



**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

**Trustees' Annual Report for the period**

**From** 1/08/23 **Period start date**  
**To** 31/7/24 **Period end date**

**Charity name: Friends of Carlisle Victorian and Turkish Baths (FOCVTB)**

**Charity registration number: 1198658**

**Objectives and Activities**

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	For the public benefit to advance education in the historical use, architectural and constructional heritage of the Carlisle Victorian Public and Turkish Baths, being a listed building of particular historical and architectural interest, and in its preservation.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>The Carlisle Turkish Baths were the last remaining, fully operational Turkish Baths in the Northwest, and one of only twelve in the UK, until November 2022 when they were mothballed by the then City Council, and due to a combination of factors, including local government reorganisation, their future was uncertain.</p> <p>Were it not for our campaign it is highly likely that plans would have been made to dispose of the public Turkish Baths for private development, and a key part of the nation's living heritage would have been permanently lost.</p> <p>Through our campaigning and charity works we have achieved the following.</p> <ol style="list-style-type: none"><li>1. For the public benefit advanced education in the historical use, architectural and constructional heritage of the Carlisle Victorian Public and Turkish Baths (FOCVTB). Our heritage tours and talks are a key tool for educating and inspiring the public with the history and purpose of the Public and Turkish Baths. Over 600 members of the public have attended our tours and talks.</li><li>2. The campaign has raised awareness of both the heritage and facilities on offer at the VTB through social media, our Facebook reach is currently in excess of 184,600 unique users. We secured regular local media coverage, appeared on regional ITV and BBC television and radio programmes.</li><li>3. Our ambition has not been to simply save</li></ol>

		<p>Carlisle Turkish Baths, but to develop the entire complex, as a Centre for Health and Wellbeing that celebrates both the heritage of Public Baths and Washhouses and responds to the modern needs of residents in and around England's most northerly city.</p> <p>4. Were it not for our campaign summarised above and additionally supported by funding from the Architectural Heritage Fund (AHF PVG687, 6/7/22, £14,900) and Cumbria LEP (£2500) for a Viability Study, it is highly likely that plans would have been made to dispose of the public Turkish Baths for private development, and a key part of the nation's living heritage would have been permanently lost.</p> <p>5. Our Viability Study in 2022, supported by funding from the Architectural Heritage Fund (AHF PVG687, 6/7/22, £14,900) and Cumbria LEP (£2500) has allowed us to continue to test our Vision for the Baths beyond RIBA stage 1, and to determine a development option that takes full advantage of two existing large-scale city centre regeneration projects. Our preferred option will tie the Baths into the current transformation of Carlisle's high street and town centre, helping both people and place thrive and prosper to make Carlisle an attractive place to live, work and visit.</p> <p>6. Through conducting this study it has become clear to us that to ensure a future sustainable model for the Turkish Baths, the 'Core Offer' has to focus on the viability of any future Spa and Turkish Baths experience. The business plan has shown that such an offer can be financially viable. To enable this we propose a two-phase approach; first delivery of the 'Core Offer' and a second phase centred around the delivery of community facilities, including a community laundry and hub, within the building. At this stage we propose to reserve space for these facilities and explore their individual viability in our planned development study.</p> <p>7. The next stage centres on working with key stakeholders on co-creation of the business plan. This is been managed under the aegis of our 'Sustainability Group'. To this end we began working with the new authority Cumberland Council towards a Community Asset Transfer (CAT). Once successfully completed this will enable us to apply for development funds across a range of funders to enable us to develop our proposals to RIBA 3 during 2024/25. Joined up discussions with these funders, have now begun including Heritage England, Heritage Lottery Fund and Architectural Heritage Fund.</p> <p>8. Activities related to in the accounts cover fund raising to help leverage external funding bodies, but also to provide means to support for our sustainable vision for the building including for example future legal costs.</p>
--	--	--

		9. Through a competitive process appointed Wrigleys Solicitors to support our work with the CAT.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>The trustees of the Friends of Carlisle Victorian and Turkish Baths have carried out their roles and responsible in accordance with Charity Commission Guidelines and for the public benefit.</p> <p>The charity trustees shall manage the affairs of the CIO and may for that purpose exercise all the powers of the CIO. It s the duty of each trustee:</p> <p>1. To exercise his or her powers and to perform his or her functions in their capacity as a trustee of the CIO in the way he or she decides in good faith would be most likely to further the purposes of the CIO; and</p> <p>2. To exercise, in the performance of those functions, such care and skill as is reasonable in the circumstances having regard in particular to:</p> <p>(i) Any special knowledge or experience that they have or holds and,</p> <p>(ii) If they as charity trustees of the CIO in the course of a business or profession, to any special knowledge or experience that it is reasonable to expect of a person acting in the course of that kind of business or profession.</p>

#### **Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	<p>All grants are discussed and approved by the trustees before submission to ensure they are in alignment with the aims and objectives of the charity. This is particularly important when a contribution from the charity is required to enable release of grant funds. Each grant has a named lead, which can either be a trustee or associate members. Progress is monitored at monthly meetings. It is our intention to appoint a trustee with grants skills to manage this core activity.</p> <p>Having successful concluded the AHF Viability Study, we are developing applications for further Grant funding from the AHF and / or Historic England to progress this project to RIBA stage 3. Our 'Sustainability Group' is managing this grant activity. We will seek additional funding for the development plan from other bodies including the Cumbria LEP, Cumberland Council, and National Lottery Heritage Fund (with whom we have begun discussions) and the Pilgrim Trust.</p> <p>We have identified specialist legal advisors to support our application for a Community Asset Transfer, prepared a shortlist of architects/project leads that we will approach to tender for the project, and begun a programme of engagement with the elected members of the Cumberland</p>

		<p>Council.</p> <p>We have prepared a list of large capital funders and smaller scale grants. We will commence applications to these funders/grant bodies in the next financial year as we reach greater clarity regards the potential CAT.</p>
Policy on social investment including program related investment	Para 1.38	Not applicable.
Contribution made by volunteers	Para 1.38	<p>The FOCVTB began as a campaign group in May 2021, in response to CaCC's feasibility study looking at repurposing the Turkish Baths. We formed specifically to save the Northwest's last remaining Turkish Baths from closure. We were formally constituted as a CIO in April 2022.</p> <p>The heritage nature of the building and the continued involvement of the FOCVTB would continue to provide volunteers with opportunities to lead tours, talks and events. As well as facilitating specialist use of the building for arts and heritage activities. Volunteer on-boarding is managed by trustee Price with a bespoke package around background, roles and expectations.</p> <p>Our activities are planned and coordinated by a twelve strong committee of Trustees and Associate Members with each committee member having lead responsibility for a defined and dedicated area of work. We meet monthly, all our meetings have an agenda and our minutes with actions and decisions are recorded and kept in a digital folder that is only accessible to committee members in accordance with GDPR.</p>

## Achievements and Performance

	SORP reference	
--	----------------	--

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Para 1.20</p>	<p>Through our campaigning and charity works we have achieved the following.</p> <ol style="list-style-type: none"> <li>1. For the public benefit advanced education in the historical use, architectural and constructional heritage of the Carlisle Victorian Public and Turkish Baths (FOCVTB). Our heritage tours and talks are a key tool for educating and inspiring the public with the history and purpose of the Public and Turkish Baths. Over 600 members of the public have attended our tours and talks.</li> <li>2. The campaign has raised awareness of both the heritage and facilities on offer at the VTB through social media, our Facebook reach is currently in excess of 245,500 unique users a increase of ca.33% over previous reporting period. We secured regular local media coverage, appeared on regional ITV and BBC television and radio programmes.</li> <li>2. Our ambition has not been to simply save Carlisle Turkish Baths, but to develop the entire complex, as a Centre for Health and Wellbeing that celebrates both the heritage of Public Baths and Washhouses and responds to the modern needs of residents in and around England's most northerly city.</li> <li>3. Through conducting this study it has become clear to us that to ensure a future sustainable model for the Turkish Baths, the 'Core Offer' has to focus on the viability of any future Spa and Turkish Baths experience. The business plan has shown that such an offer can be financially viable. To enable this we propose a two-phase approach; first delivery of the 'Core Offer' and a second phase centred around the delivery of community facilities, including a community laundry and hub, within the building. At this stage we propose to reserve space for these facilities and explore their individual viability in our planned development study. Additionally, as part of this study we held further stakeholder events to engage the wider community and partners in these findings.</li> <li>4. The next stage centres on working with key stakeholders on co-creation of the business plan. This is been managed under the aegis of our 'Sustainability Group'. To this end we have begun working with Cumberland Council towards a Community Asset Transfer (CAT). Once successfully completed this will enable us to apply for development funds across a range of funders to enable us to develop our proposals to RIBA 3 during 2024. Joined up discussions with these funders have now begun including Heritage England, Heritage Lottery Fund and Architectural Heritage Fund.</li> </ol>
--	------------------	---

**Additional information (optional)**

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	<p>Our creative and engagement centred approach to fundraising has utilised both public support through physical and online events as well as from prestigious heritage funding bodies. Our fundraising has included: check figures against accounts</p> <ol style="list-style-type: none"> <li>1. Just giving and stripe donations totalling over £1289.25.</li> <li>2. Ticket sales for heritage tours of the site and surrounding area and headline event film showing of 'steaming' in collaboration with Cumbria University which raised £1470.</li> <li>3. Stalls at community, city and county events such as the Cumberland Show, Cumbria Archives Open Day, and Carlisle Farmers Market</li> <li>4. Talks to local community groups</li> <li>5. Produced and sold merchandise of ca. £1830.</li> <li>6. Partnership with Carlisle based chocolatier for limited edition Turkish Baths chocolates, including £1 donation for every box sold raising over £122 in the reporting period.</li> <li>7. Charities trust donation of £1000.</li> </ol>
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Balance period start date 1/8/23: £7341.80 Balance period end date: 31/7/24: £10602.88
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	All funds held in single Lloyds Business account and balance used both for the running of the charity, whilst maximising the sum available to leverage external grants.
Amount of reserves held	Para 1.22	
Reasons for holding zero reserves	Para 1.22	We aim to always have a positive financial consistent with the scale of funding required for ambitions, notably in having sufficient leverage funding available as required by certain funding bodies.
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	No current uncertainties.

## Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Our creative and engagement centred approach to fundraising has utilised both public support through physical and online events as well as from prestigious heritage funding bodies. Our fundraising has included: <ol style="list-style-type: none"> <li>1. Just giving and stripe donations totalling ov £1289.25.</li> <li>2. Ticket sales for heritage tours of the site and surrounding area and headline event film showing of 'steaming' in collaboration with Cumbria University which raised £1470.</li> <li>3. Stalls at community, city and county events such as the Cumberland Show, Cumbria Archives Open Day, and Carlisle Farmers Market</li> <li>4. Talks to local community groups</li> <li>5. Produced and sold merchandise of ca. £1830.</li> <li>6. Partnership with Carlisle based chocolatier for limited edition Turkish Baths chocolates, including £1 donation for every box sold raising over £122 in the reporting period.</li> <li>7. Charities trust donation of £1000.</li> </ol>
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	A risk register is maintained and reviewed by trustees for likely hood, severity, mitigation actions and ownership. Principle risks are identified as (risk, severity, mitigation):

		<p>1. Following closure the Baths may be lost forever, (Medium) Secure Baths entry on national at-risk registers. Working with Heritage organisations to secure evidence of need &amp; value. Secure local political &amp; officer support and work with Cumberland Council (CC) on Community Asset Transfer.</p> <p>2. Accelerated deterioration due to poor mothballing procedure, (High), work with CC to secure improved monitoring and meet regularly with CC officers to monitor progress.</p> <p>3. New CC fails to support our intentions / low priority, (Medium), Maintain good liaison with CC and build our role in supporting them maintain social media and press interest.</p> <p>4. Failure to secure additional funding, (Medium), appoint effective grant lead &amp; monitor available grants.</p> <p>5. Health and Wellbeing Centre proves non-viable, (High), ensure effective &amp; appropriate business plans are developed.</p> <p>6. Loss of public / political interest / support, (Medium), maintain good liaison with CC and engage positively with local organisations &amp; stakeholders. Maintain regular tours / talks &amp; events and establish Meanwhile Use to increase access.</p> <p>7. Loss of Friends support / interest in project, (Medium), Ensure good communications and engagement across Friends Group.</p>
Other		<p>Since our income for the reporting period is was less than £25,000an independent examiners report is not required.</p>



## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution of a Charitable Incorporated Organisation whose only voting members are its charity trustees (23/8/21).
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation (CIO) Registered in England and Wales
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	In accordance with the Charity Constitution. Founding trustees (4) selected on the basis of professional experience, contribution to the establishment and running of the charity, being cognisant of gender, ethnicity and diversity considerations. New trustees identified and appointed from the associate members with consideration of future required skills mix.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	To prepare for a development of a Community Asset Transfer we have developed a supportive ecosystem including membership of Historic Pools of Britain, Heritage Trust Network and the Meanwhile Foundation, and held introductory conversations with specialist charity accountants and legal advisors. We have engaged with regional representatives of the National Trust and Eden North <sup>1</sup> along with Save Grange Lido Ltd and Cumbria LEP to ensure our plans complement existing regional cultural and creative initiatives; and secured agreement from Faculty of Arts and Social Science at Lancaster University for an MSc internship to build the Baths' historic narrative.
Relationship with any related parties	Para 1.51	Regular briefings and updates to City and County Councillors, Local Enterprise Partnership, University, National Trust, community groups and healthcare organisations have been critical to demonstrating the potential of the VTB to amplify the regeneration impact of both the £20m Gateway project, and adjacent £77.4m University Citadels Project. We hosted tours with key stakeholders, to show our vision and gain support. These included City and

		County Councillors and officers, Cumbria Local Enterprise Partnership, Cumbria University, National Trust, Local MP to name but a few.
Other		

#### Reference and Administrative details

Charity name	Friends of Carlisle Victorian and Turkish Baths
Other name the charity uses	
Registered charity number	1198658
Charity's principal address	Silverdale, Aglionby, Carlisle, Cumbria, CA4 8AQ

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Julie Minns	Chair	19/4/22 - present	Board of Trustees
2	Emeritus Professor Stephen Yeates	Secretary Acting Treasurer	19/4/22 – present 1/5/23 - present	Board of Trustees
3	Lynn Graham		19/4/22 – 12/5/24	Board of Trustees
4	Alan M Lindsay	CAT lead	1/5/23 - present	Board of Trustees
5	Elsa Price		1/5/23 - present	Board of Trustees
6	Marian Barradell	Grant co-ordination	13/5/24 - present	Board of Trustees

Corporate trustees – names of the directors at the date the report was approved

Director name		
None		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
None		

### Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

**Additional information (optional)****Names and addresses of advisers (Optional information)**

<b>Type of adviser</b>	<b>Name</b>	<b>Address</b>
Business Development	Fourth Street	Fourth Street Place Consultants Ltd. Ground floor right, 5 Maidstone Buildings Mews, 72-76 Borough High Street, London SE1 1GN
Historic Pools Architects	Studio Octopii.	1c Burrows Mews London SE1 8LD
AHF appointed mentor and heritage building specialist	Marc Collett	Burns Collett The Town Hall Hebden Bridge HX7 7BY UK

**Name of chief executive or names of senior staff members (Optional information)**

Not applicable

**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

No non-disclosure of key personnel details

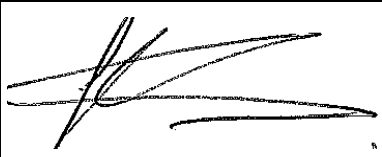

**Other optional information**

No optional information

## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Stephen George Yeates	Julie Minns
Position (eg Secretary, Chair, etc)	Secretary and Acting Treasurer.	Chair

Date 28/5/25

**Friends Of Carlisle Victorian and Turkish Baths**  
**Company accounts for HMRC reporting period 1/8/23 to 31/7/24**  
Profit and Loss Account - cash basis\*

£  
Year to 31/07/224

**Balance 1/8/23** **7,341.80**

***Income***

Net GoFundMe donations \* 0.00  
Just Giving and stripe 1,289.25  
Gift Aid Reclaim 0.00  
Tour tickets 1,470.00  
Grants/One off funding 1,000.00  
Cash donations 0.00  
Merchandise 1,838.77  
Castle Chocolates 122.00

5,720.02

***Expenses***

Promotion (60.00)  
Merchandise (273.00)  
Membership (654.94)  
Stationery (71.00)  
Legal and professional (1,360.00)  
On site supplies (40.00)

(2,458.94)

***Net Income*** **3,261.08**

**Balance close 31/7/24** **10,602.88**

**Secretary and Trustee**

**Emeritus Prof S.G.Yeates**

**Dated**

