finance Officer).

29. Apologies

Apologies for absence were received from Christine Fawcett (Parks Manager).

30. Minutes

RESOLVED that the Chair be authorised to sign the Minutes of the Trust Meeting held on 10th July 2025 (pages 4-5).

31. Declarations of Interests

Councillor Harwood declared a personal interest in agenda item 9 as he was the person who had brought forward the requests. He would remain in the room and vote on the item.

32. Pickleball Court

RECEIVED the report of the Clerk.

RESOLVED that the addition of a pickleball court on the MUGA be agreed in principle, with costings brought back to the next Trust Meeting for final approval. (Action – Parks Manager).

33. Chair's Report

RECEIVED the Chair's report. Concern was raised over the spate of fires which had been started in Fitz Park, primarily around Archery Field.

RESOLVED that an approach was agreed (Action – Clerk).

34. Parks Manager's Report

RECEIVED the report of the Parks Manager for September 2025.

RESOLVED that thanks be given to the parks staff for all their hard work, and how well the parks look (Action – Parks Manager).

35. Clerk's Report

RECEIVED the Trust Clerk's report.

RESOLVED that:

- i) Councillor Dunn put a post on Facebook encouraging residents to vote in the Skipton Building Society (Action – Councillor Dunn);
- ii) Delegated authority be given to the Trust Clerk, Trust Finance Officer and the Parks Manager to complete negotiations with the Tennis Club (Action – Clerk, Finance Officer and Parks Manager);
- iii) A reminder to all clubs go out from the Clerk regarding speeds and the amount of cars in use in the park,, as well as signs limiting speed to 5mph to be put in the park (Action – Clerk and Parks Manager).

36. Parks Futures Plans

RECEIVED an update from Councillor Harwood. Although generally favourably received. Concern was raised about branding involved with the logo, and whether it could represent both the Parks and the Town Council more appropriately.

RESOLVED that the idea of the shields with logos was agreed in principle, with further information being brought back to the next Trust meeting (Action – Councillor Harwood).

37. Use of the Parks

Consideration was given to a request from Keswick Athletics Club to stage the Juniors and Seniors County Cross Country Championships in Fitz Park on Saturday 3 January 2026.

RESOLVED that:

- i) The request from Keswick Athletics Club to stage the Juniors and Seniors County Cross Country Championships in January 2026 be granted; and
- ii) The request for Keswick Athletics Club to host the GB Trial Race for the 2026 European Off Road Running Championships in May 2026 be granted.

38. Hope Park & Fitz Park Budgets – 1st quarter 2025-26

RECEIVED for information the 1st quarter budget comparisons.

Prior to the following business the Chair moved the following resolution:

‘That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.’

39. Fundraising Update

RECEIVED an update from the Fundraiser.

RESOLVED that a project group be set up, to meet with the Fundraiser as soon as possible (Action – Clerk).

40. Football Club Lease

RECEIVED for information a copy of the Football Club Lease.

The meeting closed at 8.25 pm.

 Chair

 Date

Parks Manager Report Nov 2025

Christine Fawcett

Many thanks must go to the parks staff for their hard work, and the ongoing support of the three ladies within the office of Keswick Town Council. We have been getting our fair share of rainfall over the last couple of months but after the dry August it was to be expected.

Hope Park

The summer bedding has now been removed and the winter bedding has been planted including yellow coloured polyanthus, along with orange emperor tulips for a spring show of colour.



The yew and box hedges have now been cut back within the park and the cutting back of the boundary hedge on Heads Road is being carried out.

The greens look well for the time of year after being reseeded in early September. Autumn fertilizer has been applied and they will be cut as required now the growing season is slowing down.



Half term has been busy with a good number of visitors in the park. With summer daylight hours coming to an end on the 29th October, weekend litter collections also come to a close and bins will be emptied throughout the working week days.

The footpath through the woodland walk has been renewed with another coat of grey bothel dust This helps to maintain the footpath and level any uneven surfaces.

The footpath between the café and golf kiosk has been resurfaced and new kerbs installed.





Storm Amy brought tree damage to a large sycamore and apple tree next to the putting green. These two trees have been removed and two new apple trees planted in their place.

Several memorial trees will also be planted in the winter months.

Cumbria in Bloom results have been released and we have received a Gold award for the park for Tourism, and Small woodland copse. A huge thankyou to Hope Park Leisure and the parks staff for all your work towards this achievement.

Judge's comments are at the end of the report.

Townsfild

This area has been cut for the final time by our contractor and is being monitored on a weekly basis.

Upper Fitz Park

Summer games have ended and work has been carried out on the fine turfed areas.

Scarifying of all the playing areas has been carried to remove dead thatch and allow the turf to breath and drain more freely.

Many grassed areas have been pro-cored including the bowling green, putting surfaces and the tennis courts. The Bowling Green, and tennis courts have been over seeded and four-ton of 60/40 top dressing applied to aid drainage and improve aeration. Autumn fertilizer has also been applied and the grass sward has responded, and new grass growth is present.

A light grass cut has been carried out on these newly seeded areas, to encourage the grass to tiler and fill out ready for next year's season.

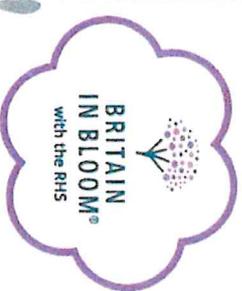
Weeding of shrub borders is under way and the hedges at Wivell Bridge and the allotments have been cut back. Crossfield Road hedge will be cut by a contractor in the coming weeks.

Cumbria in Bloom results have been released, and we have received a Gold award for Tourism, A big thankyou to Café HNW and the parks staff for all your work towards this achievement.

Judge's comments are at the end of the report.



The footpath near Wivall Bridge will be resurfaced in the coming months subject to the contractor fitting it into his schedule.



CUMBRIA

This certificate is presented to:

Hope Park



Cumbria Tourism

in acknowledgement of your participation in Cumbria in Bloom
Tourism awards 2025, and is awarded a

GOLD MEDAL



Keith McIntosh
KEITH MCINTOSH
CHAIRMAN





Registered Charity No: 1117828

Cumbria Tourism Visitor Attraction Award – Judged by Cumbria in Bloom

Name of entry: Hope Park Keswick	Judging Date: 21/07/25
Category: visitor attraction	Judges: Ali Gordon, Gilly Kendal

Visitor Attractions	MAX	ACT.
Recognition and promotion of heritage – <i>how readily and effectively is this communicated to visitors</i>	30	26
Appeal for visitors – <i>use of flowers/greenery, attractiveness of any outside area to enhance experience</i>	10	9
Horticultural practice – <i>standard of cultivation and maintenance (inc grassed areas), quality of plants, sustainability, new planting etc.</i>	10	10
Environmental consideration – <i>as appropriate, impact on wildlife and surroundings. Recognition of demand placed on natural resources and any harmful impact on the environment. Any mitigating action taken</i>	10	10
Pride of place – <i>clean and tidy. Maintenance of grounds, furniture and signage etc.</i>	10	10
Overall assessment of the impact of the above to improve performance and reputation in the local community <i>e.g. Awards, PR, staff loyalty etc.</i>	30	28
TOTAL POINTS AWARDED FOR	100	93
MEDAL AWARDED	Gold	

JUDGES' COMMENTS – continued overleaf

Areas of Achievement:

Meeting in the café Hope and sitting outside we were able to appreciate the careful planting of its colourful garden and take in the views over the golf course and surrounding hills.

Keswick is so lucky to have two spectacular parks established in the early nineteenth century, one as a pleasure garden and the other as a recreational garden.

Hope Park, the former, has become one of the main visitor attractions offering crazy golf, pitch and put, woodland walk, and model boats. The cafe has inside and outside eating, igloos for inclement weather, an array of picnic tables in the shade of mature trees to use on hot days.

The park itself has good range of planting styles, perennial and shrub borders, summer planting in beds and containers, natural plants on stream side and a wild flower meadow maintained in the golf course rough. Visitors can enjoy all this as well as relax on one of the many benches some of which are dedicated.

The three park staff Christine, Dave and Colin are conscientious and efficient. Their horticultural knowledge and attention to detail is evident everywhere. They work together on an annual programme of care and maintenance though out the park, alongside the weekly grass cutting regimes. Everywhere looked healthy and well.

Both parks have made the transition to battery operated mowers and now use three compatible Dennis battery powered machines. A change has been made Aspen fuel for the tractors and other machines and Kenton Gold instead of glyphosate. Wood clippings are recycled and used as mulch on the beds.

Some of the tees have been renovated to help counteract the effect of annual flooding and wear and tear and the woodland walk has been made more secure. There is an annual removal of balsam from the river bank.

Rubbish and fouling are quickly dealt with and damage to benches and other equipment is put right on site. The recent bridge replacement using wood from a fallen Cyprus tree was constructed by a local craftsman.

We were pleased to see the regeneration of the *Cornus contraversa*. The park can quite rightly boast of colourful displays of weed free and healthy plants.

Areas for Improvement:

In the future there are plans to install memorial plaques in the repaired stone work of some of the paved area.

They are to continue resurfacing and levelling around the cafe, increase the number of picnic tables and set up decorative troughs of plants in between.

Also, there are plans to upgrade the crazy golf.

What is satisfying to see is how many projects itemized on the business plan have been completed, like the rails for the bridge, the fence replacement and the cold frame repair. Often so many projects are wishes that never get realised.

The continued drive for improvement and upgrade is largely due to Christine and her team working together with Kevin and high standards have been achieved year on year.

Thank you for your time today, Christine. Gilly and I thoroughly enjoyed ourselves.



CUMBRIA IN BLOOM

Woodland Copse
Marking sheet 2025

Name of Entry: Hope Park, Keswick

Judges Name/s: Ali Gordon, Gilly Kendal

Date & Time of assessment: 21/07/25

Woodland Copse

Layout – perimeter planting, centre planting, use of site	20	19
Whether the trees, shrubs, and plants are suitable for the location and the wildlife	20	19
What provision is made for future management and maintenance, short and long term	20	20
Educational features. Photographic evidence of all-year interest	20	17
Quality and suitable care of the site	20	18
Max 100 points	100	93

Assessors Comments

Areas of Achievement

The small mature woodland that is open to Visitors towards the river and the lower edge of the park has been cleared to create a meandering path. Some of the wooden boards have been secured to prevent movement in the regular flooding that takes place.

Visitors are invited to stroll through, making their way towards the bird hide cleverly constructed from recycled logs. They are encouraged to view the feeding station set up and spot visiting birds identified on the information boards. This is a relatively natural area, rather than contrived, and therefore there will be appropriate interest throughout the year.

A good knowledge of plants has led to appropriate plants being planted when necessary although alder, which should have thrived in the wet area did not. 3 swamp cypress planted in the central wet area have grown well.

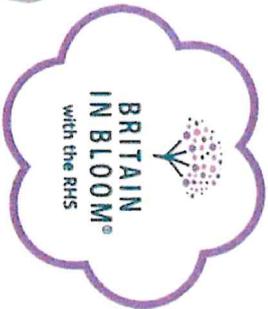
Invertebrate and bird life will be abundant with small mammals in the under story. The made log piles and stream also provide habitat but constant use by the public may hinder the presence of larger mammals.

The boundary wall which belongs to the NT is well maintained by the staff who are also responsible for the gate and fences. Balsam is removed annually and the stream dredged when necessary. The annual tree survey uncovers the trees that need attention and the park staff are equipped to undertake work required.

Areas for Improvement

This woodland seems cherished and well maintained and is ideal for wheelchairs and buggies on hot summers days.

Hopefully after the survey concerning the drainage out of Crow Park has been done, intervention can be initiated to reduce the adverse effects of the annual flooding in this woodland.



CUMBRIA

This certificate is presented to:

Fitz Park/Café HNW

in acknowledgement of your participation in Cumbria in Bloom
Tourism awards 2025, and is awarded a

GOLD MEDAL



Cumbria Tourism



Keith McIntosh
KEITH MCINTOSH
CHAIRMAN





Tourism (Visitor Attraction) Marking sheet 2025

Business Name: Fitz Park/Café HNW

Judges Name/s: Ali Gordon, Gilly Kendal

Date & Time of assessment: 21st July 2025

Visitor Attraction		
	Max	Awarded
Recognition and promotion of heritage – how readily and effectively is this communicated to visitors	30	27
Appeal for visitors – use of flowers/greenery, attractiveness of any outside area to enhance experience	10	8
Horticultural practice – standard of cultivation and maintenance (inc grassed areas), quality of plants, sustainability, new planting etc	10	9
Environmental consideration – as appropriate, impact on wildlife and surroundings. Recognition of demand placed on natural resources and any harmful impact on the environment. Any mitigating action taken	10	10
Pride of place – clean and tidy. Maintenance of grounds, furniture and signage etc	10	10
Overall assessment of the impact of the above to improve performance and reputation in the local community e.g. Awards, PR, staff loyalty etc.	30	28
Total points awarded	100	92
Medal awarded		GOLD

Assessors Comments

Areas of Achievement

Upper Fitz Park, sister to Hope Park is a quieter more relaxed space for the locals' offering facilities for clubs to meet and operate.

The entrance to Upper Fitz Park looks particularly attractive. The recently painted and renovated Jenkinson's Memorial Gates and new railings are part of an ongoing maintenance program which also includes money for the design of a Keswick Coat of Arms to decorate the panels on these replacements here.

Starting the tour at this end of Fitz Park rather than at Wivell Garden and crossing the bridge, showcases how the park has seized the opportunity to modernise and rebuild after the calamity of past storms. The traditional park building has been extended and fitted out with up-to-date catering facilities for cafe HWN and a larger patio area has been paved to accommodate more tables and chairs. There is also an inviting patch of grass and a tree to soften and welcome any visitor. Work has now been completed on the new immaculate workshop and store with facilities for staff. The living roof and baskets are also eye catching.

As expected, the rest of the park has not been neglected and maintenance of the beds, boarders and pitches is excellent. Environmental considerations have directed changes in the use of chemicals and investment has been made into battery power. We were shown strategic shrub and tree planting to help flood control on the river bank and ornamental carvings of old tree stumps to enhance the area.

There is an up-to-date plan of the park with detailed tree information and a very large story board banner illustrating the the history and heritage of the park by school children. Visitors can learn more and use the facilities through the excellent park web site.

Areas for Improvement

Christine and her team, Dave, Matt and Wolf, have everything under control and are enthusiastic to keep moving forward as evident in the works plan we saw and white board suggestions.

She is always an excellent host on the Cumbria in Bloom tours directing our attention to all relevant features, practices and new developments. She has many years of experience and knowledge which is vital to the success of these parks and we are pleased to award another gold standard again this year to Upper Fitz Park.

HOPE PARK

BUDGET ESTIMATES 2026/2027 - DRAFT

	AGREED Budget 24/25	AGREED Budget 25/26	Estimated Out Turn 25/26	DRAFT Budget 26/27	£ Inc/red Agreed 25/26 to draft 26/27	% Inc/red Agreed 25/26 to draft 26/27
Expenditure:						
Golf Cups & tee Mats	600	600	600	600	-	-
Tools	1,500	2,000	2,000	2,000	-	-
Materials	2,500	2,500	2,500	2,500	-	-
Maintenance	2,000	2,000	2,000	2,500	500	25.0
Repairs - Paths/fences	5,000	5,000	5,000	5,000	-	-
Repairs - Buildings	2,000	2,500	2,500	3,000	500	20.0
Repairs - Course	1,500	1,500	1,500	1,500	-	-
Repairs - Machinery	2,700	2,700	2,700	3,000	300	11.1
Repairs - Van service/repairs	1,000	1,200	1,200	300	300	25.0
Fire Risk Assessment provision	0	500	500	500	-	-
Fuel and licences	4,500	4,750	4,000	4,750	-	-
Plants & Compost	4,000	4,500	4,500	4,800	300	6.7
Trees and shrubs	600	600	600	600	-	-
Fertilisers	850	850	850	850	-	-
Electricity and heating oil	4,000	4,000	4,000	4,000	-	-
Water rates	700	700	700	900	200	28.6
Wages (Gardeners)	57,062	65,298	65,298	68,068	2,770	4.2
Wages (Management)	24,811	26,444	22,654	24,163	2,281	8.6
Wages (Cleaner)	800	800	800	800	-	-
Admin and on costs - 20%	32,000	34,000	32,000	34,000	-	-
Insurance (including Trustees Indemnity)	4,400	4,500	4,000	4,500	-	-
Telephone	500	610	610	650	40	6.6
Advertising - Including Staff Recruitment	600	600	0	600	-	-
Trade Refuse Collection	1,800	2,000	1,300	2,500	500	25.0
STAFF Training costs	2,100	2,500	2,000	2,000	500	20.0
Staff Recognition	250	250	250	250	-	-
TRUSTEE Training Costs	480	200	0	0	200	100.0
Workwear	1,500	1,500	1,500	1,500	-	-
Equipment	400	400	400	400	-	-
Audit Fee & Accounts Preparation	900	950	950	1,000	50	5.3
Bird/squirrel feeding station	400	400	350	400	-	-
Contingency	2,500	2,500	2,500	2,500	-	-
Health and Safety	800	800	600	800	-	-
Computer equipment & subscriptions	800	800	400	800	-	-
Web & Internet Costs	500	500	463	500	-	-
Tree Work & Surveys	2,800	3,500	3,500	4,500	1,000	28.6
Professional Fees	250	250	-	750	500	200.0
Signs Expense	400	400	200	1,000	600	150.0
Drainage (filling) work to fairway	1,000	1,000	1,000	1,000	-	-
Contribution to future Hire Purchase/Capital spend - Earmarked	1,600	1,600	1,600	0	1,600	100.0
Contribution to future Parks Van - Hire Purchase - Earmarked	4,100	4,100	4,100	4,100	-	-
Climate Change costs	700	700	700	150	550	78.6
Sewage Pumps - Essential maintenance	1,000	1,000	1,000	1,000	-	-
Contribution to Building Fund	1,000	1,000	1,000	2,600	1,600	160.0
Contribution to Development & Equipmt Fund	1,000	1,000	1,000	1,000	-	-
Worknest - H&S and HR Support	-	1,336	1,561	1,624	288	21.6
Sculpture adj to Café	-	0	0	2,000	2,000	-
Hope Park Centenary Celebrations 2027	-	0	0	2,000	2,000	-
TOTAL EXPENDITURE:	179,903	196,838	186,886	205,155	8,317	4.2

	AGREED Budget 24/25	AGREED Budget 25/26	Estimated Out Turn 25/26	DRAFT Budget 26/27	£ Inc/red Agreed 25/26 to draft 26/27	% Inc/red Agreed 25/26 to draft 26/27
Income:						
Games - Licence to Occupy	179,068	184,799	184,799	192,376	7,577	4.1
Rent for Buildings - Café, Golf Hut & Toilets	25,000	25,000	25,000	28,000	3,000	12.0
Bank/Investment interest	4,500	3,000	4,500	4,500	1,500	-
Donations & Money Spinner - General Fund	150	150	150	150	-	-
Bird/Squirrel Feed Station Donations	300	300	300	300	-	-
Hire of Park	900	750	750	750	-	-
Max Donations - General Fund - Designated	6,000	4,000	3,000	3,000	1,000	25.0
Gift Aid/Just Giving	300	150	150	150	-	-
TOTAL INCOME:	216,218	218,149	218,649	229,226	11,077	5.1
SURPLUS/deficit	36,315	21,311	31,763	24,071	2,760	13.0

Max the Miracle Dog donations - GENERAL FUND	47,172
Balance as at 31st March 2025	-
Expenditure	(-)
Income	2,717 (+)
Balance to date	49,889
SPEND 2026/27	
Tarmac Path 26/27	- 5,000 (-)
Replace Handrails on wooden bridge COST TBC	- (-)
Stone Memorial walk Lady Hope's Garden COST TBC	- (-)

Designated/Restricted Fund Balances	
Development & Equipment Fund	36,868
Building Fund	10,449
Memorial Seats & Tree Fund	2,765
Woodland Walk Grant - Restricted	-

Earmarked Reserves	
Contribution to future Hire Purchase/Capital spend - Earmarked	-
Contribution to future Parks Van - Hire Purchase - Earmarked	12,300
£4,800 MOVED TO D&E FUND - AGREED	

FITZ PARK

BUDGET ESTIMATES 2026/2027 - DRAFT

	AGREED Budget 24/25	AGREED Budget 25/26	Estimated Out Turn 25/26	DRAFT Budget 26/27	£ Inc/red Agreed 25/26 to draft 26/27	% Inc/red Agreed 25/26 to draft 26/27
Expenditure:						
Materials	3,000	3500	3500	4000	500	14.3
Games Equipment - Including CSA	300	300	300	1800	1,500	500.0
Repairs - Paths, fences & walls	5,000	5000	5000	10000	5,000	100.0
Repairs - Buildings	3,000	3000	3000	3000	-	-
Repairs - Greens and courts	3,000	3000	3000	4000	1,000	33.3
Repairs & Maintenance - children's play area	7,000	4000	4000	4000	-	-
Repairs - Bridges (Wivell & Knights)	250	250	250	3500	3,250	1,300.0
Fire Risk Assessment provision	-	700	700	700	-	-
Trade refuse	4,000	4000	3500	4500	500	12.5
Plants, trees & shrubs	500	500	500	500	-	-
Fertiliser	1,500	1500	1500	1800	300	20.0
Electricity	5,500	7000	7500	7000	-	-
CSA Electricity	1,000	1000	600	800	200	20.0
CSA Expenditure	1,100	1100	1100	1100	-	-
Water Rates	3,000	4500	4500	4500	-	-
Wages (Management)	24,811	26444	22654	24163	2,281	8.6
Wages, NI & SA (Snr Gardener & Grounds Maint)	89,624	97825	92980	116335	18,510	18.9
Wages - Cleaner	800	800	800	800	-	-
Project Manager - Play Area etc	-	4000	4000	0	4,000	100.0
Grass cutting - outside contract - inc Townsfield from 2024	9,220	9366	9366	9366	-	-
Admin and on costs - 2026/27 30%	32,000	34000	32000	34000	-	-
Insurance	7,200	7300	6162	7000	300	4.1
Advertising & Staff Recruitment	700	700	0	700	-	-
Car Park - Management Fee & Maintenance	11,000	12200	12200	14600	2,400	19.7
Audit fee & Accounts Preparation	875	950	950	1000	50	5.3
Tools	1,800	2000	2000	4000	2,000	100.0
Health and Safety	400	400	400	400	-	-
Sinking Fund/Future Development Fund	22,500	12500	12500	0	12,500	100.0
Signs Expense	700	700	700	700	-	-
Tree Work - inc Townsfield	4,000	4000	4000	8000	4,000	100.0
Workwear	1,600	1600	1600	1600	-	-
Contingency	2,500	2500	2500	2500	-	-
Professional Fees	8,000	3000	3000	3000	-	-
Maintenance	2,500	2500	2500	2500	-	-
BMX Track Expenditure	500	500	500	500	-	-
Bank Charges	500	500	500	500	-	-
STAFF Training	1,500	2500	2500	1500	1,000	40.0
Staff Recognition	250	250	250	250	-	-
Trustee Training	480	200	0	0	200	100.0
Fuel	3,500	4000	4000	4000	-	-
Repairs - Machinery	1,500	1800	1800	2000	200	11.1
Outdoor Gym	200	500	500	500	-	-
Climate Change costs	1,000	1000	1000	1000	-	-
Townsfield	2800	3800	3800	3800	-	-
Internet & O365	1115	2000	1500	1000	1,000	50.0
Station Road Railings - Painting	6000	6000	6000	6000	-	-
Worknest - H&S and HR Support	-	1336	1561	1624	288	21.6
Contribution towards Play Area Development Fund	0	5000	5000	5000	-	-
Wivell & Knight's Bridge - Earmarked Fund	0	5000	5000	5000	-	-
Future Development	0	0	0	10000	10000	-
Townsfield - Pollard Lime Trees along Penrith Road	0	0	0	10000	10000	-
Total Expenditure:	277,725	296521	283173	334538	38,017	13.7

	AGREED Budget 24/25	AGREED Budget 25/26	Estimated Out Turn 25/26	DRAFT Budget 26/27	£ Inc/red Agreed 25/26 to draft 26/27	% Inc/red Agreed 25/26 to draft 26/27
Income:						
Licence Fee - Games & Catering	4,200	4200	4200	4200	-	-
Café HNW - Utilities	2,500	2500	4500	4000	1,500	60.0
Crosthwaite Road Car Park	40,000	45000	55000	55000	10,000	22.2
Wayleaves	33	33	33	33	-	-
Insurance Reimbursements	1,400	1400	1370	1400	-	-
Hire of Fitz Park	1,000	1000	1682	1000	-	-
Donations	100	200	100	100	-	-
Tennis Club - Licence Agreement	1,500	1700	1500	2500	800	50.0
Football Club - Lease	1,000	1000	1000	1000	-	-
Car Park Levy - Football Club	10,000	10000	12800	11000	1,000	10.0
CSA Electricity	400	400	345	400	-	-
Play Area Donations	300	200	200	200	-	-
Bank/Investment - Interest & Loyalty Reward	1,000	2000	3000	3000	1,000	50.0
Gift Aid/Just Giving	200	500	300	200	300	60.0
Allerdale Lottery	400	400	500	500	100	25.0
Total Income:	64,033	70533	86530	84533	20,500	32.0
NET EXPENDITURE DEFICIT	- 213,692	-225988	-196643	-250005	- 24,017	11.2
Adjustment	10,395					
TOTAL TO BE PAID TO FITZ FROM KTC WHEN PRECEPT PAID	- 203,297	-225988	-196643	-250005		

Designated Fund & Project Balances	
Sinking Fund	100,000
Future Developments Fund	92,586
New Play Area Fund	5,685
BMX Track	2,824
Memorials Fund - Trees & Benches	2,448
Sensory Garden (Wivell Park)	1,493
Outdoor Gym	2,811
Tree Carving	441

KESWICK PARKS CHARITABLE TRUSTS

12 November 2025

Commercial Working Group

At the prebudget discussions held on Monday 3 November in the Quaker Meeting House, a number of discussions took place regarding what potential there was for increases in income to the parks, in order to meet the needs of some big projects which will have to be undertaken at some point. At that meeting it was decided that a Commercial Working Group be established, designed to look at anything relating to commercial ventures in the park.

To this end, I would like formal permission for this group to be established with the following members – Councillors Natalie Evans, Steve Harwood, Chris Houghton and Richard Scott, with Terms of Reference to be discussed amongst the group and presented at the next meeting of the Trust in January.

One of the keys things they should lead on is the leases/licenses for Café HNW, and Café Hope, both of which are up for renewal in the near future, and will need considerable discussion time.

This group will be important for the long term viability of both parks, especially Fitz Park, as it runs at a large deficit each year and relies on a substantial grant from Keswick Town Council. Any increase in the income to Fitz Park will reduce the need for such a large grant, meaning that KTC monies could then be redirected as needed.

Vivien Little

4 November 2025

HOPE PARK

Budget 1st April 2025 to 31st March 2026

Budget Summary as at 30th September 2025 -2nd Quarter

Expenditure:	AGREED Budget 25/26	Expenditure to 30.09.25	% of budget spent	Budget Remaining
Golf Cups & tee Mats	600	506	84.33	94
Tools	2000	835	41.75	1165
Materials	2500	30	1.20	2470
Maintenance	2000	163	8.15	1837
Repairs - Paths/fences	5000	61	0.00	4939
Repairs - Buildings	2500	2045	81.80	455
Repairs - Course	1500	1082	72.13	418.00
Repairs - Machinery	2700	904	33.48	1796
Repairs - Van service/repairs	1200	431	35.92	769
Fire Risk Assessment provision	500	0	0.00	500
Fuel and licences	4750	1264	26.61	3486
Plants & Compost	4500	2276	50.58	2224
Trees and shrubs	600	87	14.50	513
Fertilisers	850	100	11.76	750
Electricity and heating oil	4000	946	23.65	3054
Water rates	700	70	10.00	630
Wages (Gardeners)	65298	31449	48.16	33849
Wages (Management)	26444	11327	42.83	15117
Wages (Cleaner)	800	205	25.63	595
Admin and on costs	34000	15175	44.63	18825
Insurance (including Trustees Indemnity)	4500	3383	75.18	1117
Telephone	610	284	46.56	326
Advertising - Including Staff Recruitment	600	0	0.00	600
Trade Refuse Collection	2000	585	29.25	1415
STAFF Training costs	2500	1385	55.40	1115
Staff Recognition	250	94	37.60	156
TRUSTEE Training Costs	200	0	0.00	200
Workwear	1500	405	27.00	1095
Equipment	400	0	0.00	400
Audit Fee & Accounts Preparation	950	0	0.00	950
Bird/squirrel feeding station	400	160	40.00	240
Contingency	2500	1000	40.00	1500
Health and Safety	800	398	49.75	402
Computer equipment & subscriptions	800	96	12.00	704
Web & Internet Costs	500	193	38.60	307
Tree Work & Surveys	3500	300	8.57	3200
Professional Fees	250	0	0.00	250
Signs Expense	400	0	0.00	400
Drainage (filling) work to fairway	1000	1000	100.00	0
Contribution to future Hire Purchase/Capital spend - Earmarked	1600	1600	100.00	0
Contribution to future Parks Van - Hire Purchase - Earmarked	4100	4100	100.00	0
Climate Change costs	700	0	0.00	700
Sewage Pumps - Essential maintenance	1000	0	0.00	1000
Contribution to Building Fund	1000	1000	100.00	0
Contribution to Development & Equipt Fund	1000	1000	100.00	0
Worknest - H&S and HR Support	1336	1561	116.84	-225
TOTAL EXPENDITURE:	196838	85,939	43.66	110,899.00

Income:	AGREED Budget 25/26	Actual Income to 30.09.25	% of budget Income	Budget Remaining
Games - Licence to Occupy	184799	159,859	86.50	24,940
Rent for Buildings - Café, Golf Hut & Toilets	25000	21,429	85.72	3,571
Bank & Investment interest (inc CCLA & Unity)	3000	2,595	86.50	405
Donations & Money Spinner - General Fund	150	70	46.67	80
Bird/Squirrel Feed Station Donations	300	212	70.67	88
Hire of Park	750	750	100.00	-
Max Donations - General Fund - Designated	4000	2,293	57.33	1,707
Gift Aid/Just Giving	150	101	67.33	49
TOTAL INCOME:	218149	187,309	85.86	30,840

SURPLUS/deficit	21311	101,370
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Max the Miracle Dog donations - GENERAL FUND	
Balance as at 31st March 2025	41,949
Expenditure	- (-)
Transfer	- (-)
Income from Memorials Fund	40 (+)
Income	2,293 (+)
Balance to date	44,282

Designated/Restricted Fund Balances	
Development & Equipment Fund	32,068
Building Fund	10,449
Memorial Seats & Tree Fund	2,725
Woodland Walk Grant - Restricted	-

FITZ PARK

1st April 2025 - 31st March 2026

Budget Summary as at 30 September 2025 - 2nd Quarter

Expenditure:	AGREED Budget 25/26	Expenditure to 30.09.25	% of budget spent	Budget Remaining
Materials	3500	2068	59.09	1432
Games Equipment - Including CSA	300	262	87.33	38
Repairs - Paths, fences & walls	5000	2000	40.00	3000
Repairs - Buildings	3000	1628	54.27	1372
Repairs - Greens and courts	3000	2547	84.90	453
Repairs & Maintenance - children's play area	4000	707	17.68	3293
Repairs - Bridges (Wivell & Knights)	250	0	0.00	250
Fire Risk Assessment provision	700	0	0.00	700
Trade refuse	4000	1573	39.33	2427
Plants, trees & shrubs	500	259	51.80	241
Fertiliser	1500	541	36.07	959
Electricity	7000	3850	55.00	3150
CSA Electricity	1000	186	18.60	814
CSA Expenditure	1100	624	56.73	476
Water Rates	4500	1008	22.40	3492
Wages (Management)	26444	11327	42.83	15117
Wages, NI & SA (Snr Gardener & Gardener & Grounds Maint)	97825	49149	50.24	48676
Wages - Cleaner	800	205	25.63	595
Project Manager - Play Area etc	4000	4000	100.00	0
Grass cutting - outside contract - inc Townsfield from 2024	9366	7829	83.59	1537
Admin and on costs	34000	15175	44.63	18825
Insurance	7300	6162	84.41	1138
Advertising & Staff Recruitment	700	0	0.00	700
Car Park - Management Fee & Maintenance	12200	9451	77.47	2749
Audit fee & Accounts Preparation	950	0	0.00	950
Tools	2000	1216	60.80	784
Health and Safety	400	42	10.50	358
Sinking Fund/Future Development Fund	12500	12500	100.00	0
Signs Expense	700	320	45.71	380
Tree Work - inc Townsfield from 2024	4000	825	20.63	3175
Workwear	1600	447	27.94	1153
Contingency	2500	0	0.00	2500
Professional Fees	3000	0	0.00	3000
Maintenance	2500	520	20.80	1980
BMX Track Expenditure	500	987	197.40	-487
Bank Charges	500	118	23.60	382
STAFF Training	2500	1377	55.08	1123
Staff Recognition	250	0	0.00	250
Trustee Training	200	0	0.00	200
Fuel	4000	1076	26.90	2924
Repairs - Machinery	1800	626	34.78	1174
Outdoor Gym	500	267	53.40	233
Climate Change costs	1000	971	97.10	29
Townsfield	3800	400	10.53	3400
Internet & O365	2000	500	25.00	1500
Station Road Railings - Painting	6000	2839	47.32	3161
Worknest - H&S and HR Support	1336	1561	116.84	-225
Contribution towards Play Area Development Fund	5000	5000	100.00	0
Wivell & Knight's Bridge - Earmarked Fund	5000	5000	100.00	0
Total Expenditure:	296521	157,143	53.00	139,378

Fund now in place

PAPER EXERCISE

Fund now in place

PAPER EXERCISE

Income:	AGREED Budget 25/26	Income to 30.09.25	% of budget income	Budget Remaining
Licence Fee - Games & Catering	4200	2100	50.00	2100
Café HNW - Utilities	2500	1388	55.52	1112
Crosthwaite Road Car Park	45000	45230	100.51	-230
Wayleaves	33	33	100.00	0
Insurance Reimbursements	1400	1372	98.00	28
Hire of Fitz Park	1000	1682	168.20	-682
Donations	200	30	15.00	170
Tennis Club - Licence Agreement	1700	1547	91.00	153
Football Club - Lease	1000	1000	100.00	0
Car Park Levy - Football Club	10000	12803	128.03	-2803
CSA Electricity	400	345	86.25	55
Play Area Donations/Grants	200	200	100.00	0
Bank/Investment Interest & Loyalty Reward	2000	1545	77.25	455
Gift Aid/Just Giving	500	181	36.20	319
Allerdale Lottery	400	449	112.25	-49
				0
				0
Grant from Keswick Town Council*	205988	205988	100.00	0
Grant from Cumberland Council*	20000	20000	100.00	0
*(to cover deficit)				
Total Income:	296521	295,893	99.79	628

Fund now in place

NET SURPLUS/DEFICIT	0	138,750
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Designated Fund & Project Balances	
Sinking Fund	100,000
Future Developments Fund	92,586
Play Area Fund	5,685
BMX Track	732
Memorials Fund - Trees & Benches	2,448
Sensory Garden (Wivell Park)	1,493
Outdoor Gym	2,811
Insurance Claim	250
Tree Carving	441

KESWICK PARKS TRUST REPORT
November 2025

Funds Movement

In order to build up funds for future projects and developments it is suggested that the transfers between funds stated below takes place:-

Hope Park - Transfers

<ul style="list-style-type: none">• Memorials Fund current balance - £2,725.00• Building Fund current balance - £10,449
Move £1,000.00 from the Memorials Fund to the Building Fund

Fitz Park - Transfer

<ul style="list-style-type: none">• Memorials Fund current balance – £2,448.00• Futures Fund current balance - £92,586
Move £1,000.00 from the Memorials Fund to Future Development Fund

The Memorials Funds have built up over the year by people donating memorial seats and trees to both parks and it would be fitting to use these funds towards the future legacy of the parks.

Note: The above transfers are a paper exercise of funds currently held in bank balances, no physical transfer will take place, however this is reflected in the accounts.

Catherine Parker
Responsible Finance Officer (RFO)
6th November 2025