AGENDA ITEM 4.

Hope Park

Registration number: 503465

Annual Report and Financial Statements

31 March 2026

dodd&co

Hope Park

Contents

Hope Park

Reference and Administrative Details

Charity name	Hope Park
Charity registration number	503465
Principal office	50 Main Street KESWICK CA12 5JS
Registered office	50 Main Street KESWICK CA12 5JS
Trustees	Keswick Town Council Cllr A L Dunn Cllr N Evans Cllr S Harwood Cllr C J Houghton Cllr C M Houghton Cllr D J T Kemp Cllr B R Lapthorn Cllr J Murray Cllr R Nelson Cllr C Peat Cllr R Scott Cllr J L Taylor Keswick Town Council is the sole Trustee of the charity. The councillors listed above are the managing trustees of Keswick Town Council.
Chief executive officer	V Little
Accountant	Dodd & Co Limited FIFTEEN Rosehill Montgomery Way Rosehill Estate CARLISLE CA1 2RW

Trustees' Report for the Year Ended 31 March 2026

The Trustees present their report together with the financial statements of the Charity for the year ended 31 March 2026.

The accounts have been prepared in accordance with the Charities Act 2011, and the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

Governing Document

The Hope Park Trust is a charitable Trust governed by a trust Deed dated 10 June 1974.

Objectives

The provision and maintenance of a public park and recreation ground for use of the inhabitants of, and visitors to, the town of Keswick without the distinction of political, religious or other opinions, with the object of improving the conditions of life for the said inhabitants.

Management Structure

In 1974 Keswick Town Council was conveyed the Park on trust for the people of Keswick. It is therefore a given that once democratically elected as a Town Councillor, the duty of Trustee forms part of that role. The recruitment process is therefore according to the Local Government Act 1972; Representation of the People Act 1983 as amended by the Representation of the People Act 1985, and Local Elections (Parishes and Communities) Rules 1986, amended 1999.

Review of the Development, Activities and Achievements of the Charity

During the year the Trust carried on with its objectives of running and maintaining the park for the benefit of the people of Keswick. The running of the games and refreshment facilities were provided by a third party contractor. In determining the charity's activities during the year, the trustees have had due regard to the Charity Commission's guidance on public benefit.

Visitors to Hope Park can enjoy magnificent floral displays, putting, pitch and putt, obstacle golf and boules, visit the bird viewing station, sundial and have a drink or snack in Café Hope in wonderful surroundings. The Park has plenty seating most of which has been kindly donated in memory of loved ones.

Hope Park is home to the Max the Miracle Dog statue which provides income to the park, so far this fund has been used to make improvements to many footpaths, a new handrail for a bridge and new equipment to keep the park maintained to a high standard. This fund is restricted to expenditure in Hope Park only.

The Trust has made a number of steps to address climate change including declaring a Climate Change Emergency. What the Trust have done so far:-

- Use only peat free compost
- Use glyphosate free weed killer
- Gradually introducing more bee friendly plants and planting wildflower beds
- Led a campaign asking retailers not to stock disposable BBQs and have prohibited use in our Parks
- Worked with partners to coordinate the control of Balsam
- Changed to 100% renewable energy suppliers
- Invested the majority of our reserves in Ethical Banks
- Replaced petrol equipment with electric as and when they need replacing
- Use lower carbon fuel for the remaining petrol equipment
- Have a Climate Change Action Plan in place which is regularly updated
- All staff have been given Climate and Carbon Literacy training

Hope Park

Trustees' Report for the Year Ended 31 March 2026

A Woodland Path has been introduced to improve accessibility to the Park. The fantastic work undertaken by the Parks and Café staff was acknowledged as they were given well deserved accolades from Cumbria in Bloom obtaining gold and silver awards.

During the year:-

- A new bridge balustrade was made by a local tradesman using larch which was salvaged from Fitz Park.
- New fencing was erected around the boating area by local contractors.
- The footpath between the café and golf kiosk has been resurfaced with new kerbs installed.
- The hedge bordering Crow Park has been thinned out and layered. 150 new hedging plants have been planted into the hedge base along with three new Sorbus Aucuparia.
- Ride on tractors were introduced to the park as a new attraction by Hope Leisure. The area was fenced off by Park Staff with wood from the Fitz Park Western Hemlocks used for the kickboards.
- A Camellia collection has been planted which was kindly donated by Cumbria in Bloom and The National Camellia Society.
- Paving had been completed at various tees.
- A new storage building has been built next to the Golf Hut, this was funded by Hope Leisure.

Finances

During the year the Trust had net incoming resources of £46,840 (outgoing resources 2025 - £82,405). When added to brought forward reserves of £764,205, the closing reserves were £811,045. Of this, £515,633 are fixed assets, including the value of the cafe and new staff accommodation and equipment. The year end revenue fund balance is £295,412 of which £110,446 are designated funds.

Trustees and officers are currently working on short, medium and long-term plans.

Reserves Policy

The Trust has £295,412 of revenue reserves. Ideally the level of reserves would represent 3 months of the previous years running costs which is in the region of £75,000. Further reserves are held in designated funds totalling £110,466, this includes The Building Fund £11,499 and Development & Equipment Fund £32,068. These funds are held due to unforeseen circumstances, such as flooding or other natural disaster to cover uninsurable loses e.g. open space, as well as provision for ongoing improvements and upgrades of the Trusts equipment and assets (including buildings). The Building Fund is allocated to Hope Park only whereas the Development and Equipment Fund can be used in either Hope or Fitz Park, the funds are 'topped up' annually from the previous years profit, no cap has been set for these funds although this may be addressed during the short, medium and long term planning exercise. Our plans over the next 12 to 36 months are:-

- Replacing and repairing the sandstone flags in Lady Hopes Garden, potentially with the addition of memorial stones
- Rainwater collection to reuse in the park
- Upgrade of crazy golf area in consultation with operator
- Renewing some of the boundary fence

Hope Park

Trustees' Report for the Year Ended 31 March 2026

Investment Policy

The building fund and development and equipment fund earn interest during the year, along with any reserves held. As part of addressing climate change the Trust decided to invest some unrestricted reserves into Ethical Banks (CCLA & Unity Bank) earning a higher rate in interest.

Risk Assessment

An annual risk assessment is carried out identifying insurance and other risks, current arrangements for managing these and any other action required. Insurances are put in place where possible to mitigate any financial losses.

Approved by the Trustees on 9 July 2026 and signed on their behalf by:

....

Keswick Town Council
Trustee

Hope Park

Trustees' Responsibilities in relation to the Financial Statements

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 as amended by the Charities Act 2022, the Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent Examiner's Report to the Trustees of

Hope Park

I report on the accounts of the charity for the year ended 31 March 2026, which are set out on pages 7 to 18.

Your attention is to drawn to the fact that the Charity has prepared the financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has since been withdrawn.

We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2019.

Respective responsibilities of trustees and examiner

The Charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 as amended by the Charities Act 2022 (the Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act 2011 as amended by the Charities Act 2022; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of the Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

....
Martin Borradaile FCA
Dodd & Co Limited
Chartered Accountants

9 July 2026

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

Hope Park

Statement of Financial Activities for the Year Ended 31 March 2026

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2026 £	Total Funds 2025 £
Income and endowments from:					
Donations and legacies	2	7,322	-	7,322	4,543
Other trading activities	3	212,425	-	212,425	206,283
Investments	4	6,401	-	6,401	7,511
Total income		226,148	-	226,148	218,337
Expenditure on:					
Charitable activities		179,248	-	179,248	300,742
Total expenditure		179,248	-	179,248	300,742
Net incoming/(outgoing) resources before transfers		46,900	-	46,900	(82,405)
Transfers					
Gross transfers between funds		1,888	(1,888)	-	-
Net movements in funds		48,788	(1,888)	46,900	(82,405)
Reconciliation of funds					
Total funds brought forward		762,317	1,888	764,205	846,610
Total funds carried forward		811,105	-	811,105	764,205

The notes on pages 9 to 18 form an integral part of these financial statements.

Hope Park

Balance Sheet as at 31 March 2026

	Note	2026 £	2026 £	2025 £	2025 £
Fixed assets					
Tangible assets	10		515,633		525,214
Current assets					
Debtors	11	837		412	
Cash at bank and in hand		333,764		290,693	
		334,601		291,105	
Creditors: Amounts falling due within one year	12	(39,129)		(52,114)	
Net current assets			295,472		238,991
Net assets			811,105		764,205
The funds of the charity:					
Restricted funds			-		1,888
Unrestricted funds					
Unrestricted income funds			811,105		762,317
Total charity funds			811,105		764,205

The financial statements have been prepared in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Approved by the Board on 9 July 2026 and signed on its behalf by:

....

Keswick Town Council
Trustee

The notes on pages 9 to 18 form an integral part of these financial statements.

Hope Park

Notes to the Financial Statements for the Year Ended 31 March 2026

1 Accounting policies

Statement of compliance

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 as amended by the Charities Act 2022.

The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) rather than the Accounting and Reporting by Charities:Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Basis of preparation

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern

These financial statements have been prepared on a going concern basis.

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Designated funds are unrestricted funds set aside at the discretion of the trustees for specific purposes.

Further details of each fund are disclosed in note 14.

Income and endowments

Donations are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Income from Government and other grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Incoming resources from tax reclaims are included in the statement of financial activities at the same time as the gift to which they relate.

Investment income is recognised on a receivable basis.

.... *continued*

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Grants payable are payments made to third parties in the furtherance of the charitable objectives. Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specific service or output.

Grants payable without performance conditions are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the charity.

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Irrecoverable VAT

Irrecoverable VAT is charged against the category of resources expended for which it was incurred.

Fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Plant and machinery	20% reducing balance
Motor vehicles	20% reducing balance
Fixtures and fittings	20% reducing balance

Cash and Cash Equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

.... continued

2 Donations and legacies

	Unrestricted Funds £	Restricted Funds £	Total Funds 2026 £	Total Funds 2025 £
Donations and legacies				
Appeals and donations	5,569	-	5,569	4,543
Gift Aid tax reclaimed	1,753	-	1,753	-
	7,322	-	7,322	4,543

All of the donations and legacies income in 2025 related to unrestricted funds.

3 Other trading activities

	Unrestricted Funds £	Restricted Funds £	Total Funds 2026 £	Total Funds 2025 £
Other trading activities				
Rental income	210,549	-	210,549	204,818
Other income	1,876	-	1,876	1,465
	212,425	-	212,425	206,283

All of the other trading income in 2025 related to unrestricted funds.

4 Investments

	Unrestricted Funds £	Restricted Funds £	Total Funds 2026 £	Total Funds 2025 £
Interest on cash deposits	6,401	-	6,401	7,511

All of the investment income in 2025 related to unrestricted funds.

.... continued

5 Total resources expended

	Charitable activities	Total 2026	Total 2025
	£	£	£
Direct costs			
Grants payable	-	-	110,000
KTC recharge of salaries	86,252	86,252	85,623
Water rates and trade refuse	1,383	1,383	1,770
Light, heat and power	3,908	3,908	842
Insurance	3,953	3,953	3,761
Repairs and maintenance	24,863	24,863	46,353
Telephone and internet	1,031	1,031	929
KTC recharge of admin costs - see below	31,985	31,985	29,831
Training	1,583	1,583	1,440
Motor expenses	4,253	4,253	4,567
	159,211	159,211	285,116
Support costs			
Computer software and maintenance costs	238	238	457
Sundry expenses	250	250	204
Accountancy fees	1,000	1,000	590
Independent examiner's fee	600	600	340
Legal and professional fees	1,561	1,561	1,336
Bank charges	25	25	-
Depreciation of plant and machinery	16,260	16,260	18,656
(Profit)/loss on sale of tangible fixed assets	103	103	(5,957)
	20,037	20,037	15,626
	179,248	179,248	300,742

Of the expenditure in 2025 £300,437 related to unrestricted funds and £305 related to restricted funds.

.... continued

Breakdown of Keswick Town Council admin recharges

	2026	2025
	£	£
Admin salaries	25,783	24,319
Pension to former employee	347	337
Staff expenses	44	41
Payroll outsourced costs	117	48
Rent	1,420	1,414
Building service costs	1,312	1,280
Insurance	175	166
Repairs	46	47
Subscriptions	271	201
Stationary and printing	128	129
Postage	60	45
Photocopier lease charges	267	365
Computer maintenance	869	795
Website and internet costs	173	250
Telephone	168	146
Health and safety	2	20
Office equipment	312	16
Council chamber expenditure	265	27
Conferences and training	226	185
	31,985	29,831

6 Governance costs

	2026	2025
	£	£
Accountancy fees	1,000	590
Independent examiner's fee	600	340
Legal and professional fees	1,561	1,336
	3,161	2,266

7 Trustees' remuneration and expenses

No trustees received any remuneration or reimbursement for costs incurred during the year.

8 Net incoming/(outgoing) resources

Net incoming/(outgoing) resources is stated after charging:

	2026	2025
	£	£
Depreciation of owned assets	16,363	12,699

.... continued

9 Taxation

The registered charity is exempt from taxation on income and gains.

10 Tangible fixed assets

	Land and buildings £	Plant and machinery including motor vehicles £	Fixtures and fittings £	Total £
Cost				
As at 1 April 2025	450,589	137,202	30,718	618,509
Additions	-	5,045	1,737	6,782
Disposals	-	(1,500)	-	(1,500)
As at 31 March 2026	450,589	140,747	32,455	623,791
Depreciation				
As at 1 April 2025	-	67,167	26,128	93,295
Eliminated on disposals	-	(1,397)	-	(1,397)
Charge for the year	-	14,995	1,265	16,260
As at 31 March 2026	-	80,765	27,393	108,158
Net book value				
As at 31 March 2026	450,589	59,982	5,062	515,633
As at 31 March 2025	450,589	70,035	4,590	525,214

11 Debtors

	2026 £	2025 £
Trade debtors	126	-
Other debtors	93	40
Prepayments and accrued income	618	372
	837	412

12 Creditors: Amounts falling due within one year

	2026 £	2025 £
Trade creditors	3,429	6,501
Taxation and social security	-	60
Other creditors	31,780	30,164
Accruals and deferred income	3,920	15,389
	39,129	52,114

.... *continued*

13 Related parties

Controlling entity

The charity is controlled by the managing trustees of it's sole custodian trustee, Keswick Town Council.

Related party transactions

During the year the charity incurred costs for the recharges of goods and services valued at £162,499 from its sole custodian trustee, Keswick Town Council. The charity recharged Keswick Town council for goods totalling £593. At the year end a balance of £31,780 was owed to Keswick Town Council.

During the year the charity recharged goods valued at £1,017 to Fitz Park, a charity of which Keswick Town Council is also the sole trustee. At the year end a balance of £93 was due from Fitz Park.

.... *continued*

14 Analysis of funds

	At 1 April 2025	Incoming resources	Resources expended	Transfers	At 31 March 2026
	£	£	£	£	£
Designated Funds					
Building Fund	9,449	-	-	2,000	11,449
Equipment and Development Fund	31,068	-	-	1,000	32,068
Memorial Seats and Trees	2,433	1,771	(177)	(2,737)	1,290
Max Statue Fund	41,949	3,490	-	-	45,439
Camelia Collection	-	1,500	-	-	1,500
Contribution for Future Capital Fund	-	-	-	6,400	6,400
Contribution to future Parks Van	-	-	-	12,300	12,300
	84,899	6,761	(177)	18,963	110,446
General Funds					
Unrestricted income fund	677,418	219,387	(179,071)	(17,075)	700,659
Restricted Funds					
CCC Woodland Walk	1,888	-	-	(1,888)	-
	764,205	226,148	(179,248)	-	811,105

Building Fund & Equipment & Development Fund – These funds are held due to unforeseen circumstances, such as flooding or other natural disaster to cover uninsurable losses e.g. open space, as well as provision for ongoing improvements and upgrades of the Trusts equipment and assets (including buildings). The Building Fund is allocated to Hope Park only whereas the Development and Equipment Fund can be used in either Hope or Fitz Park, the funds are topped up annually from the previous years profit.

Memorial Seat & Trees - This fund is for seats and trees that have been donated to the park as a memorial. Any repairs and maintenance are covered using this fund with any excess built up being used to 'top up' other funds. Any transfer between funds is approved by Trustees.

Max Statue Fund – Hope Park is home to the Max the Miracle Dog statue which provides income to the park, so far the fund has been used to make improvements to many footpaths, a new handrail for a bridge and new equipment to keep the park maintained to a high standard. This fund is restricted to expenditure in Hope Park only.

Camelia Collection - This was a grant given to us by Cumbria in Bloom to enable us to introduce an area of the park to plant a camellia collection (shrubs) on behalf of the National Camelia Society. This included identifying a suitable area, landscaping the area and planting the collection.

Contribution for Future Capital Fund - These funds have been desiganted to use towards future capital costs at Hope Park.

Contribution to Future Parks Van - These funds have been desiganted to use towards a new parks van.

.... continued

Prior period

	At 1 April 2024	Incoming resources	Resources expended	Transfers	At 31 March 2025
	£	£	£	£	£
Designated Funds					
Building Fund	26,519	-	-	(17,070)	9,449
Equipment and Development Fund	42,508	-	(1,000)	(10,440)	31,068
Memorial Seats and Trees	2,118	1,040	(120)	(605)	2,433
Max Statue Fund	47,172	4,277	(3,000)	(6,500)	41,949
	118,317	5,317	(4,120)	(34,615)	84,899
General Funds					
Unrestricted income fund	726,100	213,020	(296,317)	34,615	677,418
Restricted Funds					
CCC Woodland Walk	2,193	-	(305)	-	1,888
	846,610	218,337	(300,742)	-	764,205

15 Transfers

During the year transfers were made for £1,737 and £1,888 from the Memorial Seats and Trees fund and the CCC Woodland fund respectively to unrestricted funds in relation to the purchase of fived assets.

Transfers were also made between unrestricted funds and the following designated funds as agreed by the trustees:
Building fund £2,000
Equipment and Development Fund £1,000
Memorial Seats and Trees (£1,000)
Contribution for Future Capital Fund £6,400
Contribution to future Parks Van £12,300

.... continued

16 Net assets by fund

	Unrestricted Funds	Total Funds 2026	Total Funds 2025
	£	£	£
Tangible assets	515,633	515,633	525,214
Current assets	334,601	334,601	291,105
Creditors: Amounts falling due within one year	(39,129)	(39,129)	(52,114)
Net assets	811,105	811,105	764,205

Prior period

	Unrestricted Funds	Restricted Funds	Total Funds 2025	Total Funds 2024
	£	£	£	£
Tangible assets	525,214	-	525,214	518,267
Current assets	288,950	1,888	290,838	369,411
Creditors: Amounts falling due within one year	(51,847)	-	(51,847)	(41,068)
Net assets	762,317	1,888	764,205	846,610