



**KNOWLE PARK TRUST CIO  
TRUSTEES' REPORT AND  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2025**

## Knowle Park Trust CIO Contents

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	<b>Page</b>
Trustees' Report	1—4
Independent Examiner's Report	5
Statement of Financial Activities	6
Comparative Statement of Financial Activities	7
Statement of Financial Position	8
Notes to the Financial Statements	9—12
The following pages do not form part of the statutory accounts:	
Detailed Statement of Financial Activities	13

# **Knowle Park Trust CIO**

## **Trustees' Report For The Year Ended 31 March 2025**

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The trustees present their report and the financial statements for the year ended 31 March 2025.

### **Objectives and Activities**

#### **Aims and Objectives**

The objectives of KPT are the provision and maintenance of areas of open space and public parks for the benefit of the local inhabitants of Cranleigh in the county of Surrey and the surrounding areas in the interests of social welfare with the object of improving the conditions of life for the said inhabitants.

KPT carries out its purposes by providing and maintaining a new area of parkland and public open space for use by members of the public, comprising 22.80ha (56.34 acres) situated on Knowle Lane, Cranleigh. The land was donated to the Trust by a local business man/philanthropist and is held in perpetuity by the Trust to benefit Cranleigh residents

#### **Public Benefit**

KPT benefits visitors from Cranleigh and further afield by providing them with a free open space for recreation and leisure pursuits. The space is also used to host public events, concerts, sport activities and similar events providing further enjoyment and leisure opportunities for the benefit of the general public.

KPT is committed to protecting this unique landscape and improving its flora, fauna and wildlife habitats. The Trust will carefully balance this with its use as an amenity and recreation resource for Cranleigh and surrounding areas and develop close ties with the community by focusing on six key aspects of local importance –

- Culture
- Ecology
- Education
- Heritage
- Recreation
- Wellbeing

Links are forged with local societies, groups, institutions and initiatives to ensure that all of the benefits and opportunities that the park can afford are realised.

Knowle Park is a country park and nature reserve enriching the lives of our community.

#### **Kiosks**

The Moooh Ice Cream and Heartworks Coffee Kiosks proved very popular throughout the year. A small commission is paid which has added to the Park's finances. During 2024-25, a decision was taken to reduce the opening hours of Heartworks and closing Moooh Ice Cream during the quieter winter months.

#### **Playground**

The two playgrounds differentiated by age for younger and older children are inspected weekly by the Park Manager and annually inspected by RoSPa. The equipment is subject to significant use.

The weekly Wild Tots group continues to prove very popular with little ones learning about nature and the environment through play.

#### **The Lake**

It is forbidden for a person or domesticated animal to enter the lake because of the danger and disturbance to flora, fauna and fowl. Disappointingly, this continues to be a difficult message which too often is ignored. Further signs have been erected and the message is being constantly shared that entering the lake is forbidden.

However, the Lake has proved popular with its resident swan and wildfowl families providing much enjoyment to onlookers. The island has been graced with a large metal sculpture of a skeleton fish which was donated by a benefactor and much admired.

#### **Car Park**

While a large number of visitors have walked, jogged or cycled to the Park the 60 space car park is often full, for example during the Park Runs, weekends and holidays. Overflow parking is redirected to Snoxhall and Stocklund Square car parks, both within walking distance. The cost of parking remains the lowest in the village and the accessible toilets have retained visitors longer in the park.

#### **Accessibility**

Knowle Park was designed to be accessible to people of all ages, and disabilities. The Trustees are delighted that dementia groups, the wheelchair bound, the elderly, and those with mental health issues have taken advantage of all that the park offers. The Changing Places Toilet has proved a draw to disabled families, one of very few in Surrey.

#### **Thank you to our Benefactors**

Knowle Park was a dream realised by local philanthropists Nic and Rowena Vrijland, to whom the community of Cranleigh will forever be grateful.

# **Knowle Park Trust CIO**

## **Trustees' Report (continued)**

### **For The Year Ended 31 March 2025**

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The trustees confirm that they have complied with the requirements of Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's guidance on public benefit.

#### **Additional Note**

##### **Risk Management**

The Trustees are aware of the major strategic and operational risks which the Charity faces and have put in place systems to identify those risks in a Risk Register which is regularly examined and updated, to mitigate the company's exposure to them, as far as possible in a small organisation.

#### **Achievements and Performance**

##### **Main Achievements**

###### **Review of the Year**

Knowle Country Park was handed to the Trust by the contractors Ground Control after 10 years in development and opened to the public on 27th May 2023, free to use, 24 hours a day. 2024-25 is the second year of operation since opening and much continues to be learned and improved upon.

The community of Cranleigh and visitors from further afield have welcomed and 'adopted' the Park as a key leisure, community and ecological asset to the village. As a result, litter, vandalism and unruly behaviour has remained at a very bare minimum with local residents undertaking a volunteer 'monitoring' role.

The Trustees are indebted to the commitment of its volunteer workforce many of whom are recent residents to Cranleigh and neighbours of the Park.

During the year, the plants, hedges, shrubs, trees and flowers in Knowle Park have blossomed so that the Park looks less 'new' and far greener. A new orchard of fruit trees donated by Surrey County Council was planted, as were many more hedgerow saplings and shrubs.

###### **Public Events**

2024-25 was the first year whereby public events took place in the Park enjoyed by many hundreds of people. Both performance venues at the grass Amphitheatre and Lakeside Performance area were successfully used for entertainment as they had been designed. The vast majority of events were free which we discovered was important when rain might necessitate cancellation and disappointment. Events ranged from church services to buskers, from contemporary music to brass band concerts, from Santa's Grotto to Halloween Trails, from Easter Egg Hunts to Staycation Sundays, from wild bird displays to Candlelight carol singing, from ice bathing to hot yoga. Held in the Amphitheatre in August, the key event of the year was three performances of Wind in the Willows, a ticketed event written exclusively for the Park by one of the Trustees and which proved immensely enjoyable. Three programmes of events for Winter, Spring and Summer have now been developed.

#### **Financial Review**

##### **Financial Position**

###### **Funding**

KPT's activities are funded from several sources in addition to donations and sponsorship. The principal sources are from the rental income of three apartments owned by the Trust, by parking fee income from the car park and from sales commission from the Kiosks plus some income from events and performances.

###### **Reserves Policy**

The Trust will strive to maintain twelve months of unrestricted funds available to cover situations as they may arise from time to time; these are effectively 'reserves'. KPT's aim is to build up to that level of reserves within five years of opening.

#### **Structure, Governance and Management**

##### **Governing Document**

Knowle Park Trust (KPT) is a Charitable Incorporated Organisation registered on 9 January 2018.

The charity is governed by its Board of Trustees, which meets at least four times a year. The Board consists of a minimum of three and maximum of ten voting directors, recommended by a selection panel and elected by the company members at the Annual General Meeting.

**Knowle Park Trust CIO  
Trustees' Report (continued)  
For The Year Ended 31 March 2025**

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**Trustee Selection Methods**

Trustees were originally selected for demonstrating their early support for the project and commitment towards seeing it delivered. Additional Trustees have been appointed bringing additional skills and experience, in particular skills to champion one or more of the key aspects noted in 'Public Benefit' below.

Trustees are required to retire at their third Annual General Meeting following their election or appointment but are eligible for re-election or re-appointment.

**Additional Note**

The Trustees have delegated the day-to-day operation of the Park to a part time Park Manager. He is assisted by around 50 volunteers, including several of the Trustees.

**Reference and Administrative Details**

**Trustees**

Mrs Andrea Bamford - Trustee  
Mr Brian Belcher - Treasurer (appointed 27/01/2025)  
Mrs Rosemary French OBE - Trustee  
Mrs Lucy Boatswain - Trustee  
Mr Martin Bamford - Chair  
Ms Hannah Large - Trustee (appointed 02/12/2024)  
Mr Jeffrey Wood - Trustee  
Mr Timothy Crowe - Trustee  
Mrs Wendy Varcoe MBE - Trustee (appointed 15/07/2024)

**Charity Number**

1176590

**Independent Examiner**

Mr J Cole MAAT  
Oakwood Cranleigh Limited  
The Dairy  
Tilehouse Farm Offices  
East Shalford Lane, Shalford  
Surrey  
GU4 8AE

**Knowle Park Trust CIO  
Trustees' Report (continued)  
For The Year Ended 31 March 2025**

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The trustees' report was approved by the board of trustees and signed on its behalf by:

Mr Brian Belcher

Trustee

20/10/2025

**Knowle Park Trust CIO**  
**Independent Examiner's Report to the Trustees of Knowle Park Trust CIO**  
**For The Year Ended 31 March 2025**

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I report to the trustees on my examination of the accounts of Knowle Park Trust CIO (the Trust) for the year ended 31 March 2025.

**Responsibilities and Basis of Report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent Examiner's Statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and contents of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mr J Cole MAAT  
20/10/2025  
The Dairy  
Tilehouse Farm Offices  
East Shalford Lane, Shalford  
Surrey  
GU4 8AE

**Knowle Park Trust CIO**  
**Statement of Financial Activities**  
**For The Year Ended 31 March 2025**

				<b>2025</b>	<b>2024</b>
		<b>Unrestricted funds</b>	<b>Endowment funds</b>	<b>Total funds</b>	<b>Total funds</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>INCOME AND ENDOWMENTS FROM:</b>					
Donations and legacies	<b>3</b>	10,362	-	10,362	11,219
Other trading activities	<b>4</b>	62,599	-	62,599	28,787
Investments	<b>5</b>	48,596	-	48,596	45,283
		<u>121,557</u>	<u>-</u>	<u>121,557</u>	<u>85,289</u>
<b>EXPENDITURE ON:</b>					
Raising funds	<b>7</b>	(102,848)	-	(102,848)	(90,701)
<b>NET INCOME/(EXPENDITURE)</b>		<u>18,709</u>	<u>-</u>	<u>18,709</u>	<u>(5,412)</u>
<b>NET MOVEMENT IN FUNDS</b>		<u>18,709</u>	<u>-</u>	<u>18,709</u>	<u>(5,412)</u>
<b>RECONCILIATION OF FUNDS:</b>					
Total funds brought forward		<u>29,851</u>	<u>950,000</u>	<u>979,851</u>	<u>985,263</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>48,560</u></u>	<u><u>950,000</u></u>	<u><u>998,560</u></u>	<u><u>979,851</u></u>

The notes on pages 9 to 12 form part of these financial statements.



**Knowle Park Trust CIO**  
**Comparative Statement of Financial Activities**  
**For The Year Ended 31 March 2025**

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				2024
	Notes	Unrestricted funds	Endowment funds	Total funds
		£	£	£
<b>INCOME AND ENDOWMENTS FROM:</b>				
Donations and legacies	<b>3</b>	11,219	-	11,219
Other trading activities	<b>4</b>	28,787	-	28,787
Investments	<b>5</b>	45,283	-	45,283
		<hr/>	<hr/>	<hr/>
		85,289	-	85,289
<b>EXPENDITURE ON:</b>				
Raising funds	<b>7</b>	(90,701)	-	(90,701)
<b>NET EXPENDITURE</b>		<hr/>	<hr/>	<hr/>
		(5,412)	-	(5,412)
<b>NET MOVEMENT IN FUNDS</b>		<hr/>	<hr/>	<hr/>
		(5,412)	-	(5,412)
<b>RECONCILIATION OF FUNDS:</b>				
Total funds brought forward		35,263	950,000	985,263
<b>TOTAL FUNDS CARRIED FORWARD</b>		<hr/>	<hr/>	<hr/>
		29,851	950,000	979,851

The notes on pages 9 to 12 form part of these financial statements.

**Knowle Park Trust CIO**  
**Statement of Financial Position**  
**As At 31 March 2025**

				<b>2025</b>	<b>2024</b>
		<b>Unrestricted funds</b>	<b>Endowment funds</b>	<b>Total funds</b>	<b>Total funds</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>					
Tangible Assets	<b>11</b>	11,089	950,000	961,089	956,419
		11,089	950,000	961,089	956,419
<b>CURRENT ASSETS</b>					
Debtors	<b>12</b>	1,567	-	1,567	1,290
Cash at bank and in hand		40,485	-	40,485	23,317
		42,052	-	42,052	24,607
<b>Creditors: Amounts Falling Due Within One Year</b>	<b>13</b>	(4,581)	-	(4,581)	(1,175)
<b>NET CURRENT ASSETS (LIABILITIES)</b>		37,471	-	37,471	23,432
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		48,560	950,000	998,560	979,851
<b>NET ASSETS</b>		48,560	950,000	998,560	979,851
<b>FUNDS OF THE CHARITY</b>					
Endowment Funds				950,000	950,000
Unrestricted Funds				48,560	29,851
<b>TOTAL FUNDS</b>				998,560	979,851

On behalf of the board

Mr Brian Belcher

Trustee

20/10/2025

The notes on pages 9 to 12 form part of these financial statements.

# Knowle Park Trust CIO

## Notes to the Financial Statements

### For The Year Ended 31 March 2025

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#### 1. General Information

Knowle Park Trust CIO is a charitable incorporated organisation registered with the Charity Commission, registered charity number 1176590. The principal address is .

#### 2. Accounting Policies

##### 2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) "Accounting and Reporting by Charities: Statement of Recommended Practice 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 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The charity is a Public Benefit Entity as defined by FRS 102.

##### 2.2. Incoming Resources

KPT's activities are funded from several sources in addition to donations and sponsorship. The principal sources are from the rental income of three apartments owned by the Trust, by parking fee income from the car park and from sales commission from the Kiosks plus some income from events and performances.

##### 2.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	Nil
Plant & Machinery	20% Straight Line
Fixtures & Fittings	20% Straight Line

##### 2.4. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

#### 3. Income from Donations and Legacies

	2025	2024
	Unrestricted	Total
	funds	funds
	£	£
Donations and gifts	10,362	11,219

#### 4. Income from Other Trading Activities

	2025	2024
	Unrestricted	Total funds
	funds	
	£	£
Income from other trading activities	46,859	17,268
Fundraising events	15,740	11,519
	62,599	28,787

Income from Other Trading Activities recognises the income received from operation of the Park's car park, electric vehicle charging stations and commissions received from vendors present on the Park site.

#### 5. Investment Income

**Knowle Park Trust CIO**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 March 2025**

	<b>2025</b>	<b>2024</b>
	<b>Unrestricted</b>	<b>Total</b>
	<b>funds</b>	<b>funds</b>
	<b>£</b>	<b>£</b>
Interest on short-term deposits	371	53
Rents received from investment properties	48,225	45,230
	<u>48,596</u>	<u>45,283</u>

**6. Net Income/(Expenditure)**

The net income/(expenditure) is stated after charging/(crediting):

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Depreciation of tangible fixed assets - owned	<u>2,509</u>	<u>1,607</u>

**7. Analysis of Expenditure**

		<b>2025</b>
	<b>Activities undertaken directly</b>	<b>Support costs</b>
	<b>(see note 8)</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
Raising funds	48,278	54,570
	<u>48,278</u>	<u>102,848</u>

		<b>2024</b>
	<b>Activities undertaken directly</b>	<b>Support costs</b>
	<b>(see note 8)</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
Raising funds	61,102	29,599
	<u>61,102</u>	<u>90,701</u>

**8. Support Costs**

	<b>2025</b>
	<b>Raising funds</b>
	<b>£</b>
Premises expenses	14,167
General administration	37,894
Depreciation	2,509
	<u>54,570</u>

**Knowle Park Trust CIO**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 March 2025**

	<b>2024</b>
	<b>Raising funds</b>
	<b>£</b>
Premises expenses	17,286
General administration	10,706
Depreciation	1,607
	<u>29,599</u>

**9. Independent Examiner's Remuneration**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Independent examination of the financial statements	1,638	1,175
Other assurance services	14	-
Tax advisory services	210	-
Other financial services	-	-
	<u>1,862</u>	<u>1,175</u>

**10. Average Number of Employees**

Average number of employees during the year was: NIL (2024: NIL)

**11. Tangible Assets**

	<b>Land &amp; Property</b>		<b>Plant &amp; Machinery</b>		<b>Fixtures &amp; Fittings</b>		<b>Total</b>
	<b>Freehold</b>		<b>£</b>		<b>£</b>		<b>£</b>
<b>Cost</b>							
As at 1 April 2024	950,000		1,798		6,228		958,026
Additions	2,663		4,516		-		7,179
As at 31 March 2025	<u>952,663</u>		<u>6,314</u>		<u>6,228</u>		<u>965,205</u>
<b>Depreciation</b>							
As at 1 April 2024	-		360		1,247		1,607
Provided during the period	-		1,263		1,246		2,509
As at 31 March 2025	<u>-</u>		<u>1,623</u>		<u>2,493</u>		<u>4,116</u>
<b>Net Book Value</b>							
As at 31 March 2025	<u>952,663</u>		<u>4,691</u>		<u>3,735</u>		<u>961,089</u>
As at 1 April 2024	<u>950,000</u>		<u>1,438</u>		<u>4,981</u>		<u>956,419</u>

**12. Debtors**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Due within one year</b>		
Other debtors	<u>1,567</u>	<u>1,290</u>

**Knowle Park Trust CIO**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 31 March 2025**

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**13. Creditors: Amounts Falling Due Within One Year**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Trade creditors	744	-
Accruals and deferred income	3,837	1,175
	<u>4,581</u>	<u>1,175</u>

**14. Deferred Income**

Deferred income movements in the year were as follows:

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Balance at the start of the period	-	-
Income deferred in the current period	2,185	-
Balance at the end of the period	<u>2,185</u>	<u>-</u>

Rental income received in advance of the period end, which relates to the succeeding accounting period.

**15. Transactions with Trustees**

During the year the expenses reimbursed to the trustees or paid directly to third parties were as follows:

<b>2025</b>	<b>2024</b>
<b>£</b>	<b>£</b>
<u>          </u>	<u>          </u>

**16. Related Party Disclosures**

**Knowle Park Trust CIO**  
**Detailed Statement of Financial Activities**  
**For The Year Ended 31 March 2025**

	<b>2025</b>	<b>2024</b>
	<b>Total funds</b>	<b>Total funds</b>
	<b>£</b>	<b>£</b>
<b>INCOME AND ENDOWMENTS FROM:</b>		
<b>Donations and legacies</b>		
Donations and gifts	10,362	11,219
	<u>10,362</u>	<u>11,219</u>
<b>Other trading activities</b>		
Income from other trading activities	46,859	17,268
Fundraising events	15,740	11,519
	<u>62,599</u>	<u>28,787</u>
<b>Investments</b>		
Rental income from investment property	48,225	45,230
Interest on short term deposits	371	53
	<u>48,596</u>	<u>45,283</u>
	<u>121,557</u>	<u>85,289</u>
<b>EXPENDITURE ON:</b>		
<b>Raising funds</b>		
Staging fundraising events	(12,785)	(544)
Rent collection, property repairs and maintenance charges	(10,519)	(8,481)
Waste disposal	(2,253)	(3,012)
Protective clothing	(542)	(253)
Repairs, renewals and maintenance	(10,999)	(7,528)
Support and administration costs	(140)	(107)
Other direct costs	(11,040)	(41,176)
Bank charges	-	(1)
Light and heat	(3,820)	(10,547)
Water rates	(297)	-
Cleaning	(10,050)	(6,739)
Vehicle running costs	(1,652)	(548)
Computer software, consumables and maintenance	(4,578)	-
Insurance	(5,298)	(4,607)
Advertising and marketing costs	(379)	(2,437)
Training seminars and workshops	(323)	(440)
Independent examiner's fees	(1,862)	(1,175)
Consultancy fees	(42)	(150)
Management fees	(21,645)	-
Subscriptions	(1,504)	-
Other office costs	(611)	(1,349)
Depreciation	(2,509)	(1,607)
	<u>(102,848)</u>	<u>(90,701)</u>
	<u>(102,848)</u>	<u>(90,701)</u>
<b>NET INCOME/(EXPENDITURE)</b>	<u>18,709</u>	<u>(5,412)</u>