

THE GLASS-HOUSE COMMUNITY LED DESIGN

England & Wales · Charity number 1112094

Details

Other names	THE GLASS-HOUSE COMMUNITY-LED DESIGN, THE GLASS-HOUSE
Status	Registered
Legal form	Charitable company
Company number	05435630
Registered	2005-11-17
Register	View on the Charity Commission register

Contact

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Activities

Objects: (1) THE ADVANCEMENT OF EDUCATION IN MATTERS RELATING TO URBAN DESIGN INCLUDING BY OFFERING ADVICE, INFORMATION, TRAINING AND PROJECT SUPPORT TO COMMUNITY, TENANTS' AND RESIDENTS' GROUPS THROUGHOUT THE UK IN MATTERS RELATING TO URBAN DESIGN.(2) THE MAINTENANCE, IMPROVEMENT OR PROVISION OF PUBLIC AMENITIES IN AREAS OF SOCIAL AND ECONOMIC DEPRIVATION, IN THE INTERESTS OF URBAN AND RURAL REGENERATION, THROUGH THE SUPPORT AND PROMOTION OF PUBLIC PARTICIPATION IN THE DESIGN OF THE BUILT ENVIRONMENT AND PUBLIC SPACES.

Activities: The advancement of education in matters relating to urban design by offering advice, information and training and project support to community, tenants and residents groups throughout the UK.The improvement or provision of public amenities in the interests of urban and rural regeneration, through the support and promotion of public participation in the design of the built environment.

Classification

- **How:** Provides Human Resources, Provides Services, Provides Advocacy/advice/information, Sponsors Or Undertakes Research, Acts As An Umbrella Or Resource Body, Other Charitable Activities
- **What:** Education/training, Arts/culture/heritage/science, Environment/conservation/heritage, Economic/community Development/employment
- **Who:** Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** THE UNITED KINGDOM.
- Northern Ireland
- Scotland
- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£122,020	£191,206	-	-
2024-03-31	£179,445	£231,503	-	-
2023-03-31	£269,247	£238,477	-	-
2022-03-31	£249,691	£181,698	-	-
2021-03-31	£155,742	£141,954	-	-

Trustees

Name	Role	Appointed
Prue Chiles	Chair	2014-12-15
ALEXANDER JOHN SAINSBURY		2012-02-01
Robert Orville Johnson		2014-03-13
Susannah Davis		2017-11-07

THE GLASS-HOUSE COMMUNITY LED DESIGN

England & Wales - Charity number 1112094

Accounts

The Glass-House Community Led Design

Company number: 05435630

Charity Number: 1112094

Report and financial statements

For the year ended 31 March 2025

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Company number	05435630	
Charity number	1112094	
Registered office	124 City Road London EC1V 2NX	
Country of incorporation	United Kingdom	
Directors	Prue Chiles Susannah Davis Robert Johnson Alexander Sainsbury	Chair
Key management personnel	Sophia de Sousa	Chief Executive
Secretary	Sophia de Sousa	
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling ME19 4JQ	
Solicitors	Portrait Solicitors 1 Chancery Lane London WC2A 1LF	
Independent Examiner	Hamilton Coopers Chartered Accountants 66 Earl Street Maidstone, Kent ME14 1PS	

The Directors, who also act as Trustees for charity law purposes, submit their annual report and the financial statements of The Glass-House Community Led Design for the year ended 31 March 2025. The Directors confirm that the annual report and financial statements of the Charity comply with current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities'.

Structure, Governance and Management

The Glass-House Community Led Design, which is a Registered Charity (1112094) and a Company Limited by Guarantee (05435630), is constituted through its Memorandum and Articles of Association.

The Board of Directors currently has four appointed members, who give their time to the Charity on a voluntary basis. The Directors of the Company during the year are set out in the legal and administrative information on page 1. The current Directors are Prue Chiles (Chair), Susannah Davis, Robert Johnson (Chair of Finance Committee) and Alex Sainsbury.

Either existing Directors or senior staff members may propose potential new Directors. The Chair and at least one other member interview each potential Director. If approved, potential Directors attend a meeting of the Board of Directors as an observer. Directors may subsequently be appointed by a unanimous vote on an ordinary resolution at a quorate meeting of the Charity's Board of Directors. There is an established process for the induction of Directors. All new Directors are provided with an induction pack containing relevant documentation as recommended by the Charity Commission. The Board carries out regular governance reviews of the Board and its functions.

The Directors appoint a Chief Executive to manage the day-to-day activities of the Charity.

Risk Management

The Charity has assessed the governance, operational, financial, and external risks, as well as those related to compliance with law and regulation. Where appropriate, the Charity has consulted external experts to ensure that the systems and structures in place meet standards and regulations. The Charity has established a clear set of Financial Policies and Procedures adhering to guidance from the Charity Commission, as well as a Financial Reserves Policy appropriate to the risks of the Charity. A comprehensive review of the risks is carried out on an annual basis.

Related Parties

One of the Charity's Directors (Alex Sainsbury) is also on the board of the Charity's main core funder, The Glass-House Trust. See note 8 for further information.

Objectives and Activities

The principal objects of the Charity are:

- the advancement of education in matters relating to urban design, including by offering advice, information, training and project support to community, tenants and residents groups throughout the UK in matters relating to urban design.
- the maintenance, improvement or provision of public amenities in areas of social and economic deprivation, in the interests of urban and rural regeneration, through the support and promotion of public participation in the design of the built environment and public spaces.

Mission and Approach

We want to make great places a reality for everyone.

We connect people with the design of their places, and connect design with people.

Our work is focused on supporting communities, organisations and networks to work collaboratively on the design of buildings, open spaces, homes and neighbourhoods. We see design not only as a tool for creating great places, but also as a way to connect people and to empower them with enhanced confidence, skills, and a greater sense of agency.

We work openly and collaboratively across disciplines and sectors to develop research, projects, events and practical resources. We are committed to sharing the learning from our work to help affect change for people, places and practice.

What We Do

Champion: We are an independent advocate for the value of empowering design practices and for the importance of design quality and its effect on people's quality of life.

Empower: We empower people and organisations through design by building new skills and confidence that give people the agency to contribute to and lead inclusive local change.

Connect: We use design to bring people together to work collaboratively to improve their places and support local relationships and networks that help build community.

Innovate: We test new ideas and methodologies with partners, projects, and places and share what we learn to inform and innovate design practice.

Areas of work

Improving places

We enable a wide range of people and organisations to work together to shape places, such as the design of new housing, revitalising a green space or transforming a community building.

Our independent, hands-on support helps to build confidence and capacity, to inspire, and to give people the agency to improve the quality of their neighbourhoods.

Innovating practice

We inject new approaches and processes that enhance the social and economic impact of designing places and inform policy and practice.

Our support empowers organisations to rethink their culture and practice to support a more open and collaborative approach to shaping places.

Action research

We undertake action research with partners across sectors and disciplines to explore the value and impact of empowering design practices in supporting people and places.

Through our collaborations with partners and the communities engaged with our research, we develop and share new knowledge, tools and resources.

Supporting dialogue

We create and facilitate interactive events and activities that help people from different backgrounds and professions work together and learn from each other.

We also share our work on empowering design practices at conferences, workshops, lectures and other events that explore the connections between people and places.

When planning our activities for the year, the Directors have considered the Charity Commission's guidance on public benefit. The Glass-House works to ensure that our programmes are inclusive, accessible and responsive to the needs of our beneficiaries. We also aim to ensure that any support that we offer brings benefit not only to the direct participants, but also to a broad cross-section of the communities in which their projects are based. We are also committed to ensuring that our work supports innovation, and the production and sharing of learning.

Allocation of resources to beneficiaries

The Glass-House offers free or subsidised enabling and support to community groups and organisations through a number of different programmes.

The Glass-House delivers a programme of free events, which includes our national Glass-House WEdesign Series and other workshops, seminars and events. We generally offer open registration to these on a first come, first served basis.

The Glass-House also offers some free or subsidised project-based support and training to selected communities, which is sometimes made possible through theme-based funded programmes. All this support is accessed through a both rigorous and responsive process to assess eligibility of groups and projects, managed by the Charity's staff and relevant partners. Applicants are interviewed and/or visited by one or more members of staff, and information assessed by at least two members of staff. The staff team reports regularly to the Chief Executive and the Board of Directors on both projects being considered and resource allocations made. All support given has clear terms and conditions attached and is subject to rigorous monitoring and evaluation. Above all, there is the expectation that we will capture and share learning from each of these projects, and that those we support will work with us to help ensure that the work we do with them can benefit others as well.

In some cases, our free support to communities is linked to the collaborative action research programmes we deliver with higher education and third sector partners. This allows us to both provide practical support on the ground in communities, and to extract and disseminate learning to contribute to the growing evidence base and movement of community-led, participatory and collaborative design of place. Increasingly, we are also working with communities through our events programme to help community-based organisations convene local place-based conversations and to instigate collaborative action across sectors.

We also offer training and enabling support to communities through commissioned services. We choose only those commissioned projects that contribute to our mission. All funds generated through commissioned work are invested back into meeting our charitable objectives.

Report on activities 2024/25

Being ambitious about the impact of The Glass-House

Our strategic plan sets seven key strategic objectives for 2024-29:

1. **Be catalytic to affect change**
Choose and make opportunities for targeted action that has a significant impact.
2. **Champion, challenge, provoke and inspire**
Constantly ask people to reflect, reconsider and imagine.
3. **Maximise impact through collaboration**
Build on existing partnerships to create new opportunities and to extend our impact and reach.
4. **Expand and diversify community of practice**
Train and equip both practitioners and community activists, particularly those from under-represented groups, to do what we do.
5. **Build legacy and share resources**
Develop our archive of learning, resources and stories and make it available to others.
6. **Create a strategy for the future**
Plan for the future of The Glass-House impact through capacity building, resources and learning, regardless of the charity's future.
7. **Nurture Glass-House staff & champions**
Ensure that working for and with The Glass-House helps people to build the confidence and skills to support and enable The Glass-House mission

With the launch of our new strategic plan this year, we began internal conversations about how to continue to forward The Glass-House mission whilst planning for a Glass-House legacy and the continuity of our work, regardless of the future of the charity itself. This focus on future-proofing responds to an increasingly difficult economic landscape in which we are operating, and a recognition of the impact this is having on not only the community and voluntary sector, but also on the public, private and higher education sectors. At a time of considerable national growth targets, yet diminished budgets across sectors, we are keen to continue to both make the case for and enable community participation and leadership in design and placemaking, and most importantly, to empower other to do so to.

As always, this year we have chosen to work on projects where we feel we can make a difference, innovate and extract and share learning. We continue to enable and inspire public discussion and debate. Our national public programme of events, think pieces and accompanying student programme flourished again this year, and brought invaluable interplay between communities and both practicing and emerging professionals. Our range of free events has ensured that we continue to offer safe, accessible spaces for discussion and debate and for people to connect with each other across communities, organisations, sectors and generations.

We have continued to develop practical resources to enable others to do what we do, and to inject them both into practice and communities. We have continued work with an archivist on a digital asset management system that will help us shape a public facing resource bank of The Glass-House work, learning tools and methods.

Through our strategic partnership with The Open University, we have worked to extract learning from our research to inform policy and practice. We have also worked with a number of community-based organisations to explore ideas for infrastructuring collaborative design nationally, and for supporting knowledge exchange across communities.

This year saw us deliver another rich programme of activities, grounded in our ongoing commitment to enabling, experimentation, capturing and sharing learning and to partnership working. As always, it is clear to us that there is too much for us to achieve on our own. With this in mind, we continue to work with partners and to empower others with the confidence, methods and approaches as well as producing evidence, to drive systemic change to empower communities in and through design and to support cross-sector collaboration in placemaking.

What follows is a snapshot of our work in 2024/25.

Supporting Dialogue

The Glass-House is unusually positioned to bring together a range of voices and perspectives from communities, practice, policy, research and education to explore ideas, to bring experiences and ideas together through discussion and debate, and to challenge the status quo. We create a range of safe and accessible, as well as playful spaces, to foster and support dialogue, and contribute to events organised by others.

A Continuing Collaboration with Ove Arup Foundation

2024/25 is the final year of collaboration with the [Ove Arup Foundation](#) on our WEdesign programme. With their support, we have continued to work with higher education partners to co-design and co-facilitate a national programme of free public events, whilst further developing our accompanying WEdesign Student Programme and series of Think Pieces.

Through WEdesign, we have provided safe, accessible spaces for interdisciplinary and cross-sector conversations about design and placemaking.

WEdesign series 2024/25: Sharing Place

The theme of our 2024/25 WEdesign series, *Sharing Place*, emerged very naturally. At a time of profound tension and division within the global socio-political landscape, it felt right to enable a national conversation about the power of sharing places, and of creating places to share. Against the backdrop of both historical and enduring inequities, we wanted to explore how we might reimagine the ways we share our places and spaces with each other, and with nature. We were also keen to get creative about spaces for connection, and the role that they play within our society in sharing experiences, stories, skills and resources.

Sharing Place was our way of generating and sharing provocations and propositions for changes to how we shape, manage and share our built and natural environments. Our WEdesign programme created an opportunity to demonstrate the power of collaborative design to bring diverse people together to drive that change.

We welcomed participants to in-person co-design events in London, Glasgow, Sheffield and Newcastle, all of which were co-designed and co-facilitated with our university partner tutors and students. Online we were joined by participants from across the UK for our Debate and Chat events, as well as a reflective Closing Event. Through our series of Think Pieces, we created a platform for sharing inspiring voices from across sectors.

All our events were captured and shared with our networks through blogs written by The Glass-House team, partners, event participants and participating student facilitators.



We created a publication that brings together voices and ideas generated across the series, capturing the four in-person events, our online Debate, Glass-House Chat and Closing Event, as well as celebrating contributions to our Think Piece Series and participant blogs.

<https://theglasshouse.org.uk/resources/sharing-place-reflections-on-the-2024-25-wedesign-event-series/>

Sharing Place: The Debate



We launched our 2024/25 WEdesign series with *Sharing Place: The Debate*, kick-starting a national conversation around this year's theme. Participants from across the UK came together to explore more equitable ways of sharing our places and spaces, as well as creating places to share experiences, skills, knowledge and other things we value through thoughtful placemaking.

The event invited personal and anecdotal contributions from our four inspiring speakers, each offering a unique lens on what it means to share place. The conversation that followed was rich and reflective. Participants discussed the need to empower marginalised voices, challenge assumptions about who spaces are for, and embrace storytelling as a tool for inclusive design. Themes of ownership, power, and resistance to car-led planning emerged, alongside calls for policymakers to recognise the social, not just economic, value of truly shared spaces.

[Zac Tudor](#), Associate Director for Place Resilience at Arup, encouraged us to rethink urban landscapes. Sharing examples from his work in Sheffield, Zac illustrated how we might reclaim our streets for people and nature over cars. He explored how integrating natural systems into our cities can help tackle challenges like air quality, flooding, and biodiversity loss, while improving everyday wellbeing. He left us with a powerful question: "How far can we push back on the spaces that cars have taken over?"

[Nana Biamah-Ofosu](#), architect, educator and Director of YAA Projects, joined us from a study visit in Senegal, where she had been learning about earth construction and collective building traditions, particularly those led by women. She reflected on what contemporary architecture enables us to share, or limits. Drawing from her experiences between Ghana and the UK, including South London's Rye Lane, Nana asked: "*Who decides how spaces are used, what gets shared, and how can we ensure those decisions are equitable?*"

[Yashmin Harun](#), founder of the Muslimah Sports Association, spoke about the barriers Muslim women face in accessing inclusive sports spaces, often due to privacy concerns or a lack of cultural awareness. She advocated for purposeful placemaking, sharing how adaptable spaces can support social, sporting, and religious needs. Reflecting on a local park regeneration project, she described how prayer facilities were incorporated after community input, showing how inclusive design can change how people engage with shared spaces.

[Pat Scrutton](#), Coordinator of the Intergenerational National Network, emphasised the importance of cross-generational engagement. Drawing on stories from her travels and projects, she reminded us that, "*Places become meaningful through human connection and memory.*" Pat highlighted projects where people of all ages shape their environments together, reminding us that truly inclusive design considers the full span of life and the stories we carry through it.

Glass-House Chat: Sharing Place

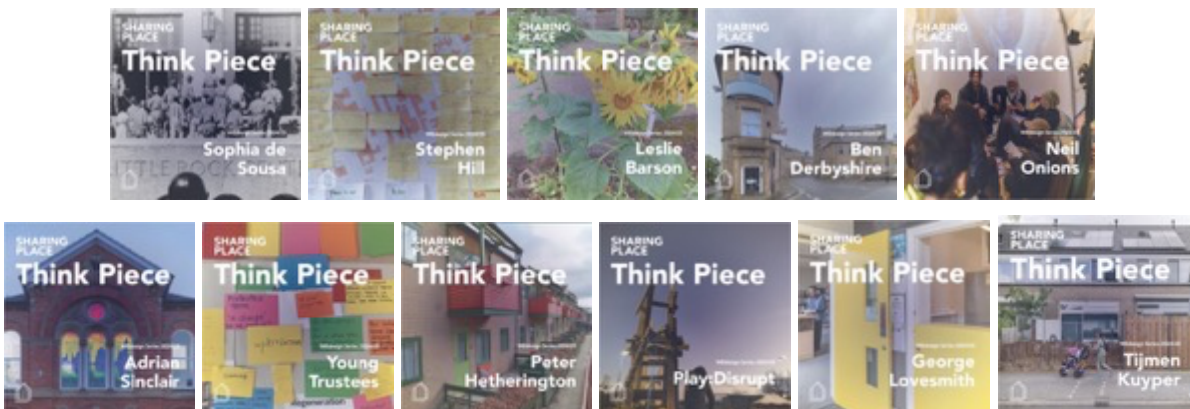


Our *Sharing Place Chat* was a special edition of our Glass-House Chats, forming part of our WEdesign 2024/25 series, *Sharing Place*. The Chat offered a more intimate, participant-led space for open discussion. Together, we explored how policies and practices can support the sharing of not just physical spaces, but also skills, stories, and experiences.

Key themes included the value of creativity for its own sake, the importance of informal spaces for sharing, and designing places that foster genuine human connection. Participants generously shared insights from community-led projects, highlighting the need to celebrate and support grassroots initiatives.

As one participant put it, "If we can't find the funding to do what we want, people will meet anyway." A powerful reflection of what *Sharing Place* is all about, that wherever we gather, we are able to create opportunities for collaboration, learning, and meaningful connection.

Sharing Place: Think Pieces



In January, we launched our series of WEdesign Think Pieces, with blogs on the theme of *Sharing Place* added weekly from a range of inspiring voices across sectors and disciplines. Here is our full list of contributions:

[Sophia de Sousa](#), Chief Executive of The Glass-House, kicked off the series with a personal think piece on place equity.

[Stephen Hill](#), an independent urban regeneration practitioner, positions collaborative placemaking in the realm of direct political action, enabling citizens to shape how they live with each other.

[Leslie Barson](#), co-founder of Granville Community Kitchen, explores the difference between space and land, and the power structures that influence our relationships with our local places and with each other.

[Ben Derbyshire](#), architect, shares reflections from visiting inspiring shared places on his visits with the Historic England Historic Places Panel, which he chairs.

[Neil Onions](#) from Beyond the Box, explores the power of community-led placemaking, agency and stewardship of our shared spaces.

[Adrian Sinclair](#), a social activist, reflects on his experience of working with communities to shape shared spaces, and the complex local narratives that weave through all our places.

[The Architecture Foundation Young Trustees](#) explore the notion of 'inside' and 'outside' in both our discourse and decision-making around how we shape our places.

[Peter Hetherington](#), a journalist, explores the link between democracy and place, and how political structures can influence how we shape our places.

[George Lovesmith](#), a placemaking practitioner, explores the importance of our sense of belonging in how we relate to places and each other.

[Malcolm Hamilton and Amy Rose](#) from Play:Disrupt talk about the power of play and imagination in shaping spaces with children and young people – and what we can all learn from it.

[Tijmen Kuyper](#), a Dutch co-housing expert, explores the relationship between architecture, community, and the global rise of populism.

You can read all these think pieces on our blog here: <https://theglasshouse.org.uk/tag/sharing-place-think-pieces/>



We have created a publication compiling the *Sharing Place Think Piece Collection*.

<https://theglasshouse.org.uk/resources/glass-house-wedesign-sharing-place-think-piece-publication-2024-2025/>

Student Programme

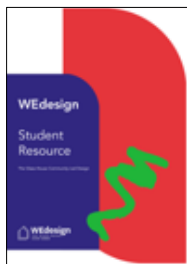
We partner with higher education institutions across the UK, to mentor and upskill students, enabling them to co-facilitate our public events. WEdesign creates a supported space for students to explore real world design and placemaking issues with a diverse audience.

This year, like last, we worked with partners and students at University of Sheffield's School of Architecture & Landscape, the Bartlett School of Planning at University College London (UCL), Mackintosh School of Architecture at Glasgow School of Art and students from Newcastle University's School of Architecture, Planning & Landscape.

Continuing these partnerships has enabled us to further develop the programme, building on our collective reflection and learning from last season and injecting new elements into this one. Tailoring the programme to suit the needs of each partner university also helps them integrate the principles of co-design, participatory methods and collaborative action into student learning.



Student co-design workshops at University of Sheffield and Glasgow School of Art.



This year, we continued to refine the student development programme, equipping students with the skills to plan events and facilitate co-design activities. To support this, we also visited students early in the academic year and delivered an additional co-design workshop, to supplement our in-person planning session and reflection sessions after the events. We also refined the student resource guide to aid their learning.

In Newcastle and Glasgow, students took the lead in designing and delivering interactive icebreaker activities, welcoming participants to our in-person events. These activities allowed them to experiment with different design engagement methods they are developing as part of their studies, with WEdesign providing a supportive environment for them to test and refine their ideas.

In-person co-design events



Our Sharing Place in-person events attracted a diverse mix of participants across ages, cultural backgrounds, and both lived and professional experiences. This diversity provided our WEdesign students with valuable opportunities to connect and collaborate with a broad range of individuals, fostering a safe space for engaging conversations on challenging themes.

Our in-person WEdesign events follow a flexible framework, allowing tutors and students to co-design elements of the programme to align with their interests and studies. These collaborative sessions not only enrich the learning experience for our students but also empower participants to actively engage in discourse on placemaking and community development.

Common Ground

Sheffield, 27 February 2025

With University of Sheffield's School of Architecture and Landscape & Live Works



For our first in-person we travelled to Sheffield, working again with our long time collaborator Leo Care and his students from University of Sheffield's School of Architecture and Landscape. Hosted by the urban room Live Works we explored both our understanding of *common ground*, and what this might mean in the context of placemaking that puts the co-existence of people and planet at its core.

The conversation illustrated that despite starting from different lenses at the various tables, there were some key shared values and principles emerging across the groups:

- **Permission to fail:** fear of failure can be stifling, and we should embrace a culture of experimentation and learning from failure or simply unexpected outcomes.
- **Learning is messy and great things can come from confusion and chaos:** sometimes, we need to allow things to get messy, to muddle through and to find solutions in unexpected places and through unpredictable journeys.
- **Diverse communities have more in common than not:** through conversation, and when given the space to expose and explore our differences, we also find that we have more in common than not.
- **Spaces for connection and conversation are vital to collaboration:** we need to create safe spaces and the time for conversation in order to forge meaningful relationships and collaborations.
- **We share responsibility for collaborative action:** in order to activate and sustain collaborative action, we must all contribute to breaking down barriers and to taking steps outside our familiar spaces and ways of working in order to bridge gaps.

We were encouraged to see that our event had planted seeds of thought, but also motivation to take action, to connect with others and to try new things. There was a consensus in the room that we had all benefitted from speaking across generations and experiences, and that in the end, we shared a good deal of common ground.

Living in Agreement

Glasgow, 5 March 2025

With the Glasgow School of Art's Mackintosh School of Architecture



We were delighted to return to Civic House in Glasgow for Living in Agreement, delivered in partnership with students and tutors from the Mackintosh School of Architecture and Missing in Architecture. Held on a grey and damp evening in Glasgow, the event brought together a multigenerational group from diverse disciplinary backgrounds to explore new approaches to care, and the sharing of resources, goods, and skills in placemaking.



To welcome participants into the space, students designed an engaging activity centred around the question: How comfortable do you feel? Participants were invited to place coloured dots on a map of Glasgow to indicate areas where they felt comfortable or uncomfortable. They were also asked to reflect on how comfortable they felt travelling to the event, being at the event itself, and to share a personal story related to the theme. Our students also transformed the event space at Civic House by creatively dressing the space using images and words around the event theme.

Through the discussion, several key themes emerged across all four tables:

- **Empathy and collaboration:** Breaking down individual egos to engage in larger, collective conversations about the built environment.
- **The power of shared spaces:** Recognising the importance of places where people can come together, interact, and build relationships.
- **Challenging the status quo:** Encouraging creative and political engagement within the built environment to disrupt existing systems that prevent innovation and inclusivity.
- **Memory and storytelling:** Acknowledging the cultural and historical narratives embedded within our buildings and spaces.
- **Respect for nature:** Designing cities that embrace ecological integration rather than resisting it.

One participant summed up the evening with a powerful observation: *"We don't have enough space just to be with other people and have these conversations. This is what we need more of."*

The Healthy City

London, 5 March 2024

With University College London's Bartlett School of Planning



On 17 March, we gathered in London for The Healthy City, the third in-person event in this year's Sharing Place series, in collaboration with tutors and students from the Bartlett School of Planning at UCL and hosted by the Alan Baxter Gallery. The event explored what health citizenship means today and how community-led actions and effective governance can create a more holistic approach to health and well-being in placemaking. A diverse group of participants, spanning generations and backgrounds, brought a mix of curiosity and expertise, contributing to vibrant discussions on the theme.

When we regathered to talk about the ideas that we had co-created and shared with each other, it was clear that people had been inspired and moved by what they had heard. Above all, it appeared that we all seemed to be craving better places and opportunities to connect, whether purposely or opportunistically. Here are some of the key points that emerged through our joined up discussion and through people's parting contributions:

- Ecology is more than the green, the blue and the brown. It is also about the connection between people and nature and with each other. We are all parts of the ecosystem.
- Each place is a complex tapestry of people and the physical and natural spaces we inhabit and shape. We need to look at places holistically, and to consider how their various elements can best weave together to form a healthy collective.
- We need to build more bridges. Some might bridge the gap between people and the amenities and services they need. Others might cross real or perceived barriers between different communities. Above all, we need to create spaces for connection. One of our youngest participants in the room, a teenager, referenced something that he had heard that had stuck with him, "Build longer tables, not higher walls."
- We need to think more strategically about the generations that will follow us and to plan more thoughtfully for the future of our communities, cities and our planet.
- We all have a role to play in creating healthy places. While it is our right as individuals, it is also our collective responsibility.

As one of our student facilitators put it, "Everyone left with interesting questions on their minds." Many of the takeaway cards expressed simple hopeful messages, such as Places to be! Places to Share!" that we felt expressed the power of inclusive, collaborative and creative spaces for connection that we hope our WEdesign events create.

Communities of Care

Newcastle, 24 March 2025

With Newcastle University's School of Architecture, Planning and Landscape

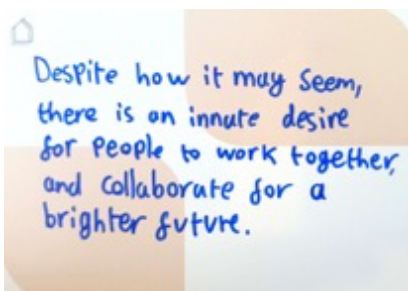


On 24 March, we were hosted at The Boiler House, Newcastle University, for the final in-person event of our WEdesign series: Communities of Care. In collaboration with tutors and students from Newcastle University's School of Architecture, Planning, and Landscape, the event explored how care can shape sustainable ways of living. Through discussion, debate, and interactive activities, we examined how mutual support, resource sharing, and collective well-being can foster innovation and resilience in our communities.

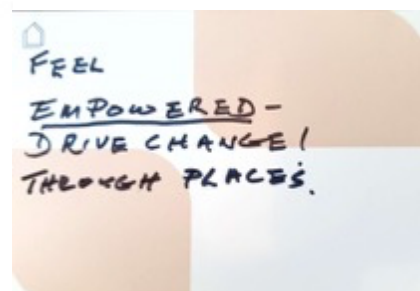


As participants arrived, they were welcomed by students who had designed a variety of interactive icebreaker activities. These activities were part of the students' ongoing design engagement experiments, developed as part of their studies. The WEdesign event provided a safe space for them to test these methods, allowing participants to engage with and give feedback on their approaches.

The *Communities of Care* event brought together diverse voices and sparked meaningful conversations on how to challenge the status quo and create change at every level. Key themes included the importance of breaking down barriers, whether between people and nature or between communities and decision-makers, and empowering individuals to take action in shaping their surroundings. Conversations around guerrilla gardening, public space reclamation, and accessible, grassroots education highlighted how small acts can drive significant transformation.



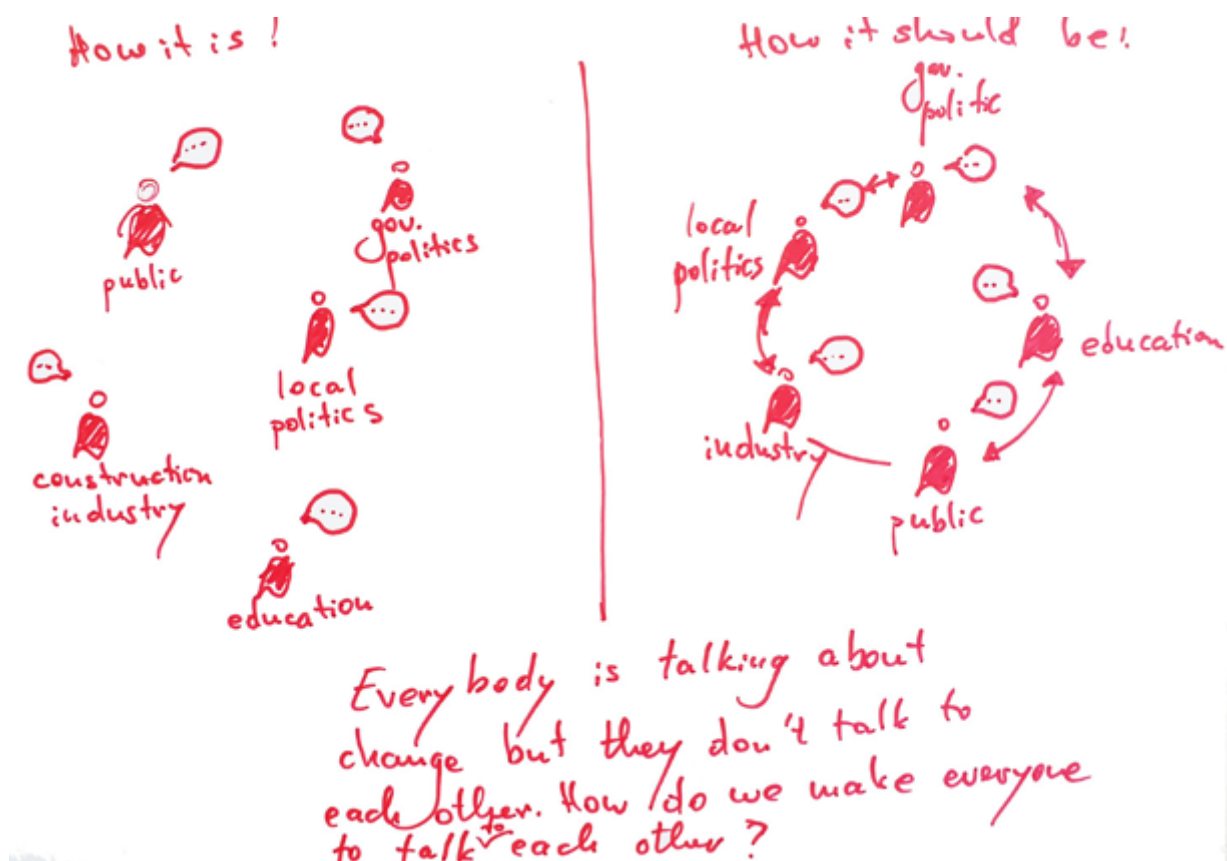
GET INVOLVED!



Series Voices

Our participants generously shared their reflections on their experience and ideas sparked by taking part. In gathering people's key takeaways, we intentionally did not distinguish between our student facilitators and event participants and instead explored the individual and collective experience of all those taking part.

Here are just a few of our favourites:



"Everybody is talking about change, but they don't talk to each other. How do we make everyone talk to each other?"

"Kinder Cities make kinder people."

"There are many barriers to creating communities and it will take all of us to dismantle them."

"We should be building for generations ahead."

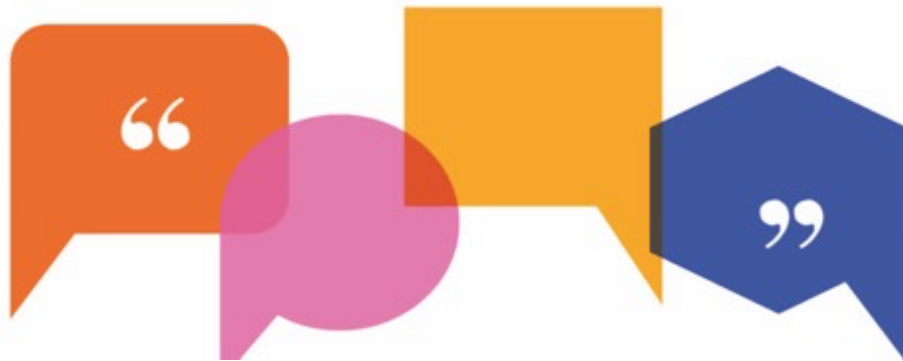
"Ecology is linked to everything. We cannot live without it."

"It has highlighted my role in policy and how I can find "roots" into it."

"Interdependence of different stakeholders for a positive and healthy environment."

"We're all in this together! To collaborate and share ideas / knowledge is to succeed."

Glass-House Chats



The Glass-House Chats have become a much appreciated part of our public events calendar. These free online sessions were designed to create a safe space to ask questions, explore ideas, approaches and methods, share learning and make connections. They are open to and attract a wide range of participants who are interested in how we can collectively build confidence and capacity in the sectors to engage communities in design and placemaking.

These monthly sessions are chaired by members of The Glass-House team, who briefly introduce the theme and then open the floor for an informal and open discussion among participants. To ensure space for meaningful discussion, places are limited to a small group. We keep these sessions informal, with no set agenda, only a theme as a starting point, and allowed the conversation to go where the mix of participants on the day took us. Every Chat was rich with questions, reflections, ideas and above all, with sharing.

The financial year of 2024/25 crossed over two seasons of Chats:

Glass-House Chats – Season 4

Glass-House Season 4 ran from October 2024 to June 2025. The themes covered in this season include:

- 17 October 2022 – Housing or Homes?
- 14 November 2022 – Growing Places?
- 12 December 2022 – Careful Construction
- 23 January 2023 – Spaces for Culture
- 12 March 2023 – People, Place, Planet
- 30 April 2023 – Has Public Transport Hit the Buffers?
- 28 May 2023 – Wellbeing & Placemaking
- 25 June 2023 – The Right to Shape Places



The key themes that emerged from the Chats, along with a participants' perspective on the taking part, were captured, in blogs have been compiled in a series publication.

<https://theglasshouse.org.uk/resources/glass-house-chats-bringing-sectors-together-2023-2024/>

Glass-House Chats – Season 5



In this series of Glass-House Chats, we are revisiting the questions we asked a decade ago in our Glass-House Debate series [Place Potential](#) (2013/14) and [To a More Ambitious Place](#) (2014/15). All are questions that we feel are still hugely relevant today and that should be informing systemic change to how we shape where we live, work and play. We also hope that, 10 years on, bringing them to the Glass-House Chats space might help us gather some inspiring examples of how things are changing for the better.



Like last year, our Chats crossed over with our WEdesign event series, with a special WEdesign Chat in March. This created a different kind of space for people to explore the event series theme, *Sharing Place* and help connect audiences from the two series.

This season's themes are:

- 17 October - Can housing be a catalyst for great places?
- 14 November - Should we build less and reuse more?
- 12 December - Can young people be placemakers?
- 16 January - Can we improve health through placemaking?
- 13 March - Sharing Place (WEdesign special)
- 17 April - Does practice make perfect in place?
- 15 May - Do the right people have power in place?
- 19 June - Is our view of place too short-sighted?
- 17 July - Do we accept the status quo in place?



Other events to inform, provoke discussion and inspire

It's also been a busy year for us speaking at external events, including:

- *Jar-Gone Conversations: Breaking Down Industry Jargon*, an event led by the [Architecture Foundation's Young Trustees](#) for the London Festival of Architecture
- *Design Codes in Practice Roundtable*, organised by [HTA Design](#)
- *Design Codes in Practice: Local Authority wide codes*, organised by [JTP](#)
- *Engagement & Co-creation Pathfinder Session*, organised by MHCLG
- *Codesign and Cohousing: Creating Better Places Together*, organised by [UK Cohousing Network](#)
- *Negroni Talks Housing Roundtable at the Architectural Association*, organised by [Fourth Space](#)

External events attended included:

We also attend events organised by others, always eager to connect with and learn from others. Here are some of the events attended this year:

- *Launch of the Engagement Overlay to the RIBA Plan of Work*, organised by [Association of Collaborative Design](#) and [Sustrans](#)
- *Co-Production Workshop*, organised by [Future of London](#)
- *Shaping Community-Led Development in New Towns*, Organised by [UK Cohousing Network](#)
- *TET Inspire Future Generations Awards*, Organised by [Thornton Education Trust](#)
- *Towards Playable Cities*, organised by [8 80 Cities](#)
- *What's Possible for People-Centred, Place-Based Work?*, organised by the [Arts and Humanities Research Council](#)'s Place Programme

You can also read our reflections on events we have attended and that have inspired us: [Co-design, Cohousing & Community Building](#), and [Co-production & Community Engagement](#).

Supporting dialogue through our website & social media

We see our website and social media as a space to share our work and learning, inspiring stories and best practice, and to provoke discussion and debate. We regularly produce and share blogs about Glass-House activities, updates and opinion pieces.

At The Glass-House, we see one of our key roles as a connector and want to share voices that may not easily find routes into the public domain or that find it difficult to connect with diverse audiences. With this in mind, our blog also creates space for people from all walks of life to share stories, to inform, inspire and to put forward propositions for positive systemic change.

You can visit our blog here: <https://theglasshouse.org.uk/blog/>

Action Research

The Glass-House has become a respected voice in the field of research on design processes that empower people in and through placemaking. Our action research is rooted in working collaboratively across sectors and both with and within communities to co-design projects that develop new knowledge methodologies and practical resources.

An ongoing strategic partnership with the Open University

Since 2013, The Glass-House has had a strategic partnership with the Open University's Design Group. Our partnership innovates, supports and promotes community-led, participatory and co-design practice and research for the benefit of better places for all.

Our partnership is committed to working collaboratively to this shared mission both within and outside funded projects, and we continuously develop new material to use, evolve and share the approaches and methods we develop. This year saw us do this in relation to two collaborative research projects.

Cross-pollination: Growing cross-sector design collaboration in placemaking

This year we issued a policy brief and held an event to share findings from our [Cross-pollination: Growing cross-sector design collaboration in placemaking](#) research project (Jan 2022-April 2023, which we completed in 2023). The project aimed to scale up collaboration by exploring approaches and methods that can enable and empower placemaking actors from all sectors to connect on shared values and objectives, unearth and mobilise their collective assets, and then collaborate through design and placemaking initiatives in local areas. It was a collaboration between The Glass-House and [The Open University](#), working with local partners in England, Scotland and Wales and funded by the [Arts and Humanities Research Council](#).

Following the policy briefing session, we captured some of the key points that emerged through the discussion in this [blog](#). The session also inspired a second blog exploring [The Third Sector, Higher Education and Collaborative Research](#).

You can find out more about the Cross-pollination project [here](#), watch a [series of films](#) about cross-pollination in action and its impacts, and download the [Cross-pollination Resource Pack](#) to lead activities to connect local people, initiatives and assets.

Contributing to Academic Journals

This year, we co-authored a paper about Cross-pollination with our Open University colleagues, which was published in *She Ji: The Journal of Design, Economics, and Innovation*.

Our paper, *The Cross-pollination Approach: Conditions for Incubating and Cascading Collaborative Civic Design Initiatives*, explores the conditions affecting cross-sector collaboration and integrative civic leadership in design through our Cross-pollination approach. Specifically, it identifies the barriers and enablers of integrative civic design leadership, focusing on how such leadership can be instigated in a particular place (incubating) and how it can be scaled up.

Read the paper here: <https://authors.elsevier.com/sd/article/S2405872625000048>

Exploring Challenges faced by Community Anchor Organisations

Working with the Open University, we carried out a series of conversations with five place-based partners representing different types of community and voluntary sector organisations, operating at varying scales and with different areas of focus or specialisms. These included Chichester Community Development Trust (CCDT), Agile City (AC) in Glasgow, Israac Somali Community Association (ISRAAC) and Cemetery Road Baptist Church (CRBC) in Sheffield, and Knowle West Media Centre (NWMC) in Bristol.

Each partner owns and manages one or more community buildings, and has a strong presence within their community, providing a range of activities and services and building capacity of local groups and community enterprises. They all have inspiring stories about how they have transformed their buildings into welcoming and accessible spaces, while tackling the challenges of creating economically, socially and environmentally sustainable community assets.

Building on findings from previous research projects and the work of The Glass-House more broadly, we worked with this group to identify some of the key challenges faced by community-based organisations, with a particular focus on what would help them enhance the impact of their work both locally and nationally. We feel that the learning from these conversations should be shared, as it has identified activities that we collectively feel are crucial, but that in the current funding landscape have become increasingly difficult for community-based organisations, and the national bodies that work with them, to resource:

1. Connecting with local people who feel disconnected & disenfranchised
They need to constantly find novel ways to invite disenfranchised people in, help them feel welcome and part of a community, share experiences and cultures and work together as confident, active citizens.
2. Moving conversation to action
They need more time for conversation and networking to activate collaborations and grow new activities and services.
3. Creating space for experimentation
They embrace a culture of experimentation, research and innovation yet find it hard to resource experimental work.
4. Capturing & sharing learning
They learn a lot through their work, and would like to better reflect, capture and share learning with other communities.
5. Taking time out to get inspired by and learn from others
Visiting and learning from other communities can be catalytic to their work, but they have very limited time or resources to do this.
6. Increased, and more equitable collaboration with other sectors
Whilst they collaborate with other sectors, they would like to strengthen their position to empower local people and groups through both participating in and enabling more equitable and collaborative partnership working across sectors.

We will continue to champion the role of community anchor organisations, the importance of community owned and managed buildings and programmes, and the importance of knowledge exchange across communities supported by national organisations and networks.

Innovating Practice

More engaged and inclusive design is becoming more and more central to the narrative around placemaking. There is no doubt that things have changed quite significantly in this space over the past two decades, and The Glass-House has been a driving force in championing and enabling this. However, despite more interest and intent across sectors, there is still a huge skills gap within the public and private sectors and lack of shared understanding regarding what it means to move from consultation to true empowerment and meaningful involvement in decision-making.

As a key champion and enabler in this field for over two decades, The Glass-House sees the space of innovating, sharing learning and helping others to do what we do as a key part of our work. Here is a snapshot of some key work in helping to inform, inspire and innovate practice:

Contributing to International Dialogue and Guidance around Participation



The UN Habitat Professionals Forum (HPF) recently launched [The International Participatory Charter for Urban and Territorial Development to deliver the New Urban Agenda](#), along with [10 CASE STUDIES](#) to illustrate the ten Participatory Principles of the Charter, at the 12th World Urban Forum. The Glass-House was pleased to contribute a case study, which illustrated Principle 8, drawing on findings from our collaborative research project [Fostering creative citizens through co-design and public makerspaces](#) in collaboration with [Brunel University](#).

The Engagement Overlay for the RIBA Plan of Work

The Glass-House team was pleased to contribute to the development of the *Engagement Overlay to the RIBA Plan of Work*, which launched in May 2024. This guidance was a collaboration between the Royal Institute of British Architects, the Association of Collaborative Design, Sustrans and over 30 contributing organisations.

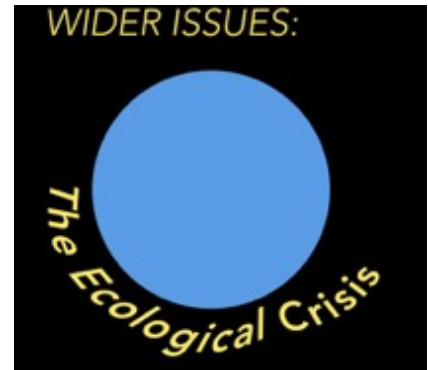


*"The main objective of the Engagement Overlay is to provide a standardised approach and baseline for architects and other built environment professionals to enhance the quality of engagement with all stakeholders and to create capacity for public participation beyond traditional methods of solely informing and consulting. It aims to provide the mechanisms and structure for facilitating early, effective and proportionate engagement throughout all work stages while adhering to the existing **RIBA Plan of Work** framework."*

From RIBA website <https://www.architecture.com/knowledge-and-resources/resources-landing-page/engagement-overlay-to-riba-plan-of-work>

Supporting Higher Education

The Glass-House is always keen to help support built environment and design degree courses. As well as our WEdesign programme, we delivered talks and interactive workshops for students at [UCL's Bartlett School of Planning](#), the [University of Sheffield](#), the [University of Roehampton](#) and the [Glasgow School of Art](#) as well as at the Wider Issues event organised by Manchester School of Architecture, which inspired a series of [Wider Issues blogs](#) by our Design Champion Jake Stephenson-Bartley.



Our Chief Executive Sophia also sat as an External Examiner on Newcastle University's undergraduate programme in [Architecture and Urban Planning](#), and The University of Sheffield's [Masters in Urban Design](#).

Enabling the Enablers

We are always delighted to see others take up and use the tools and methods we develop. Our colleague Dr Busawayan Lam from [Brunel University](#), with whom we have collaborated both through research and teaching, has written a blog reflecting on using The Glass-House workshop [Design by Consensus](#), which explores collaborative design through role-play, in her work over the last decade.

You can read her blog [here](#). You can find our Design by Consensus: Makerspaces Facilitation Guide [here](#).

Continuing Professional Development

This year has also seen us providing continuing professional development and strategic support for both local authorities and design practices around community engagement in design, with a focus on setting strategies, social value and making the case for investment in design engagement.

Panels and Advisory Groups

It has also been an active year for Sophia on panels and advisory groups including the [Historic England Advisory Committee](#), the [Design Council Expert Panel](#) and the [TET Inspire Future Generations Awards](#).

Improving Places

Our approach to supporting projects has always been rooted in helping people to develop the skills, tools and confidence to lead their local project and to connect with potential partners and beneficiaries. Our enabling and empowerment model aims to support better collaboration and more sustainable approaches to transforming places and spaces. We respond to communities, local authorities, housing associations, developers and design teams that approach us for support.

Supporting Place-based Dialogue with Cross-pollination Approach

We are pleased to be able to use the cross-pollination approach, and the resources we created through the Cross-pollination research project, to help locally based organisations convene local conversations that address local issues and kick-start collaborations. This approach seems to be gaining traction as a simple, enjoyable way to bring communities together to learn more about what is happening in their area and to forge connections and collaborations.



One such organisation we worked with last year was the [Chichester Community Development Trust](#) (CCDT) where we did a cross-pollination workshop to help activate cross-sector collaboration across the district. This year, we are delighted to report that CCDT have created a digital map of the projects and assets discussed and are continuing to use this approach to support local conversations. They have published a report on their website on a cross-pollination workshop they ran in June 2024, which focused on key themes that had emerged at the first cross-pollination workshop. The event set out to:

- Further develop the existing community asset mapping initiated at the first workshop – the map, with assets listed can be [found here](#).
- Better understand the challenges facing the district's young people and socially isolated.
- Share knowledge of assets, projects, people, places and aspirations for community delivery across the region, specifically:
 - Projects being worked on
 - Projects participants would like to see delivered
 - Resources that could be contributed by participants, including skills; connections; places; or time

You can read their full report here: <https://chichestercdt.org.uk/cross-pollination-report-june-2024/>

Supporting Place-based Dialogue with WEdesign Event Model



In November, we collaborated with CCDT again on our first Community WEdesign event, using our WEdesign event model to help catalyse a local place-based conversation and activate people to work together to tackle local issues, and seize opportunities. *The Connected City* invited local people and organisations to explore how they can best work together to make practical, tangible, and positive social impacts in the Chichester District.

Claire Robinson, Head of Partnerships at CCDT, reflected on the day in a blog she wrote for The Glass-House. Here is an excerpt sharing some of the very practical and actionable ideas co-designed by participants:

*The **community team** envisioned a revolutionary concept: the “Share Shop.” This physical and digital hub would provide a central space for residents to access resources, share knowledge, and build stronger community ties. A “library-of-things” approach would allow individuals to borrow seldom-used items like power tools, reducing waste and promoting resource sharing. By partnering with local retailers, the shop would incentivise the purchase of borrowed items, boosting the local economy without undermining it.*

More than a borrowing service, the Share Shop would serve as a hub for workshops, coaching, and information-sharing—helping residents connect while addressing environmental concerns. It would become a cornerstone for community engagement, actively reducing barriers to participation and inclusion.

*The **education team** explored the profound potential of lifelong learning. They challenged the narrow focus on qualifications and proposed a broader vision where learning is ongoing and inclusive. The team emphasised **apprenticeships with a twist**—a model where learners also become teachers. For example, a neurodiverse young person excelling in a trade could not only gain valuable experience but also train employers to create neurodiverse-friendly workplaces.*

This dual-purpose approach would build mutual understanding and create a ripple effect, as apprentices evolve into mentors, building a culture of shared knowledge. Moreover, the team stressed the importance of “training the trainers,” equipping organisations to more effectively support apprentices and trainees, especially those from marginalised

backgrounds ensuring the position was more than hosting young people, but truly imparting knowledge and skills. Breaking unconscious biases in such a way would lead to a more inclusive and connected community.

*The **ecology team** focused on maximising the potential of green spaces to connect people with nature—and with each other. Their ideas revolved around involving diverse groups, from residents and youth organisations to schools and health bodies, in the stewardship of local natural areas and trees, particularly focussing on the management of such areas in new housing developments. This approach would create a sense of shared ownership and responsibility.*

One standout idea was to motivate developers to integrate long-term ecological care into their planning processes, ensuring that new green spaces are sustainably maintained. The group also explored ways to rediscover hidden natural treasures within the district, creating opportunities for community-led initiatives to transform these areas into vibrant, shared spaces.

Read the blog in full here: <https://theglasshouse.org.uk/workshops-and-events/the-connected-city-at-graylingwell-chapel/>

Sharing Tools for Community Participation and Leadership in Design and Placemaking

Our experimentation with helping communities to use Glass-House approaches and event models has demonstrated the value of empowering communities to use and adapt them to suit local needs and to enable local conversations.

With this in mind, we have been working on developing a resource bank, with the intention of open sourcing as much of our work as possible, and of creating simple and accessible pathways for others to find and use them, with or without direct support from The Glass-House team. This will become a major area of focus for 2025/26.

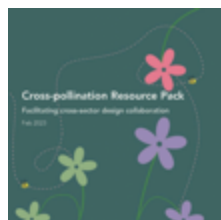
Initial conversations with both communities and practitioners indicate that a mix of resources is needed, including stories and case studies, explainer videos and publications, and practical tools and guidance that others can pick up, use and adapt. Here are some examples of different types of practical resources on which we have received positive feedback :



A brief Introduction to Co-design

(explainer animation)

<https://theglasshouse.org.uk/resources/a-brief-intro-to-co-design/>



Cross-pollination Resource Pack

(guide with case studies and printable workshop resources)

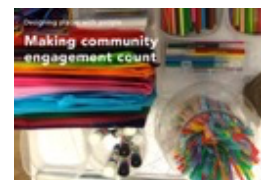
<https://theglasshouse.org.uk/resources/cross-pollination-resource/>



Engaging Communities in Design Decision Making

(provocative think pieces)

<https://theglasshouse.org.uk/resources/engaging-communities-in-design-decision-making-publication/>



Making Community Engagement Count

(tips and snapshots)

<https://theglasshouse.org.uk/resources/designing-places-with-people-making-community-engagement-count/>

Business development and financial review of 2024/25

This has been a difficult year in terms of income generation for The Glass-House, despite significant investment of time and energy in fundraising and bid development. The reality is that it is an extremely challenging landscape out there.

In the past, our flexible and responsive approach to staffing the organisation has allowed us to weather shifting political, economic and funding landscapes. We have traditionally benefitted from diverse income streams that combined core funding from The Glass-House Trust with project-based grant funding, commissioned projects and research funding which supplemented, matched or even surpassed core funding. Whilst this balance has varied from year to year, dips in one area of funding were generally compensated for by the others. The current economic situation in the UK means that this is no longer the case.

Where once we could rely on commissioned work for local authorities, the challenges that the public sector now faces means that they are simply not currently commissioning in the same way. With an estimated 80% of the university sector facing deficits this year, investment in partnership working and community-facing initiatives has been slashed, and research funding has become increasingly competitive and overstretched. Charitable trusts are faced with a community and voluntary sector in crisis and with communities struggling to meet basic everyday needs. Not only is there more competition for both research and grant funding, but the timescales for applications have doubled due to the sheer volume of groups and organisations seeking support.

This perfect storm has had a profound impact on income generation over the past two years and this year in particular. Despite our best efforts, we will end this year with a significant deficit. It is worth noting, however, that most of that deficit is the use of restricted funding we received in the last financial year that we expected to spend this year. Fortunately, despite our difficulty in generating new income, our reserves position held us in good stead, with funds in place to support our programme and our small staff team.

With the support of The Glass-House Trust, we have also continued our collaboration with an archivist to help us consolidate several print and digital datasets (which include text, photographs, video and audio recordings) into one searchable system that will serve both as the organisation's live workspace and as a digital archive. As well as supporting the day-to-day working practice of the organisation, this process to consolidate our data and systems is a crucial step towards our goal of creating an open-source online resource hub. This will serve as a resource to both communities and professionals engaging in participatory design processes, as well as to students and academia. We received a further grant this year to help us continue this work.

Looking forward

We embark on 2025/26 taking note of the socio-political and financial upheaval of the past year, and the impact that that has had across sectors and on our own financial position. We intend to reduce costs to a baseline budget and to deliver a programme with a firm focus on capturing, sharing and open sourcing The Glass-House work. We will maintain an active events and knowledge exchange programme through a combination of partnership work and online activities, drawing on the collaborative economy of partnerships we have built over many years. We will continue to provide mentoring and support to communities and practitioners alike.

We will continue to explore how we can best work with others to support a cross-sector and interdisciplinary network, our “collaborative economy”, of those supporting community leadership in design and placemaking. This will be crucial to addressing the changing landscape around us and to ensuring that we can continue to provide free support to communities and to work with and innovate practice, policy and education to help empower communities in design and placemaking.

We will continue to work in collaboration with several higher education partners to support the integration of our learning and experience into degree courses, and to support new champions heading into practice. We will also continue to work with students and communities involved in live projects, mentoring students working with their locally based groups in their area, and helping to draw students and communities onto our event series and the national dialogue around design and placemaking

We will continue to provide both engaging public events and practical support on the ground, and to use our experience and learning to champion and enable best policy and practice, and increasingly to educate and empower others to do what we do. The coming year will see us continuing to develop a wide range of resources to support communities and professionals to help connect design, people, and place, and to build capacity to support community-led and participatory design processes.

We will continue to play an active and outspoken role in the field of design and placemaking, and to champion the role of community leadership and cross-sector collaboration in shaping where we live, work and play.

Reserves policy

Our reserves policy, for the purposes of ensuring the robustness of the organisation, is based on three months' fixed running costs and is currently calculated at £31k based on our current reduced budget and forecasts for the coming year.

The desired figure for reserves of £31k compares with our existing figure of £34k (general unrestricted funds of approximately £24k and restricted funds of £10k). In calculating the free reserves, the Directors have excluded the designated fund that represents the net book value of the fixed assets.

The Glass-House Trust will continue to fund the organisation at the current level of support (£100k per annum), which along with our reserves provides a high degree of security and the financial viability of the organisation through March 2027. We may access further funding through March 2029 given satisfactory reporting and given that the organisation remains active and viable.

While we did use significant reserves in 2024/25, we have severely limited risk in the 2025/26 budget and are trimming costs where possible. We are thus confident that our reserves and commitment from The Glass-House Trust places us in a viable financial position in the short term, if with a much reduced staff team. Our partnership working and network of Glass-House Enablers provides a team that stretches well beyond our staff team.

Our reserves policy will be reviewed again in the new year.

Preparation of the report

This report of the Directors has been prepared taking advantage of the small companies exemption of section 415A of the Companies Act 2006.

This report was approved and authorised for issue by the Directors on 08/09/25 and signed on its behalf by:



Prue Chiles
Chair

I report to the trustees on my examination of the accounts of The Glass-House Community Led Design for the year ended 31 March 2025.

This report is made solely to the trustees as a body, in accordance with the Charities Act 2011. My examination has been undertaken so that I might state to the trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the trustees as a body, for my examination, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity trustees of the Company you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act') and the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011 ('the 2011 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 Company as required by section 386 of the 2006 Act; or
- 2 The accounts do not accord with those records; or
3. The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities;

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.



Asim Malik FCA
Chartered Accountant

08/Sep/25
.....

Hamilton Coopers
Chartered Accountants
66 Earl Street
Maidstone Kent ME14 1PS

The Glass-House Community Led Design

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2025

	Note	Unrestricted funds Total £	Restricted Funds Total £	2025 Total £	2024 Total £
Income from:					
Donations and legacies	2	100,000	-	100,000	100,000
Charitable activities					
Improving Places	3	-	-	-	7,095
Action Research	3	-	20,000	20,000	2,141
Supporting Dialogue	3	600		600	60,000
Innovating Practice	3	-	-	-	8,676
Investments - Bank interest		1,420	-	1,420	1,533
Total income		<u>102,020</u>	<u>20,000</u>	<u>122,020</u>	<u>179,445</u>
Expenditure on:					
Charitable activities					
Improving Places	4	18,255	-	18,255	47,536
Action Research	4	32,075	10,050	42,125	63,229
Supporting Dialogue	4	14,461	65,775	80,236	69,069
Innovating Practice	4	50,590	-	50,590	51,670
Other		-	-	-	-
Total expenditure		<u>115,381</u>	<u>75,825</u>	<u>191,206</u>	<u>231,503</u>
Net income for the year and net movement in funds	5	(13,361)	(55,825)	(69,186)	(52,058)
Reconciliation of funds:					
Total funds brought forward		<u>37,659</u>	<u>65,775</u>	<u>103,434</u>	<u>155,492</u>
Total funds carried forward		<u><u>24,298</u></u>	<u><u>9,950</u></u>	<u><u>34,248</u></u>	<u><u>103,434</u></u>

The Statement of Financial Activities contains all gains and losses for the year. Activities included under unrestricted funds relate to continuing operations. Movements in funds are disclosed in Note 14 to the financial statements.

The Glass-House Community Led Design

Balance sheet

Company no. 5435630

As at 31 March 2025

	Note	£	2025 £	£	2024 £
Fixed assets:					
Tangible assets	10		413		2,223
Current assets:					
Debtors	11	1,473		62,650	
Cash at bank and in hand		37,504		49,352	
			38,977	112,002	
Liabilities:					
Creditors: amounts falling due within one year	12	(5,144)		(10,791)	
Net current assets			33,833		101,211
Total net assets			34,247		103,434
The funds of the charity:	13				
Restricted income funds			9,950		65,775
Unrestricted income funds:					
Designated funds		413		2,223	
General funds		23,885		35,436	
Total unrestricted funds			24,298		37,659
Total charity funds			34,248		103,434

The opinion of the directors is that the company is entitled to the exemptions conferred by Section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge the following responsibilities:

- (i) The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476,
- (ii) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the directors on 08/09/25.....and signed on their behalf by



Prue Chiles
Chair

1 Accounting policies

a) Statutory information

The Glass-House Community Led Design is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address is 124 City Road, London EC1V 2NX.

b) Basis of preparation

The financial statements have been prepared in accordance with 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) - (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The directors have taken advantage of the small entity exemption as noted in FRS 102 section 1A. The financial statements have been prepared on the historical cost basis.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

The directors consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

Key judgements that the charitable company has made which have a significant effect on the accounts include a commitment by The Glass-House Trust to make a grant of £100,000 per annum through March 2026 to the charitable company.

The directors do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

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.

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

g) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable

Designated funds are unrestricted funds earmarked by the directors for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for specific restricted purposes.

h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

Expenditure on charitable activities includes the costs of activities undertaken to further the purposes of the charity and their associated support costs.

Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

The Glass-House Community Led Design
Notes to the financial statements
For the year ended 31 March 2025

i) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of area of literature occupied by each activity.

Improving Places	10.00%
Action Research	17.69%
Supporting Dialogue	41.46%
Innovating Practice	28.00%
Governance costs	0.92%

Support and governance costs are re-allocated to each of the activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity

Improving Places	10.00%
Action Research	17.69%
Supporting Dialogue	41.46%
Innovating Practice	28.00%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

Office equipment	3 years
------------------	---------

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered.

Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

The Glass-House Community Led Design
Notes to the financial statements
For the year ended 31 March 2025

n) Pensions

The Company contributes to members' stakeholder pension schemes by making contributions of 8% of gross wages. Contributions are charged to the Statement of Financial Activities as they become payable in accordance with the rules of the scheme.

o) Financial instruments:

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Income from donations and legacies

	Unrestricted	Restricted	2025 Total £	2024 Total £
The Glass-House Trust (unrestricted core funding)	100,000	-	100,000	100,000
			-	
	100,000	-	100,000	100,000

3 Income from charitable activities

	Unrestricted	Restricted	2025 Total £	2024 Total £
Improving Places				
Other income from Improving Places		-	-	7,095
Action Research				
University of Sheffield - Arts & Humanities Research Council		-	-	2,141
The Glass-House Trust (restricted archive grant)	-	20,000	20,000	-
	<u>-</u>	<u>20,000</u>	<u>20,000</u>	<u>2,141</u>
Supporting Dialogue				
Ove Arup Foundation (restricted grant for Supporting Dialogue)	-		-	60,000
Other income from Supporting Dialogue	600	-	600	-
	<u>600</u>	<u>-</u>	<u>600</u>	<u>60,000</u>
Innovating Practice				
Other income from Innovating Practice		-	-	8,676
Total income from charitable activities	<u>600</u>	<u>20,000</u>	<u>120,600</u>	<u>77,912</u>

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2025

4a Analysis of expenditure

	Charitable activities						2025 Total £	2024 Total £
	Improving Places £	Action Research £	Supporting Dialogue £	Innovating Practice £	Governance costs £	Support costs £		
Staff costs (Note 6)	14,618	25,863	60,606	40,931	1,349	2,811	146,178	183,095
Direct Costs	-	10,050	5,385	-	-	-	15,435	20,381
Other Indirect Costs	-	-	-	-	-	29,593	29,593	28,027
	14,618	35,913	65,992	40,931	1,349	32,404	191,206	231,503
Support Costs	3,333	5,898	13,840	9,332		(32,404)	-	-
Governance costs	304	315	404	327	(1,349)	-	-	-
Total expenditure 2025	18,255	42,125	80,236	50,590	-	-	191,206	231,503
Total expenditure 2024	47,536	63,229	69,069	51,670		-	231,504	-

The amount of expenditure from restricted funds in the year ending March 2025 was £75,825

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2025

4b Analysis of expenditure - Previous year (2024) comparative

	Charitable activities						2024 Total £
	Improving Places £	Action Research £	Supporting Dialogue £	Innovating Practice £	Governance costs £	Support costs £	
Staff costs (Note 6)	40,151	41,749	53,655	43,382	1,164	2,995	183,095
Direct Costs	150	13,974	5,768	489	-	-	20,381
Other Indirect Costs	-	-	-	-	-	28,027	28,027
	40,301	55,723	59,423	43,871	1,164	31,022	231,503
Support Costs	6,973	7,234	9,297	7,517	-	(31,022)	-
Governance costs	262	271	349	282	(1,164)	-	-
Total expenditure 2024	47,536	63,228	69,069	51,670	-	-	231,503

The amount of expenditure from restricted funds in the year ending March 2024 was £77,904

The Glass-House Community Led Design
Notes to the financial statements
For the year ended 31 March 2025

5 Net income for the year

This is stated after charging / (crediting):

	2025	2024
	£	£
Depreciation	1,810	1,810
Accountants' remuneration (excluding VAT):		
Independent Examination	2,700	3,240
	=====	=====

6 Analysis of staff costs, director remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2025	2024
	£	£
Salaries and wages	126,611	158,036
Social security costs	9,439	12,416
Employer's contribution to defined contribution pension schemes	10,129	12,643
Other staff costs	-	-
	=====	=====
	146,178	183,095

The following number of employees received employee benefits (excluding employer pension costs and employer's national insurance during the the year between

	2025	2024
£60,000 - £69,999	0	1
£59,000 - £59,999	1	0
£40,000 - £49,999	0	1
£30,000 - £39,000	1	2

The charity directors were not paid or received any other benefits from employment with the charity in the year (2024: £nil). No charity director received payment for professional or other services supplied to the charity (2024: £nil).

Directors' expenses represents the payment or reimbursement of travel and subsistence costs totalling £0 (2024: 0.0) incurred by 0 (2024: 0) members relating to attendance at meetings of the directors

The Trustees consider the key management to be themselves and the CEO. Remuneration paid to key management was £84,510 (2024 £81,935).

The Glass-House Community Led Design
Notes to the financial statements
For the year ended 31 March 2025

7 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2025 No.	2024 No.
Improving Places	0.22	0.69
Action Research	0.38	0.72
Supporting Dialogue	0.90	0.92
Innovating Practice	0.61	0.75
Support	0.04	0.05
Governance	0.02	0.02
	2.16	3.15

8 Related party transactions

One of the charity's directors, Alex Sainsbury, is also on the board of the charity's main core funder, The Glass-House Trust.

The Glass-House Trust made a grant of £120,000 to The Glass-House Led Community Design (2023/4: £100,000). There were no amounts outstanding at the year end.

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

9 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

10 Tangible fixed assets

	Office Equipment £	Total £
Cost or valuation		
At the start of the year	12,109	12,109
Additions	-	-
At the end of the year	12,109	12,109
Depreciation		
At the start of the year	9,886	9,886
Charge for the year	1,810	1,810
At the end of the year	11,696	11,696
Net book value		
At the end of the year	413	413
At the start of the year	2,223	2,223

The Glass-House Community Led Design
Notes to the financial statements
For the year ended 31 March 2025

11 Debtors

	2025 £	2024 £
Trade debtors	-	60,175
Prepayments	1,473	2,475
	1,473	62,650

12 Creditors: amounts falling due within one year

	2025 £	2024 £
Trade creditors	33	33
Taxation and social security	36	3,738
Pensions	21	186
Other creditors	2,353	3,595
Accruals	2,700	3,240
	5,144	10,791

13a Analysis of net assets between funds (current year)

	General unrestricted	Designated	Restricted	Total funds 2025 £
	£	£	£	
Tangible fixed assets	-	413	-	413
Net current assets	23,885	-	9,950	33,835
Net assets at the end of the year	23,885	413	9,950	34,248

13b Analysis of net assets between funds (prior year)

	General unrestricted	Designated	Restricted	Total funds 2024 £
	£	£		£
Tangible fixed assets	-	2,223	-	2,223
Net current assets	35,436	-	65,775	101,211
Net assets at the end of the year	35,436	2,223	65,775	103,434

The Glass-House Community Led Design
Notes to the financial statements
For the year ended 31 March 2025

14a Movements in funds (current year)

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets - Office Equipment	2,223	-	(1,810)	413
General funds	35,436	102,020	(113,571)	23,885
Total unrestricted funds	37,659	102,020	(115,381)	24,298
Restricted funds				
Ove Arup	65,775	-	(65,775)	-
GHT Archive Project	-	20,000	(10,050)	9,950
Total restricted funds	65,775	20,000	(75,825)	9,950
Total funds	103,434	122,020	(191,206)	34,248

The Glass House Trust archive grant is for creating an archive of our work and sits in the Research area of our work.

The Glass-House Community Led Design
Notes to the financial statements
For the year ended 31 March 2025

14b Movements in funds (prior year)

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets - Office Equipment	4,033	-	(1,810)	2,223
General funds	67,780	119,445	(151,789)	35,436
Total unrestricted funds	71,813	119,445	(153,599)	37,659
Restricted funds				
Ove Arup	73,599	60,000	(67,824)	65,775
Glass House Trust	10,080	-	(10,080)	-
Total restricted funds	83,679	60,000	(77,904)	65,775
Pension reserve	-	-	-	-
Total funds	155,492	179,445	(231,503)	103,434

Purposes of designated funds

Fixed assets - This fund represents the net book value of the Charity's fixed assets.

The Glass-House Community Led Design
Notes to the financial statements
For the year ended 31 March 2025

15 Comparatives for the Statement of Financial Activities for 31 March 2024

	Unrestricted Funds Total £	Restricted Funds Total £	2024 Total £
Income from:			
Donations and Legacies	100,000	-	100,000
Charitable Activities			
Improving Places	7,095		7,095
Action Research	2,141		2,141
Supporting Dialogue		60,000	60,000
Innovating Practice	8,676		8,676
Investments - Bank interest	1,533		1,533
Total income	119,445	60,000	179,445
Expenditure on:			
Charitable activities			
Improving Places	47,535		47,535
Action Research	53,149	10,080	63,229
Supporting Dialogue	1,245	67,824	69,069
Innovating Practice	51,670		51,670
Total expenditure	153,599	77,904	231,503
Net income for the year and net movement in funds	(34,154)	(17,904)	(52,058)
Reconciliation of funds:			
Total funds brought forward	71,813	83,679	155,492
Total funds carried forward	65,417	65,775	103,434

16 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

THE GLASS-HOUSE COMMUNITY LED DESIGN

England & Wales - Charity number 1112094

Accounts

Company number: 05435630
Charity Number: 1112094

The Glass-House Community Led Design

Report and financial statements
For the year ended 31 March 2024

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Company number	05435630	
Charity number	1112094	
Registered office and operational address	Mainyard Studios 35 Bow Road London E3 2AD	
Country of incorporation	United Kingdom	
Directors	Prue Chiles Susannah Davis Robert Johnson Alexander Sainsbury	Chair
Key management personnel	Sophia de Sousa	Chief Executive
Secretary	Sophia de Sousa	
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling ME19 4JQ	
Solicitors	Portrait Solicitors 1 Chancery Lane London WC2A 1LF	
Independent Examiner	Noelia Serrano Sayer Vincent LLP Chartered Accountants 110 Golden Lane London EC1Y 0TG	

The Directors, who also act as Trustees for charity law purposes, submit their annual report and the financial statements of The Glass-House Community Led Design for the year ended 31 March 2024. The Directors confirm that the annual report and financial statements of the Charity comply with current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities'.

Structure, governance and management

The Glass-House Community Led Design, which is a Registered Charity (1112094) and a Company Limited by Guarantee (05435630), is constituted through its Memorandum and Articles of Association.

The Board of Directors currently has four appointed members, who give their time to the Charity on a voluntary basis. The Directors of the Company during the year are set out in the legal and administrative information on page 1. The current Directors are Prue Chiles (Chair), Susannah Davis, Robert Johnson (Chair of Finance Committee) and Alex Sainsbury.

Either existing Directors or senior staff members may propose potential new Directors. The Chair and at least one other member interview each potential Director. If approved, potential Directors attend a meeting of the Board of Directors as an observer. Directors may subsequently be appointed by a unanimous vote on an ordinary resolution at a quorate meeting of the Charity's Board of Directors. There is an established process for the induction of Directors. All new Directors are provided with an induction pack containing relevant documentation as recommended by the Charity Commission. The Board carries out regular governance reviews of the Board and its functions.

The Directors appoint a Chief Executive to manage the day-to-day activities of the Charity.

Risk management

The Charity has assessed the governance, operational, financial, and external risks, as well as those related to compliance with law and regulation. Where appropriate, the Charity has consulted external experts to ensure that the systems and structures in place meet standards and regulations. The Charity has established a clear set of Financial Policies and Procedures adhering to guidance from the Charity Commission, as well as a Financial Reserves Policy appropriate to the risks of the Charity. A comprehensive review of the risks is carried out on an annual basis.

Related parties

One of the Charity's Directors (Alex Sainsbury) is also on the board of the Charity's main core funder, The Glass-House Trust. See note 8 for further information.

Objectives and activities

The Principal objects of the Charity are:

- the advancement of education in matters relating to urban design, including by offering advice, information, training and project support to community, tenants and residents groups throughout the UK in matters relating to urban design.
- the maintenance, improvement or provision of public amenities in areas of social and economic deprivation, in the interests of urban and rural regeneration, through the support and promotion of public participation in the design of the built environment and public spaces.

Mission and approach

We want to make great places a reality for everyone.

We connect people with the design of their places, and connect design with people.

Our work is focused on supporting communities, organisations and networks to work collaboratively on the design of buildings, open spaces, homes and neighbourhoods.

We see design not only as a tool for creating great places, but also as a way to connect people and to empower them with enhanced confidence, skills, and a greater sense of agency.

We work openly and collaboratively across disciplines and sectors to develop research, projects, events and practical resources. We are committed to sharing the learning from our work to help affect change for people, places and practice.

What we do

Champion: We are an independent advocate for the value of empowering design practices and for the importance of design quality and its effect on people's quality of life.

Empower: We empower people and organisations through design by building new skills and confidence that give people the agency to contribute to and lead inclusive local change.

Connect: We use design to bring people together to work collaboratively to improve their places and support local relationships and networks that help build community.

Innovate: We test new ideas and methodologies with partners, projects, and places and share what we learn to inform and innovate design practice.

Areas of work

Improving places

We enable a wide range of people and organisations to work together to shape places, such as the design of new housing, revitalising a green space or transforming a community building.

Our independent, hands-on support helps to build confidence and capacity, to inspire, and to give people the agency to improve the quality of their neighbourhoods.

Innovating practice

We inject new approaches and processes that enhance the social and economic impact of designing places and inform policy and practice.

Our support empowers organisations to rethink their culture and practice to support a more open and collaborative approach to shaping places.

Action research

We undertake action research with partners across sectors and disciplines to explore the value and impact of empowering design practices in supporting people and places.

Through our collaborations with partners and the communities engaged with our research, we develop and share new knowledge, tools and resources.

Supporting dialogue

We create and facilitate interactive events and activities that help people from different backgrounds and professions work together and learn from each other.

We also share our work on empowering design practices at conferences, workshops, lectures and other events that explore the connections between people and places.

When planning our activities for the year, the Directors have considered the Charity Commission's guidance on public benefit. The Glass-House works to ensure that our programmes are inclusive, accessible and responsive to the needs of our beneficiaries. We also aim to ensure that any support that we offer brings benefit not only to the direct participants, but also to a broad cross-section of the communities in which their projects are based. We are also committed to ensuring that our work supports innovation, and the production and sharing of learning.

Allocation of resources to beneficiaries

The Glass-House offers free or subsidised enabling and support to community groups and organisations through a number of different programmes.

The Glass-House delivers a programme of free events, which includes our national Glass-House WEdesign Series and other workshops, seminars and events. We generally offer open registration to these on a first come, first served basis.

The Glass-House also offers some free or subsidised project-based support and training to selected communities, which is sometimes made possible through theme-based funded programmes. All this support is accessed through a both rigorous and responsive process to assess eligibility of groups and projects, managed by the Charity's staff and relevant partners. Applicants are interviewed and/or visited by one or more members of staff, and information assessed by at least two members of staff. The staff team reports regularly to the Chief Executive and the Board of Directors on both projects being considered and resource allocations made. All support given has clear terms and conditions attached and is subject to rigorous monitoring and evaluation. Above all, there is the expectation that we will capture and share learning from each of these projects, and that those we support will work with us to help ensure that the work we do with them can benefit others as well.

In some cases, our free support to communities is linked to the collaborative action research programmes we deliver with higher education and third sector partners. This allows us to both provide practical support on the ground in communities, and to extract and disseminate learning to contribute to the growing evidence base and movement of community-led, participatory and collaborative design of place.

We also offer training and enabling support to communities through commissioned services. We choose only those commissioned projects that contribute to our mission. All funds generated through commissioned work are invested back into meeting our charitable objectives.

Report on activities 2023/24

Being ambitious about the future of The Glass-House

Our strategic plan set five key strategic objectives for 2021-2024:

1. Be catalytic to affect change
(Choose and make opportunities for targeted action that has a significant impact)
2. Champion, challenge, provoke and inspire
(Constantly ask people to reflect, reconsider and imagine)
3. Maximise impact through collaboration
(Build on existing partnerships to create new opportunities and to extend our impact and reach)
4. Widen practice and build legacy
(Further develop, articulate and share our stories, practice and tools to develop our shareable resources and archive)
5. Nurture Glass-House team & champions
Ensure that working for and with The Glass-House helps people to build the confidence and skills to support and enable The Glass-House mission

As we reach the end of the period of this strategic plan, we can look back on three years in which we have achieved a great deal and made significant strides towards our strategic objectives. As always, we have chosen to work on projects where we feel we can make a difference, innovate and extract and share learning. We continue to enable and inspire discussion and debate. Our national public programme of events and think pieces, and accompanying student programme, is growing each year, with increasing numbers of those taking part, and with increasing contributions to educating emerging built environment professionals.

We have continued to develop practical resources to enable others to do what we do, and to inject them both into practice and communities. We have begun work with an archivist on a digital asset management system that will both serve our organisation and provide a public facing resource bank of The Glass-House work, learning tools and methods. Through our strategic partnership with The Open University and work with other research partners, we are setting an example of how to develop and deliver truly co-designed and co-produced interdisciplinary research and are laying the foundations for significant multi-year projects with a broad spectrum of partners looking forward.

This year saw us deliver another rich programme of activities, grounded in our ongoing commitment to innovation, capturing and sharing learning and to partnership working. As always, it is clear to us that there is too much for us to achieve on our own. We must continue to work with partners and to empower others with the confidence, methods and approaches and the evidence required to drive systemic change to empower communities in and through design and to support cross-sector collaboration in placemaking. We must continue to experiment and innovate, and to inspire and enable others in this field to do the same. This will guide our new 5-year strategy, which we will touch on later in the document.

What follows is a snapshot of our work in 2023/24.

Supporting Dialogue

The Glass-House is unusually positioned to bring together a range of voices and perspectives from communities, practice, policy, research and education to explore ideas, to bring experiences and ideas together through discussion and debate, and to challenge the status quo. We create a range of safe and accessible, as well as playful spaces, to foster and support dialogue, and contribute to events organised by others.

A Continuing Collaboration with Ove Arup Foundation

In 2022, we began a new collaboration with the [Ove Arup Foundation](#) on our WEdesign programme, and with their support have continued drive the programme forward to produce a wonderful 2023/24 season. Through WEdesign, we are continuing to develop co-designed and co-facilitated events with higher education partners and students, creating safe places for interdisciplinary and cross-sector conversations about design and placemaking.

WEdesign series 2023/24: People, Place, Planet

This year we worked with our partner universities, students and guest speakers and contributors around the UK to delve into the question of how we can balance our personal needs, the collective needs of our communities and those of our increasingly fragile planet.

Through a series of online and in-person events, the 2023/24 WEdesign series, *People, Place, Planet*, encouraged participants to identify and explore the opportunities and synergies that exist when we strive to balance people, place and planet in placemaking.

We welcomed participants in person to co-design events in London, Glasgow, Sheffield and Newcastle, all of which were co-designed and co-facilitated with our university partner tutors and students. Online we were joined by participants from across the UK and internationally for our Debate and Chat events, as well as creating a platform for inspiring voices through our series of Think Pieces.

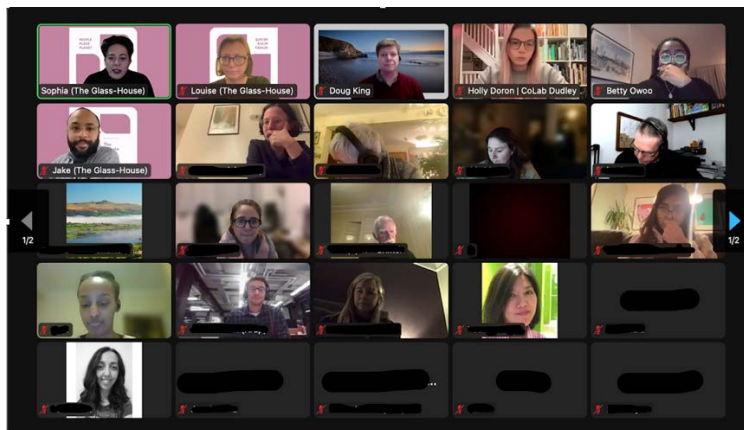
All our events were captured and shared with our networks through blogs written by The Glass-House team, partners, event participants and participating student facilitators.



We have created a publication that brings together the voices from across the series from all four in-person events alongside our online Debate and Glass-House Chat, and features excerpts from this series' Think Pieces and blogs capturing the events.

<https://theglasshouse.org.uk/resources/people-place-planet-reflections-on-the-2023-24-wedesign-event-series/>

The Debate



Our 2023/24 WEdesign series kicked off with our opening event, *People, Place, Planet: The Debate*. We were joined virtually, by around 50 participants from across the UK with varied interests and backgrounds, including diverse professionals and students. Using the theme of People, Place, Planet as our starting point, we invited our three speakers to offer their thoughts and provocations on the theme, through a series of five-minute presentations. This was followed by a stimulating and thought-provoking discussion with generous contributions from the event attendees. The Debate was chaired by The Glass-House Chief Executive, Sophia de Sousa.

The speakers were:

- Doug King – an engineer specialising in urban energy master plans and resource strategies.

Doug's provocation was that our pattern of living/working, and most of us travelling at the same peak rush hours, is putting pressure on and creating inefficiencies in transport, social and energy infrastructures, even though our city centres are not industrial anymore. He spoke about the efficiency of co-location and places having a mix of residential and commercial properties where people live and work in one location. Could this be the answer to the massive 'daily tidal flow of humanity washing through our cities'?

- Betty Owoo – a spatial and educational designer currently working with Barking & Dagenham Council.

Betty focused on giving power to the people, and this power being underpinned by three things: Care, The Right to the City and Commons (or shared resources), all linked together by sustainability. Betty's suggestion for 'a cure' to the sickness of the city references Sherry Arnstein's *Ladder of Participation* as a useful framework to discuss participation within the built environment and bringing people into the design process. She shared some inspiring examples of projects which empowered community voices through the design process.

- Holly Doron – an architect based in Dudley, with a background in participatory design and teaching.

Holly championed genuine co-creation and placemaking "not being done to but with", harnessing people's skills, experience and creativity, making sure they are valued equally within the process. She also spoke of seeing ourselves as part of nature and connecting & emulating natural processes within our designs and how we live our lives. Her final principal was about the potential of being accountable across time and embracing long-term futures, imaging future collaborations and allowing room in our work for this. Not just seeing our work as stand-alone projects but as transitional and connected, she asked us all to consider, '*How will our actions today affect generations in the future?*'

Glass-House Chat: People, Place, Planet

Our People, Place Planet Chat, a special edition Glass-House Chat, was part of a series of our monthly one-hour sessions, which explore different topical placemaking provocations in a safe, informal online space that invites discussion and debate.

Conversation during the Chat focused on: how people perceive the environment around them; how we design with and for everyone; ownership (real and perceived) of outdoor/public space; the challenges and issues with current funding models; and how we can drive change through current legislation.

People, Place, Planet: Think Pieces

In January, we launched our series of WEdesign Think Pieces, with blogs on the theme of *People, Place, Planet* added weekly from a range of inspiring voices across sectors and disciplines. This year we increased the number of Think Piece contributors, which has resulted in a collection of provocative, engaging and quite personal blogs from a diverse range of voices.

This included:

- Laura Alvarez, Senior Principal Urban Design and Conservation Officer at Nottingham City Council, explores the meaning of 'place' and 'home' within the built environment today.
- Grace Crannis, Senior Planning Engagement Officer at Richmond and Wandsworth Councils and Co-director of design studio Syrup, explores the theme through the lens of leadership and accountability in placemaking.
- Stephanie Edwards, architect, urban designer and co-founder of Urban Symbiotics, considers the role of AI in co-designing our future cities.
- Tessa Forde, architect and lecturer at Auckland University of Technology's Huri Te Ao, explores People, Place Planet through the lens of nourishing and gathering in architecture.
- Nicola Greenan, then lead for Cultural Partnerships at Bradford Council and now CEO at Tyneside Cinema, focuses on the importance of culture for all.
- Hajir Kheder, Community Engagement Manager at Karakusevic Carson Architects, explores the power of social value in harnessing the vitality of communities, neighbourhoods and environment.
- Rebecca Magdin and Michael Howcroft Rebecca Madgin and Michael Howcroft set out some of the key challenges for place-based policy and how Phase Two of the Arts and Humanities Research Council Place Programme seeks to overcome them.
- Susan May, Head of Housing Design at Urban Design Learning, offers some thoughts on how we can better join up the needs of People, Place and our Planet.
- Cam Smith, Impact & Feedback Coordinator at Hastings Commons, explores the theme of People, Place, Planet through the work of Hastings Commons in the White Rock area of Hastings in East Sussex.
- Zóra Tamás, Community Engagement Officer for Scottish Wildlife Trust's Nextdoor Nature Programme, explores People, Place, Planet and the concept of 'outside'.
- Duncan Wilson, Chief Executive at Historic England, considers the theme through the lens of heritage and the power of repurposing.

You can read all these think pieces here: <https://theglasshouse.org.uk/tag/people-place-planet-think-pieces/>

In-person co-design events



WEdesign in-person events are interactive spaces with co-design activities where students, practitioners, policymakers and citizens work together with The Glass-House, and with students and tutors from our partner universities, to explore and co-design propositions to innovate design and placemaking. This year, we were joined by large numbers of students and participants, and convened mixed audiences across sectors, generations, and backgrounds. It was inspiring to see these people working together to co-design propositions for change.



Descriptions of each of the events follow, but here are some of the voices from people who took part, and their key takeaways from the experience:

"To see the young students speak with such passion and articulation of their ideas was wonderful. ...There is something refreshing about people 40-50 years apart debating the same ideas and thoughts... it was such a great mix of youth and experience, backgrounds and opinions."

"Communitarian process produces communitarian responses."

"...the power of people thinking together and the joy of sharing ideas about better collective futures."

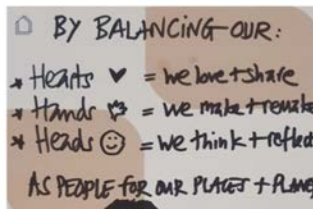
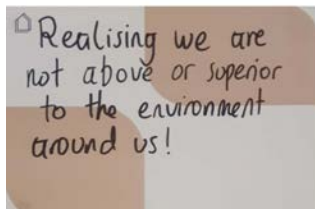
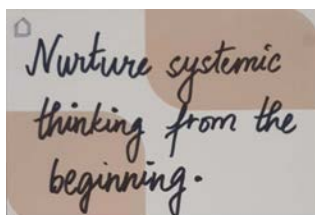
Inclusive Crisis Recovery

London, 5 February 2024

With University College London's Bartlett School of Planning



Our first in-person event, in collaboration with tutors and students from UCL Bartlett's School of Planning, brought together a fantastic mix of participants to explore how we can be more equitable and inclusive in how we respond to crises, and in our placemaking strategy to mitigate against it.



To get people in the mood as they arrived, we asked them to suggest a way to help bring greater balance to the needs of people, place and our planet. It was clear from the outset that those attending were full of ideas to bring to the evening's discussion.

Our student facilitators from both undergraduate and postgraduate programmes at the Bartlett, led their packed tables through discussion of the event theme, each using a different lens of *community*, *education*, *ecology*, and *practice* as a starting point. Following a period of discussion, our tables were tasked with coming up with propositions for change, actionable ideas of how we could do things differently. They then had to build a model to represent and pitch their idea back to the room. Here are the themes that emerged through the discussion that followed:

- The notion of sharing is crucial to the success of achieving balance and equity, whether it be in the more equitable distribution of power, in making information more accessible, or in how we share spaces with the people, plants and creatures around us.
- We need to think systematically about change, and not be afraid to rethink some of the pillars of how we currently do things, be it our planning system, our educational programmes, or how we foster greater collaboration through placemaking.
- Respect, care and empathy should filter through these systems, particularly in creating safe spaces for diverse people and institutions to discuss and work through challenging issues and situations together. It's okay, and indeed helpful, for people to disagree and to address conflicting views, if there are spaces to do so in a constructive and positive way.

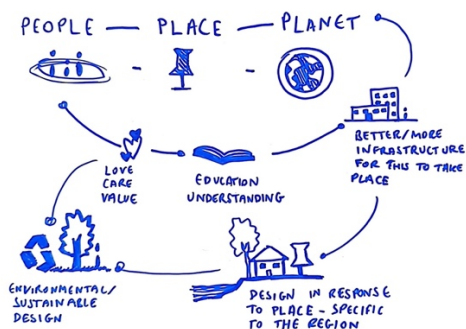
The Leisure Society

Sheffield, 28 February 2024

With University of Sheffield's School of Architecture & Live Works



Our second in-person event was a collaboration with tutors and students from the University of Sheffield's School of Architecture and Live Works. We brought together students, practitioners, academics and community-based groups and activists to explore the role leisure plays in our daily lives, and how we interact with and shape our places and environments for and through our leisure activities.



As we welcomed our guests into the event, we asked them to start with their personal thoughts on the big picture of how we might better balance people, place and planet. Their ideas included: nature-based solutions that start connecting children with nature; building shared stories about how we belong together; treating people, places, ideas, mistakes and differences with kindness; continually evaluating the balance between people, place and planet, recognising that it is a dynamic system; responding to the planet will naturally create solutions to human problems.

Once we had invited people to take their seats and welcomed them to the evening's discussion, our partner Leo Care from the Sheffield School of Architecture introduced the theme of *The Leisure Society* and how it linked to his students' studies. In particular, Leo stressed that while the ambitions for a leisure society are not new, we are still grappling with clear imbalances, and inequities across gender, socio-economic and cultural divides, and that to many of us, leisure on our terms still feels out of reach.

The conversation that followed was a stimulating space to draw together some of the threads that wove across the various tables' propositions and provocations. These included the role we can all play in:

- Creating equitable access to leisure, offering diverse shared spaces with no cost attached.
- Viewing and enabling leisure as a means of connection and exchange with each other and our natural world.
- Deconstructing formalised leisure, defining and doing it on our own terms and for the joy of it (as well as the obvious health and wellbeing benefits)
- Reclaiming our right to leisure – creating more time and space for it and recognising the need for us to claim it as a right, not a luxury

The Ethical City

Glasgow, 5 March 2024

With the Glasgow School of Art's Mackintosh School of Architecture



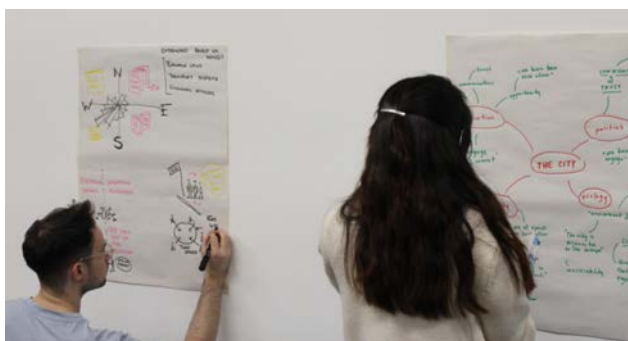
The Ethical City, in collaboration with Missing in Architecture and students and tutors from the Mackintosh School of Architecture, attracted a large, diverse audience from all walks of life. We explored the role of placemakers in addressing concerns facing the city, such as sustainability, inclusivity, social cohesion and community resources, and how the city facilitates and nurtures society.

As participants started to arrive, they were greeted with a short introductory activity prepared by the students. The task was designed to prompt the participants' thinking and ground their initial ideas about place in something that was familiar to them before applying their ideas to a global context.



The event showcased that there is a lot to be done, a lot we can do and a lot that's going on. The principle of co-design, creating democratic space where people's experience and ideas are valued equally, combined with the events theme *The Ethical City*. The event acted as a small test bed and forum for revealing people's priorities for how we transform and care for our spaces. Priorities and threads drawn from across the different groups included:

- The policy and duty to take part, and the need develop and advocate for better participatory processes with diverse voices
- *Connection, connection, connection*: The importance of connecting with a diversity of voices to foster and nurture ideas, build empathy and support a flourishing Ethical City
- Creating opportunistic moments (both time and spaces) for serendipity and reflection.
- Unearthing the hidden treasures of the city: people, place, space and nature.



As part of the event the students at GSA invited 3 student illustrators to map discussion, capture themes and visually illustrate the conversations which were happening around the room.

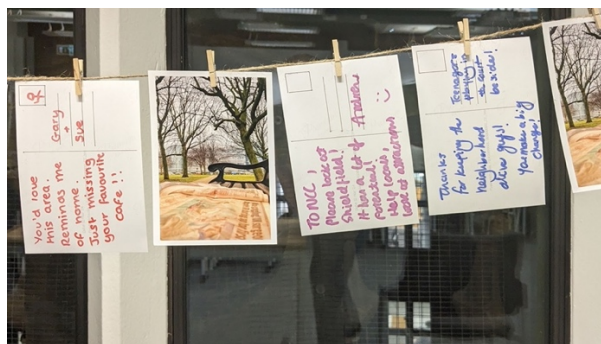
Urban Futures: Sharing Capacity and Resources

Newcastle, 19 March 2024

With Newcastle University's School of Architecture, Planning and Landscape



Our final WEdesign event of the season, *Urban Futures: Sharing Capacity and Resources*, brought together another great mix of people to explore how applying the principles of co-housing, sharing resources around shared values and objectives, might help us shape our cities better and more equitably.



When the participants arrived, they were greeted by students who had created several icebreaker activities which participants could interact with. The students were experimenting with different design engagement activities they are developing as part of their studies, and the WEdesign events created a safe space for them to test these methods with our participants.

During the event, each table was facilitated by our students, who guided the participants and discussion through a series of prompt questions with the aim of co-designing propositions for how we might do things differently. At the end of the session the groups pitched their ideas, using models which they had created from simple craft materials which offered a visual representation of their propositions.

With such diversity of voices in the room it was great to see the inspiring ideas which were created in such a short amount of time. There were some interesting threads of conversation which had started to emerge, including:

- The importance of experimentation and being iterative to enable people to challenge the status quo, to develop new ideas and to adapt to our ever-changing environment and society.
- Positive change can happen at varying levels and scales. Sometimes a small physical intervention, such as a community dining table in an open space, or change in behaviour, such as picking up litter, can totally transform an area.
- Access is important and we need to consider and different, less obvious ways and routes into institutions, systems and spaces

WEdesign Student Programme

For students, collaboration with The Glass-House through WEdesign creates important opportunities to benefit from interaction with a diverse, cross-sector and interdisciplinary audience. It provides space to further develop their learning and to test and progress their thinking on their live student work.

It is also an opportunity for them to demonstrate what they can contribute to such spaces. Our event participants enjoy connecting with students as facilitators, educators in their own right, and as provocateurs in the placemaking conversations. They enjoy tapping into the students' growing technical expertise through an exploratory and thematic co-design space, and practitioners and policy-makers in the field are challenged to look at new ways of working and the themes explored through fresh eyes.

To help students step into our event spaces with confidence, and to ensure that their participation in WEdesign contributes to their learning journey, we have created a student programme to support their participation in our events.

Student Sessions

Prior to each event, we worked with our partner tutors and students in a series of introduction and planning sessions, where students discussed the theme, co-created prompt questions and props, and gained an understanding of the basic facilitation tools they needed to use during the event. This year, we did in-person planning sessions with all the students, which helped us both build confidence among the students and build rapport within our facilitation team.

Student Resource

We created a resource booklet for the students which provided a practical guide to the event format, as well as some tips on facilitation.

Student-led Activities

We were pleased to see the students bringing their creativity to both curating the event spaces and facilitation props, and to introducing ice breaker activities into the events. This helped each event take on its own personality, and created additional opportunities for the students to both share their ideas and skills and to build confidence in engaging with the public.

Emerging Partnership Projects

In addition to our key university partnerships, we have also collaborated with The London College of Communications and The Open University to experiment with what we do with the ideas, provocations and data which come from each event. This is just the first step in exploring how we can test and apply the ideas in practice, and we will look to build on this for next year's season.

Student Voices

We invited students to write blog about their experiences, which were shared on our website, social media and through our networks. Here is an extract from one:

Through this activity, I was deeply inspired by the co-design methodology. In my UCL project, I plan to apply it as a research methodology. This is my biggest gain. In future studies, I may combine the two methodologies of co-design and participatory action research to design places, collide with more ideas, and let the principles of sharing, respect, and exchange run through the design, and jointly create a more sustainable environment.

- Shuqi Miao from UCL Bartlett, shared what she will take from co-facilitating the *Inclusive Crisis Recovery* event in London.

Co-creating a Collaborative City for London Festival of Architecture

In June 2023, The Glass-House held an event in collaboration with [Bow Church](#) as part of this year's [London Festival of Architecture](#). We invited families with children and the general public to imagine what a city designed collaboratively will look like, hence the name 'Co-Creating a Collaborative City'.

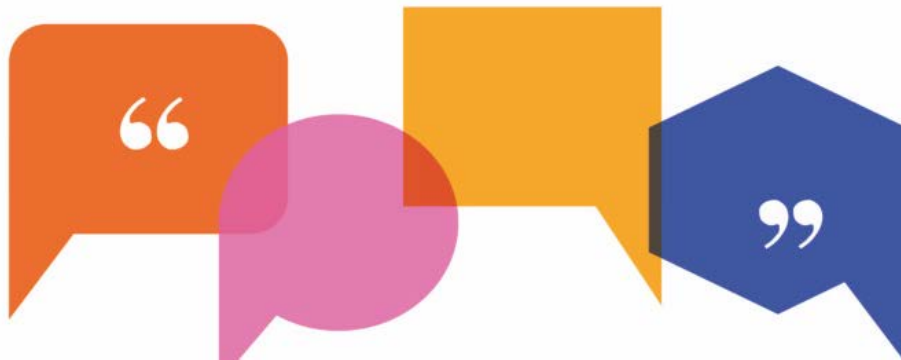


Our participants were encouraged to think about what they feel is important in cities, what they want to see more of in the city and what might be missing currently. Prompted by the placement of blank paper on the floor of Bow Church as the cityscape canvas, everyone was invited to creatively co-design their own buildings and city infrastructure using recycled materials and craft supplies. They freely choose what qualities they wanted to portray in the models and the fabric of the city itself. Using cardboard, coloured papers, markers, tissue papers, fuzzy sticks and egg cartons, participants used play to freely express themselves when making the collaborative city.



The Glass-House had discussions with the participants on what they want to put in the city, what qualities should be reflected on their creation, and where to place it. We asked them to consider the size and height, how much light and air the buildings should have, signage and entryways to it, and the materials of the buildings. It helped them identify what their building needed and what was missing from it to make it habitable for the citizens. Participants added windows, doors, greenery, hatching, sketches, textures, and signs to further develop their designs.

Glass-House Chats



The Glass-House Chats have become a much appreciated part of our public events calendar. These free online sessions were designed to create a safe space to ask questions, explore ideas, approaches and methods, share learning and make connections. They are open to and attract a wide range of participants who are interested in how we can collectively build confidence and capacity in the sectors to engage communities in design and placemaking.

These monthly sessions are chaired by members of The Glass-House team, who briefly introduce the theme and then open the floor for an informal and open discussion among participants. To ensure space for meaningful discussion, places are limited to a small group.

The financial year of 2023/24 crossed over two seasons of Chats:

Glass-House Chats – Season 3

Glass-House Season 3 ran from September 2022 to July 2023. The themes covered in this season included:

- 20 October 2022 – What is Placemaking Now?
- 24 November 2022 – How Can We Use Stories to Change Places?
- 15 December 2022 – Co-design Legacies: What Happens Next?
- 19 January 2023 – How Can We Co-design With Nature?
- 23 February 2023– How Can We Relearn Our Places?
- 23 March 2023– Arts-led Regeneration or Gentrification?
- 20 April 2023– Co-creating Circular Cities
- 18 May 2023– Building Equitable Green Futures
- 15 June 2023– What is A Resilient City?
- 25 July 2023 – GH Chat Roundtable: Resilient Places

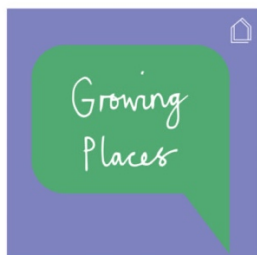
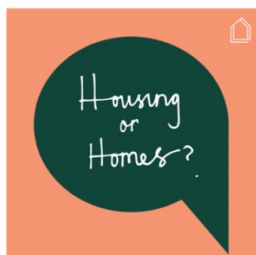
We kept these sessions informal, with no set agenda, only a theme as a starting point, and allowed the conversation to go where the mix of participants on the day took us. Every Chat was rich with questions, reflections, ideas and above all, with sharing.

The key themes that emerged from the Chats, along with a participants' perspective on the taking part, were captured, in blogs which were then compiled in a series publication.

<https://theglasshouse.org.uk/resources/glass-house-chats-bringing-sectors-together-2022-2023/>



Glass-House Chats – Season 4



Glass-House Season 4 runs from October 2023 to June 2024. The themes covered in this season include:

- 17 October 2022 – Housing or Homes?
- 14 November 2022 – Growing Places?
- 12 December 2022 – Careful Construction
- 23 January 2023 – Spaces for Culture
- 12 March 2023 – People, Place, Planet
- 30 April 2023 – Has Public Transport Hit the Buffers?
- 28 May 2023 – Wellbeing & Placemaking
- 25 June 2023 – The Right to Shape Places



Like last year, our Chats crossed over with our WEdesign event series, with a special WEdesign Chat in February. This created a different kind of space for people to explore the event series theme, *Relearning Place*, and help connect audiences from the two series.

Our Design Champions on Podcasts

Architecture for Kids podcast

Elly spoke about engaging children and young people, and The Glass-House approach to this, on this [Architecture for Kids podcast](#).

Climate Salon podcast

In late December, Jake joined a small panel of guests on Dezeen's Climate Salon podcast on the theme of Designing Resilient Communities. Listen to the podcast [here](#)

Contributing to Journals

In January, our Chief Executive Sophia contributed a think piece to the [Academy of Urbanism](#)'s Journal, [Here & Now](#). In the piece, she explores the delicate balance of using in-personal and digital spaces to bring people together to explore design and placemaking.

You can read the piece and access the *Here & Now* journal here: https://hubble-live-assets.s3.eu-west-1.amazonaws.com/aou/file_asset/file/3272/AoU_Here___Now_Winter_2024.pdf#page=25

Other events to inform, provoke discussion and inspire

The Glass-House has an approach to developing and participating in events that engage audiences in thinking, exploring and doing. We have embedded this interactive approach and created spaces to inform and inspire at the following events organised by others:

- AAE 2023 Productive Disruptive, Association of Architectural Education, July 2023
- *Community Action in Action*, Camden Collective, October 2023
- *Wider Issues*, Manchester School of Architecture, Dec 2023

External events attended included:

- *Designing for Circular Economies*, RIBA, April 2023
- *Fair Exchange: Six principles for equitable placemaking*, Public Practice, May 2023
- *Designing the future of UK-China RD&I collaboration in the museums and galleries sector*, Brunel University, August 2023
- *ICE Publishing Awards*, Institution of Civil Engineers, October 2023
- *DLUHC Roundtable Session - Updating National Model Design Code Part 1*, Department for Levelling Up, Housing & Communities, November 2023
- *Erde*, Jo Gibbons & Kate Blee with tHEIR Gallery
- *TET Awards*, December 2023
- *National Park City Pop-up Launch*, January 2024
- *Book Launch for Essential Urbanism and A Beginner's Guide to Urban Design and Development*, Urban Design Group, March 2024

Supporting dialogue through our website & social media

We see our website and social media as a space to share our work and learning, inspiring stories and best practice, and to provoke discussion and debate.



This year, we created a publication of the series of blogs on *Engaging Communities in Design Decision Making* drew together our experience in supporting communities to play an active role in the design journey, with a series of pieces aimed at helping others create their own engaged and empowering design processes.

You can read the publication here:

<https://theglasshouse.org.uk/resources/engaging-communities-in-design-decision-making-publication/>

Action Research

The Glass-House has become a respected voice in the field of research on design processes that empower people in and through placemaking. Our action research is rooted in working collaboratively across sectors and both with and within communities to co-design projects that develop new knowledge methodologies and practical resources.

An ongoing strategic partnership with the Open University

Since 2013, The Glass-House has had a strategic partnership with the Open University's Design Group. Our partnership innovates, supports and promotes community-led, participatory and co-design practice and research for the benefit of better places for all.

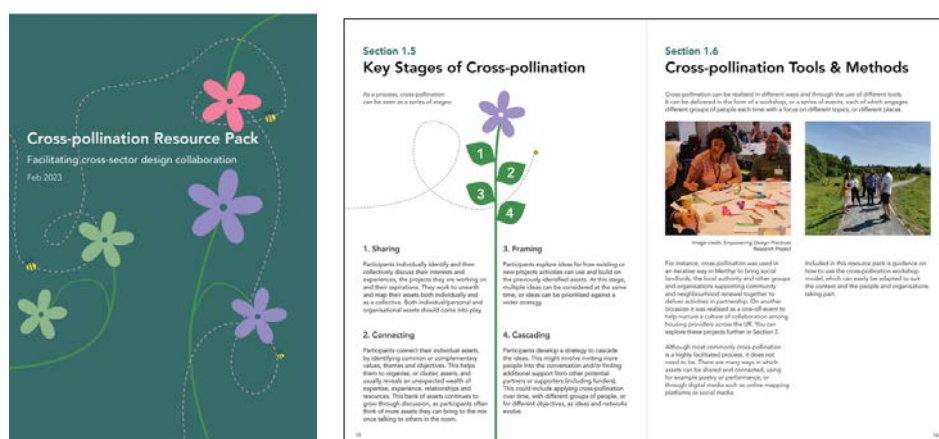
Our partnership is committed to working collaboratively to this shared mission both within and outside funded projects, and we continuously develop new material to use, evolve and share the approaches and methods we develop. This year saw us do this in relation to two collaborative research projects.

Cross-pollination: Growing cross-sector design collaboration in placemaking (Jan 2022-April 2023)

In April, we completed our research project *Cross-pollination: Growing cross-sector design collaboration in placemaking*. This knowledge exchange project in partnership with The Open University took our asset-based cross-pollination approach into communities in England, Scotland and Wales, aiming to help empower organisations and networks to work together to shape their local places. The project was funded by the Arts and Humanities Research Council under their Place Programme.

Cross-pollination brings people together to identify shared goals and objectives, identify and connect local projects and initiatives, and work together to unearth and mobilise local assets (skills, networks, physical spaces, tools and resources, funding pots etc.) as a basis for forming partnerships and collaborations. The approach aims to break down barriers between those working in the community and voluntary sector, local businesses and/or local government, and to create a space where all ideas and assets, and projects of different size and focus are brought together and valued equally. In simple terms, the approach explores how you can bring your projects, initiatives and assets together through collaboration to make what you do together more powerful and effective than what you could do separately.

Cross-Pollination Resource Pack and Kits

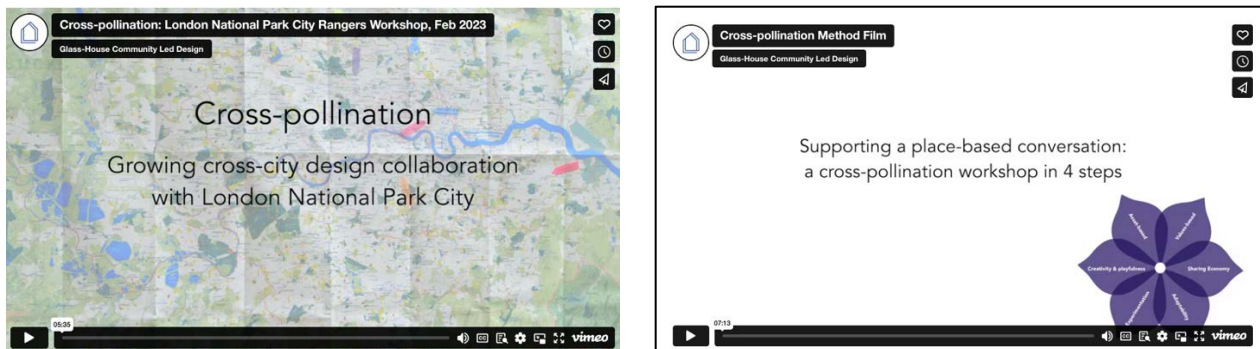


<https://theglasshouse.org.uk/resources/cross-pollination-resource/>

In January of 2023, we had launched our open-source Cross-pollination [Resource Pack](#) which includes: information on the background of the approach, values and principles of the approach; case studies of how it has been used in different contexts; practical guidance on the key stages of cross-pollination; a flexible model for a cross-pollination workshop, and printable props to use in the workshop.

We were pleased to use this, and hand over a “cross-pollination kit”, to two communities beyond the confines of the funded project. These are described in the Improving Places section below.

Sharing a range of films on cross-pollination



The Cross-pollination project also produced a [series of films](#) by filmmaker Emma Crouch of [i say RAAR](#), capturing different groups' experience of using the cross-pollination approach, and an explainer video which illustrates the various stages of a cross-pollination workshop.

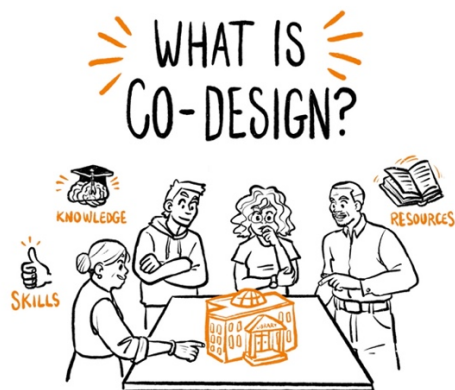
- **Method Film**, intended to work alongside the [Cross-pollination Resource Pack](#), serves as a demonstration of the workshop process in four simple steps – [here](#).
- **Showcase Film: Merthyr, Tydil, London and Edinburgh**, captures and collates voices and perspectives across the cross-pollination project locations – [here](#).
- **The Journey from Portobello to Liberton & Gilmerton, Edinburgh**, illustrates the cross-pollination approach through capturing our workshop in Liberton & Gilmerton with EVOC and draws out connections with a previous workshop in Portobello in 2019 – [here](#).
- **LPNC Rangers Workshop Film**, capturing our workshop in Feb 2023 with London National Park City – [here](#).
- **Merthyr Tydfil Film**, capturing the Welsh arm of the project – [here](#).

The full collection of films is available here: <https://theglasshouse.org.uk/resources/cross-pollination-films-landing-page/>

Co-design Method Films

One of the wonderful benefits of our strategic partnership with the [Design Group](#) at The Open University is that our collaboration spans a number of research projects and other joint initiatives, and that we are able to develop and evolve ideas, tools and methods over time.

This year, we were pleased to share a series of short, animated films that we have developed with our Open University colleagues, which we hope will give others the confidence to embrace and use co-design in their work as we have in ours.



A Brief Introduction to Co-design

This animation introduces the concept of co-design: what it is, why it is needed and what role professional designers can play in making it happen.

You can watch this film here

<https://theglasshouse.org.uk/a-brief-intro-to-co-design/>

Method Films

We have also created two short animations to introduce two methods we use to support co-design, which were developed through research collaborations with The Open University.



Developing a Shared Design Purpose

This animation introduces a structured way to facilitate the creation of a shared purpose among participants in a co-design project

Connecting Challenges, Assets and Opportunities

This animation introduces a technique for generating ideas for design by unearthing and combining individual and collective challenges and assets to create opportunities.

You can watch these method films here: <https://theglasshouse.org.uk/co-design-method-films/>

Activating Knowledge Exchange through the TAP Internship Programme

For the second year, we worked alongside two interns from The University of Sheffield who were enrolled on an internship programme called TAP (Transforming and Activating Places). TAP aims to partner students with organisations and businesses across the UK that focus on place and/or placemaking. The student programme, funded by Research England and the Office for Students aims to facilitate mutually beneficial internships between University of Sheffield students and organisations already involved in transforming and activating places.

The TAP internships create professional development opportunities for under-represented groups and encourage students from a broad range of disciplines to apply their studies and life skills in the context of placemaking. We were pleased to invite students from TAP into our work as we think this programme is creating an important space for collaboration.

An important part of The Glass-House practice is introducing students to our work and approach, to help them explore more engaged design and placemaking in safe spaces where they can learn, experiment and be nurtured. We also know that students have a lot to offer us, bringing creativity, skills and different experiences into our mix.

We decided to build on last year's work with our TAP interns, and to use this space to further develop The Glass-House workshop model Empowering Children through Design in Gaming using the online gaming platform Roblox, and in particular Roblox Studio.



With this in mind, we moved between big picture ideation and more focused research to contemplate how old and new aspects of the gaming workshop model could be nuanced for different scenarios.

Through this we identified four key innovations we wanted to test and explore:

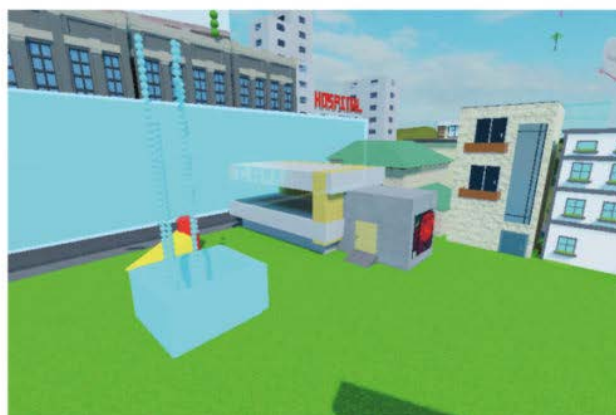
- Understanding the challenges and opportunities of working with schools, supporting them delivering the model and inviting children into a space of design enabling.
- Working with a design practice to embed the gaming workshop model within placemaking design professions.
- Inviting parents to co-design on Roblox Studio (which differed from State of Play workshop with NVM).
- Exploring how we can create a prototype resource that enables others to step into the Gaming Workshop and deliver an iteration of the model.

Exploring different Contexts

In order to test these various iterations, our interns Sam and Piotr helped us consider how others might use the model to empower young people in design of place and placemaking within different spheres. To explore this further, we worked with a couple of primary schools in Sheffield, running a focus group session with a small group of teachers to explore how we could introduce the workshop model into schools.

The State of Play Workshop with Karakusevic Carson Architects (KCA)

This was also the first time we had tested delivering the gaming workshop at the premises of an architecture practice. This helped us introduce participants to real world applications of designing and building within a placemaking profession, exploring similarities between the gaming software and those used by professionals.



We returned to our partners Karacusevic Carson Architects, with whom we had collaborated on our gaming [workshop at The Willows on Broadwater Primary School](#), within the context of neighbourhood regeneration. Through this new collaboration with KCA and the TAP programme, we were able to offer the workshop for free to local families. Using a variation of *The State of Play* workshop, we hosted a group of young children aged 9 – 11 and their accompanying parents and guardians at KCA's office in central London.



The workshop was iterated with our two interns Sam and Piotr, who delivered a portion of the session exploring the design and diversity of landscapes we can play with, in and on, highlighting various considerations for the young people and parents to think about in their own design. We

also invited the parents to design and build in Roblox Studio alongside their children by providing them with their own laptop. This differed from the previous *State of Play* workshop where only the children were given a laptop each.



Working with Karakusevic Carson Architects, we wanted to highlight and reflect the real-world applications of the skills that the children have already, and that they are gaining through the workshop.

As part of the workshop, KCA introduced a typical design journey that architectural designers might take, from concept sketches to models and visual renders. Using examples of projects they had worked on, KCA spoke about the different design decisions they had made and why they had made them.

Our last stage of work with Sam and Piotr, after testing and reflecting on the workshop model with and for new contexts, was to explore how we could enable others to use the model, on their own terms, to empower and invite young people into the design of places and placemaking. We considered what a practical resource might include to support others delivering the gaming workshop model.

State of Play publication



We were keen to capture our experience and learning from *The State of Play* workshop and have produced a publication which sets out the journey through the day's activities, captures the wonderful creations of the participating children and their guardians, and reflects on what we learned through this iteration of our gaming workshop model.

<https://theglasshouse.org.uk/resources/state-of-play-workshop-publication/>

TAP Symposium

Our final collaboration with our interns was co-presenting at the *TAP Symposium 2023*. The Symposium brought together and celebrated the many collaborations and a wide range of initiatives supported and delivered through TAP, their students and the many participating partners.

Celebrating our Gaming Workshop Model at the TET Awards

We were also pleased for our work on the Design Gaming Workshop Model to be shortlisted for this year's *TET*, in the Online / IT Projects & Materials/Resources category.

Innovating Practice

More engaged and inclusive design is becoming more and more central to the narrative around placemaking. There is no doubt that things have changed quite significantly in this space over the past two decades, and The Glass-House has been a driving force in championing and enabling this. However, despite more interest and intent across sectors, there is still a huge skills gap within the public and private sectors and lack of shared understanding regarding what it means to move from consultation to true empowerment and meaningful involvement in decision-making.

As a key champion and enabler in this field for over two decades, The Glass-House sees the space of innovating, sharing learning and helping others to do what we do as a key part of our work. Here is a snapshot of some key work in helping to inform, inspire and innovate practice:

This Must Be the Place, Ebbsfleet

Over the summer, The Glass-House collaborated with arts organisation [Cement Fields](#) to deliver a [workshop with young people](#) exploring design engagement (described in the Improving Place Section) and to host a [webinar](#) with speakers from across the industry to explore youth-led design, as part of their [This Must Be the Place](#) programme.

Young People Making Places Webinar



On Thursday 20 July, we held the *Young People Making Places* webinar in collaboration with Cement Fields and the Ebbsfleet Design Group. The evening event brought together a range of inspiring voices from across placemaking, built environment design and community landscapes for an online conversation exploring how we can make more room for youth-led design.

You can watch the webinar here:

<https://theglasshouse.org.uk/resources/young-people-making-places-webinar/>

Our first segment welcomed Aleya, Precious and Harvey, young people from the Ebbsfleet Design Group. They reflected on their experience in Ebbsfleet, discussing how they got involved in the group and what attracted them to be part of the engagement and design journey. They spoke about their favourite elements of the programme to date and reflected on why it's so important to include young people in design conversations.

- We then heard from speakers who were all practicing professionals working with young people. Larry Botchway, who is an architect and co-founder of [POoR Collective](#). POoR (Power Out of Restriction) is a socially-minded organisation that focuses on the development of communities through the elevation of young people.
- Anna Francis, one of the co-directors of [The Portland Inn Project](#), an arts and community-led organisation established to address inequalities of access to social, cultural and sporting activities for people in their local area in Stoke-on-Trent.
- [Sahra Hersi](#), who is an artist, spatial designer and educator working across London, shared her work, which draws on her ethos of participation and care, working with local people and stakeholders to understand how designs should be developed and co-produced.
- Huan Rimington, founding director of [Build Up](#), which is a London-based charity running practical construction projects with young people aged 10 – 23.

All our speakers stressed the importance of actively listening to children and young people, and providing the flexibility within project journeys to be responsive to ideas and thoughts that emerge from working with young people.

Supporting Practice through CPD

We continue to work with design practices, eager to inject confidence and skills around design engagement into their staff teams. Indeed, this year, this took us outside the UK to deliver a workshop for practitioners for design and development professionals from several practices in Dublin.

In January we were pleased to do a full-day workshop on design engagement with the London Borough of Haringey. We welcomed staff from the Regeneration, Parks and other teams, and spent the day exploring approaches, strategies and practical tools to work collaboratively with diverse stakeholders and user groups through design and placemaking.

Supporting Higher Education

The Glass-House enjoys working with universities and where possible, we inject some of our experience and learning into degree programmes for emerging design and regeneration professionals. This year, we continued to build on our WEdesign programme (as described in the Supporting Dialogue section), and supported a number of universities with a range of activities.

These included: working with the Design Group at The Open University to offer an online “designathon”; delivering a workshop on engagement for UCL Bartlett School of Planning; our Design Champion Jake talking about the “Wider Issues” in architecture at the Manchester School of Architecture; and our Chief Executive Sophia sitting as an External Examiner on the University of Sheffield’s MA in Urban Design and Newcastle University’s BA in Architecture and Urban Planning.

The Glass-House on Panels and Advisory Groups

The Engagement Overlay for the RIBA Plan of Work

The Glass-House team was pleased to contribute to the development of the *Engagement Overlay to the RIBA Plan of Work*, a collaboration between the Royal Institute of British Architects, the Association of Collaborative Design, Sustrans and over 30 contributing organisations.



“The main objective of the Engagement Overlay is to provide a standardised approach and baseline for architects and other built environment professionals to enhance the quality of engagement with all stakeholders and to create capacity for public participation beyond traditional methods of solely informing and consulting. It aims to provide the mechanisms and structure for facilitating early, effective and proportionate engagement throughout all work stages while adhering to the existing [RIBA Plan of Work](#) framework.”

From RIBA website <https://www.architecture.com/knowledge-and-resources/resources-landing-page/engagement-overlay-to-riba-plan-of-work>

The Design Code Pathfinders Programme Expert Panel

As part of the Levelling Up and Regeneration Bill, Local Planning Authorities have a duty to produce Design Codes. The Department for Levelling Up, Housing and Communities (DLUHC) wanted to provide all local authorities across England with the necessary skills and resources to do this confidently. Following an initial pilot, 25 local authorities and neighbourhood groups were selected to participate in a national Pathfinder programme for design coding.

Chief Executive Sophia sat on the Design Code Pathfinders Programme Expert Panel, convened by Design Council, which worked with DLUHC to support the Pathfinder teams. This meant working

with both local authorities and neighbourhood planning groups as a critical friend at key strategic points in their journey.



A session that Sophia did for the Design Code Pathfinder groups through a series of workshops organised by the Department for Levelling Up, Housing and Communities (DLUHC) has now been integrated into Pathfinder Insight Guidance on Community Engagement produced by the Design Council.

You can read the document here:

https://issuu.com/designcouncil/docs/design_code_pathfinder_programme_-_conversations_a/18

Community Engagement Code of Practice Development with the Quality of Life Foundation

Our Design Champion Elly also sat on a working group led by the Quality of Life Foundation to develop a code of conduct for community consultation and engagement in planning and the built environment, as part of their major research project funded by the Arts and Humanities Research Council. Sophia then reviewed the emergent *Code of Practice* they produced as a critical friend, making a series of recommendations.



You can read the document here: <https://www.golf.org/code-of-practice/>

High Streets Task Force Expert Panel

Sophia sits on this register of Experts, Mentors and Facilitators, which was a recommendation of the High Street 2030 Review, which called for additional capacity to support local authorities in transforming their high streets. Experts, Mentors and Facilitators support high streets directly by providing a range of support services that form part of the wider Task Force programme.

Historic England Advisory Committee

Sophia also sits on the Historic England Advisory Committee, which offers expert advice to staff and the Commission on Historic England's functions under the National Heritage Act 1983, and other relevant legislation, in particular, on policy matters and casework (excluding London) where it is novel, contentious or sets a precedent.

Awards

This year we were finalists in two categories for the [Thornton Education Trust's Inspire Future Generation Awards](#). Our [WEdesign Programme](#) was shortlisted in the Mentoring category and our [Design Gaming Workshop Model](#) in the Online / IT Projects & Materials/Resources category.

We were also pleased to see [This Must Be the Place](#), to which we contributed, win in two categories.

Two projects to which we contributed were also celebrated in the NLA awards:

- Broadwater Farm Estate, winner in the category of Masterplan and Area Strategies - read about it [here](#) (read about The Glass-House involvement [here](#))
- ExploreStation, shortlisted in the category of Transport and Infrastructure category - read about it [here](#) (read about The Glass-House involvement [here](#))

We were also at the Institution of Civil Engineers (ICE) Annual Publishing Awards, celebrating with co-authors of the paper [Co-creating social value in placemaking: the grand balancing act](#) which was awarded the [Richard Trevithick Fund Prize](#).

Improving Places

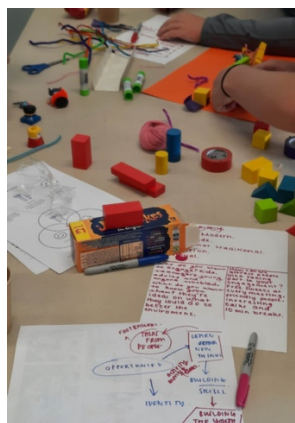
Our approach to supporting projects has always been rooted in helping people to develop the skills, tools and confidence to lead their local project and to connect with potential partners and beneficiaries. Our enabling and empowerment model aims to support better collaboration and more sustainable approaches to transforming places and spaces. We respond to communities, local authorities, housing associations, developers and design teams that approach us for support.

Working with Young People from the Ebbsfleet Design Group

In June, The Glass-House team travelled along the Thames Estuary to deliver an afternoon workshop with Ebbsfleet Design Group, a group of young people from Ebbsfleet and its surrounding neighbourhoods. The group, part of Cement Fields' *This Must be The Place* long-term placemaking project in Ebbsfleet, is exploring and shaping the new garden city as it is being built through a range of projects and workshops.

We worked with the young people to unpack ideas around the design of places, what design engagement is and why it is so important when thinking about how we shape current and future spaces and places. The majority of the session was dedicated to the young people designing engagement activities to inform a future building in Ebbsfleet for other children, teenagers and young adults. We asked them to reflect on their own experience of being in the design group, considering why and how they would want to be engaged to then inform their own designs.

The young people split into two groups for this fast co-design activity. The first group considered how music can attract and bring people into spaces, designing a long tunnel structure that played music and contained strings of attractive lights. The space also included benches to create places to rest and linger within the tunnel. Young people who were drawn by the structure would then be asked their opinion on various aspects of the future design of the building.



The second group reflected on why they were interested in being part of the Ebbsfleet Design Group, thinking about the opportunities, meeting new people and learning new skills. Lots of their friends are interested in going into the construction industry after finishing school, so they designed an engagement activity that involved building parts of the new building. The activity would introduce young people to new, green building methods and technologies whilst getting them involved in co-creating the building.

We were pleased to work with this group again as several of them joined us for our webinar in collaboration with Cement Fields, *Young People Making Places* (detailed in the supporting Dialogue section).

Nextdoor Nature with Scottish Wildlife Trust

In December, we facilitated a workshop for the Scottish Wildlife Trust, as part of their Pioneers Programme training for their Nextdoor Nature project.

This extract from a [blog](#) about the Nextdoor Nature programme and the workshop written by Gillian Hatcher, Engagement Manager, and Zóra Tamás, Nextdoor Nature Community Engagement Officer at The Scottish Wildlife Trust, helps set the context.

Funded by National Lottery players, the 2-year Nextdoor Nature project includes the development and delivery of our exciting new [Pioneers Programme](#). This six-month training programme is completely free and open to community leaders (established and aspiring) from lower income communities that have not always been given the support they deserve from larger nature conservation organisations. The course covers a wide range of topics around how to improve local spaces for nature, but also about how to effectively organise for change in your community, which is why we were keen to get The Glass-House involved.

As part of the programme the 'pioneers' are supported to carry out a small community project, with many focussing on taking ownership of poorly used public spaces, or collectively enhancing an existing greenspace for the benefit of both people and wildlife.
Pioneers planting trees.

The workshop consisted of three key aspects:

1. Introducing community-led design, design engagement and some of the strategies, tools and methods to support more grass-roots and inclusive design processes. This included a focus on mapping (communities, challenges and opportunities, assets, etc) and the power of playful engagement activities. We also shared some inspiring examples of community-led open space projects.

TASK 1: Me in a Nutshell

Our first task is to get to know each other a bit.

To do this, we will head into breakout rooms and each will be facilitated by a member of the Scottish Wildlife Trust.

Take 5 minutes to answer the questions below.

Try to describe yourself in 10 words or less:

Try to describe the following in one sentence each:

1. The project you are working on
2. What would you like to achieve
3. What skills you have to offer
4. Who is in your current network

TASK 2: Cross-pollination

The next step is to get to know each other and to explore how you might be able to help each other. Take it in turns to introduce yourselves to your group. While you are listening to the other members of your group, use the space below to note down:

- Things that have inspired you
- Who might be able to help your project and how
- Who you might be able to help and how

2. Using activity cards we had produced, the Nextdoor Nature pioneers practiced describing themselves and their projects using just a few sentences. While sharing their ideas and skills, pioneers could also see potential connections, such as shared interests and skills that can help others.

3. Working together to co-design an engagement strategy for a fictional community garden. This helped participants explore how to activate local conversations and collaborations to both inform and resource projects.

Reconnecting with Quaggy Waterways Action Group

We were hugely inspired by the many and varied projects being explored and activated by these Nextdoor Nature community champions to activate underused green spaces in their areas. Participants were also inspired by some of the stories we shared about groups we had encountered over the years and asked us to share one of these on their blog. Sophia wrote an *Inspired* blog about the Quaggy Waterways Action Group, which she had visited for the BURA Regeneration Awards back in 2007. This proved a great opportunity to reconnect with QWAG, who have gone from strength to strength and remain an inspiring example of both community-led and cross-sector collaborative placemaking.

Supporting Place-based Dialogue with cross-pollination

We were pleased to be able to use the cross-pollination approach, and the resources we had created through the Cross-pollination research project to support locally based organisations convene local conversations to address local issues and to kick-start collaborations.

Activating Cross-sector Collaboration in Holborn



In October, we teamed up with The Open University and [Holborn Community Association](#) (HCA) to run a cross-pollination workshop to help spark cross-sector dialogue and collaboration around placemaking in the area. Holborn Community Association Paul Crozier described the motivation and impact of the workshop in a blog, which

Here is an extract:

*The idea behind this event, the reason we brought it together, was negative, soured relationships across our area, particularly between the resident community and others involved in planning, developing or construction across the area. Our community is based in central London – it's busy, built up, densely packed and there's a **lot** of development. There's also a large resident population (over 20,000 people). Like lots of London, there's inequality, pockets of deprivation and ... The two groups don't always sit well together. HCA saw the frustrations, the sense of powerlessness but also the opportunities and, crucially, the people and communities behind development as well. Cue lots of work to try and bring people back together and see what would happen from there.*

The day brought together "...people from across the community, healthy representation from some large local organisations with a big footprint in the area, planners, developers and colleagues from other voluntary and community groups. Using the format and tools of the cross pollination box helped everyone in that room step back, understand what the place around us really meant for one another and how we might all help make things better. The space for conversation allowed people to explore and learn from each other. It was a powerful day.

...There's been lots of follow up on different things – but consistent throughout has been feedback about how refreshing it was, how useful it was and how positive people are feeling about ways forward. I/we confess to being a little bit amazed ourselves that people (and organisations) are so surprised by the power of talking to each other.

You can read Paul's piece in full [here](#).

Chichester Community Development Trust



In November, we teamed up with our Open University Colleagues again to visit the [Chichester Community Development Trust](#) (CCDT) where we did another cross-pollination workshop to help activate cross-sector collaboration across the district. Claire Robinson, Head of Partnerships at CCDT, reflected on the day in a blog she wrote for The Glass-House. Here is an excerpt:

The participants included representatives from Chichester District and City Council, West Sussex County Council, Chichester Festival Theatre, Pathfinder, residents' associations, social prescribers, Chichester College and University, Stonepillow, the foodbank and many more vital community organisations. The magic happens when all those participating share not only their assets and aspirations, but their needs and what they can offer others.

In a fast-paced process of discussion and ideas generation the event began with an opportunity to learn more about the other individuals in this critical community-led collaboration; to share knowledge of spaces, people, projects and places that were known to bring support to those in need; and then to project each individual and their organisations goals and hurdles. More specifically each participant listed out the projects they were currently working on; the projects they would like to do; and finally the skills, space or anything else they could contribute to others.

Those involved were asked if such a collaborative event would be worthwhile on a regular basis and a majority felt the value of such meetings could only enhance our collective delivery. Future workshops are therefore to be scheduled on a quarterly basis.

You can read Claire's piece in full [here](#).

We are delighted to report that CCDT have created a digital map of the projects and assets discussed and are continuing to use this approach to support local conversations. In autumn 2024, will be working with us to trial Community WEdesign, which will see community-based organisations using our WEdesign event model to host co-design sprints to address local issues.

Chichester Community Development Trust Championing Great Design

CCDT also treated us to a visit around their various assets and inspired us with their great work to safeguard and regenerate buildings and spaces for the benefit of local communities across the whole of the Chichester District. We were delighted to hear from them that attending The Glass-House Buildings by Design training course back in 2017, and that working with our team and Glass-House Enablers, had had a clear impact on their design journey.

Read about the Building by Design course, delivered as part of our [Empowering Design Practices](#) research project, [here](#)

Read Sophia's blog about [Great Design at CCDT](#).

Business development and financial review of 2023/24

2023/24 was another busy and productive year for The Glass-House, with a mix of income through core funding, research funding, project grant funding, and commissioned services. As the preceding pages have demonstrated, our mix of income has allowed us to offer a diverse programme of activities, while also taking important steps towards making the organisation more robust and improving internal systems and infrastructure.

At the close of 2023/24 we find ourselves in a strong position for 2024/25, with total funds at £103.4k. This is thanks to ongoing funding from The Glass-House Trust and continuing support from the Ove Arup Foundation. However, we do have some clear targets in place for the coming year, as two key decisions taken this year have had an impact on our bottom line and our reserves position.

The first strategic decision taken this year was regarding our continued investment in our staffing. In summer 2023, our Chief Executive was obliged to take a period of medical leave for orthopaedic surgery, and both she and the Board were keen to maintain a solid core staff team in place for this period, using significant reserves to extend staff contracts that had been due to end. This proved to be a sensible decision, as the team was able to continue the work of the organisation without any impact to the various programmes during the Chief Executive's absence.

The second aspect relates to research funding, and to strategic development. For the first time in many years, we did not have significant income in 2023/24 through research funding, as we were consolidating past projects and working with strategic partners to develop a range of projects for 2024/25 and beyond. Through this work, we have further developed our strategic partnership with The Open University, now linking our partnership with their Open Societal Challenges programme, and with several projects of varying scales now in development and in discussion with funders. We expect some of these projects to begin in the autumn 2024 and spring 2025.

With the support of The Glass-House Trust, we have also continued our collaboration with an archivist to help us consolidate several print and digital datasets (which include text, photographs, video and audio recordings) into one searchable system that will serve both as the organisation's live workspace and as a digital archive. As well as supporting the day-to-day working practice of the organisation, this process to consolidate our data and systems is a crucial step towards our goal of creating an open-source online resource hub or "living archive". This will serve as a resource to both communities and professionals engaging in participatory design processes, as well as to students and academia. The Trust has since agreed a further grant to help us continue this work.

Looking forward

We embark on 2024/25 taking note of the socio-political and financial upheaval of the past year, and the inevitable impact that a change of government will have. Many of our commissioning clients, particularly local authorities, have had to pause or cancel projects, which has had a knock-on effect on our immediate pipeline of commissioned work, but we are investing in developing larger scale research and infrastructure projects with our strategic partner The Open University and a growing network of other partners keen to get involved.

We can see clear momentum and progress in the development of these ambitious, multi-year projects, but must also be mindful that such projects will require patience and negotiation over several months to secure the significant investment we are seeking. To help maintain momentum, we expect to also deliver some smaller projects which will help us develop the projects and partnerships and create opportunities for shorter-term impact both for our organisation and the partners and communities with which we work.

We will continue to explore how we can best work with others to support a cross-sector and interdisciplinary network, our “collaborative economy”, of those supporting community leadership in design and placemaking. This will be crucial to addressing the changing landscape around us and to ensuring that we can continue to provide free support to communities and to work with and innovate practice, policy and education to help empower communities in design and placemaking.

We will continue to work in collaboration with several higher education partners to support the integration of our learning and experience into degree courses, and to support new champions heading into practice. We will also continue to work with students and communities involved in live projects, mentoring students working with their locally based groups in their area, and helping to draw students and communities onto our event series and the national dialogue around design and placemaking

We will continue to provide both engaging public events and practical support on the ground, and to use our experience and learning to champion and enable best policy and practice, and increasingly to educate and empower others to do what we do. The coming year will see us continuing to develop a wide range of resources to support communities and professionals to help connect design, people, and place, and to build capacity to support community-led and participatory design processes.

It is our aim to continue to play an active and outspoken role in the field of design and placemaking, and to champion the role of community leadership in shaping where we live, work and play.

Reserves policy

Our reserves policy, for the purposes of ensuring the robustness of the organisation, is based on three months' fixed running costs and is currently calculated at £42k based on our current budget and forecasts for the coming year.

The desired figure for reserves of £42k compares with our existing general unrestricted funds of approximately £35k and restricted funds of £66k. In calculating the free reserves, the Directors have excluded the designated fund that represents the net book value of the fixed assets.

The Glass-House Trust will continue to fund the organisation at the current level of support (£100k per annum), which, combined with other secured funding, provides a high degree of security and the financial viability of the organisation through March 2026. We expect a further 3-year cycle of funding through March 2029 given satisfactory reporting and given that the organisation remains active and viable.

The Ove Arup Foundation is contributing £60k per annum over three years, with a current commitment through 2025.

While we did use significant reserves in 2023/24 and have built some risk into the 2024/25 budget, we are confident that our reserves and commitment from The Glass-House Trust and the Ove Arup Foundation places us in a secure financial position in the short term. We are also confident that new income streams will emerge from the various projects in development.

Our reserves policy will be reviewed again in the new year, once we have a better idea of which projects will be funded and going ahead, and we have a better understanding of the impact that this will have on our budget and staffing. Our objective is to rebuild our reserves as quickly as possible to ensure that we are able to respond to any new opportunities or challenges both to the sector and to our organisation and to ensure resilience and the ability to respond to opportunity and crisis effectively in the longer term.

Preparation of the report

This report of the Directors has been prepared taking advantage of the small companies exemption of section 415A of the Companies Act 2006.

This report was approved and authorised for issue by the Directors on 14 October 2024 and signed on its behalf by:

Prue Chiles
Chair

I report to the trustees on my examination of the accounts of The Glass-House Community Led Design for the year ended 31 March 2024.

This report is made solely to the trustees as a body, in accordance with the Charities Act 2011. My examination has been undertaken so that I might state to the trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the trustees as a body, for my examination, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity trustees of the Company you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act') and the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011 ('the 2011 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:

Accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or

The accounts do not accord with those records; or

6. The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or

The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities;

Independent examiner's report

To the members of

The Glass-House Community Led Design

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.

Name: Noelia Serrano FCA DChA

Address: Sayer Vincent LLP, 110 Golden Lane, London, EC1Y 0TG

23 October 2024

The Glass-House Community Led Design

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2024

	Note	Unrestricted funds Total £	Restricted Funds Total £	2024 Total £	2023 Total £
Income from:					
Donations and legacies	2	100,000	-	100,000	100,000
Charitable activities					
Improving Places	3	7,095	-	7,095	12,743
Action Research	3	2,141	-	2,141	52,965
Supporting Dialogue	3	-	60,000	60,000	60,477
Innovating Practice	3	8,676	-	8,676	42,799
Investments - Bank interest		1,533	-	1,533	263
Total income		119,445	60,000	179,445	269,247
Expenditure on:					
Charitable activities					
Improving Places	4	47,535	-	47,535	44,422
Action Research	4	53,149	10,080	63,229	78,394
Supporting Dialogue	4	1,245	67,824	69,069	62,656
Innovating Practice	4	51,670	-	51,670	53,005
Total expenditure		153,599	77,904	231,503	238,477
Net expenditure for the year and net movement in funds	5	(34,154)	(17,904)	(52,058)	30,770
Reconciliation of funds:					
Total funds brought forward		71,813	83,679	155,492	124,722
Total funds carried forward		37,659	65,775	103,434	155,492

The Statement of Financial Activities contains all gains and losses for the year. Activities included under unrestricted funds relate to continuing operations. Movements in funds are disclosed in Note 14 to the financial statements.

The Glass-House Community Led Design

Balance sheet

Company no. 5435630

As at 31 March 2024

	Note	£	2024 £	£	2023 £
Fixed assets:					
Tangible assets	10		<u>2,223</u>		<u>4,033</u>
Current assets:					
Debtors	11	62,650		14,311	
Cash at bank and in hand		<u>49,352</u>		<u>151,901</u>	
			<u>112,002</u>		<u>166,212</u>
Liabilities:					
Creditors: amounts falling due within one year	12	<u>(10,791)</u>		<u>(14,753)</u>	
Net current assets			<u>101,211</u>		<u>151,459</u>
Total net assets			<u><u>103,434</u></u>		<u><u>155,492</u></u>
The funds of the charity:	13				
Restricted income funds			65,775		83,679
Unrestricted income funds:					
Designated funds		2,223		4,033	
General funds		<u>35,436</u>		<u>67,780</u>	
Total unrestricted funds			<u>37,659</u>		<u>71,813</u>
Total charity funds			<u><u>103,434</u></u>		<u><u>155,492</u></u>

The opinion of the directors is that the company is entitled to the exemptions conferred by Section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge the following responsibilities:

- (i) The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476,
- (ii) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the directors on 14 October 2024 and signed on their behalf by

Prue Chiles
Chair

1 Accounting policies

a) Statutory information

The Glass-House Community Led Design is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address is Mainyard Studios, 35 Bow Road, London E3 2AD.

b) Basis of preparation

The financial statements have been prepared in accordance with 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) - (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The directors have taken advantage of the small entity exemption as noted in FRS 102 section 1A. The financial statements have been prepared on the historical cost basis.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

The directors consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

Key judgements that the charitable company has made which have a significant effect on the accounts include a commitment by The Glass-House Trust to make a grant of £100,000 per annum through March 2026 to the charitable company and a 3-year grant from the Ove Arup Foundation.

The directors do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

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.

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

g) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable

Designated funds are unrestricted funds earmarked by the directors for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for specific restricted purposes.

h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

- ☐ Expenditure on charitable activities includes the costs of activities undertaken to further the purposes of the charity and their associated support costs.
- ☐ Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

1 Accounting policies (continued)

i) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of area of literature occupied by each activity.

☐ Improving Places	21.93%
☐ Action Research	22.80%
☐ Supporting Dialogue	29.30%
☐ Innovating Practice	23.69%
☐ Governance costs	1.64%

Support and governance costs are re-allocated to each of the activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity

☐ Improving Places	21.93%
☐ Action Research	22.80%
☐ Supporting Dialogue	29.30%
☐ Innovating Practice	23.69%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

☐ Office equipment	3 years
---	---------

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered.

Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n) Pensions

The Company contributes to members' stakeholder pension schemes by making contributions of 8% of gross wages. Contributions are charged to the Statement of Financial Activities as they become payable in accordance with the rules of the scheme.

Notes to the financial statements

For the year ended 31 March 2024

o) Financial instruments:

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Income from donations and legacies

			2024	2023
	Unrestricted	Restricted	Total	Total
			£	£
The Glass-House Trust (unrestricted core funding)	100,000	-	100,000	100,000
	100,000	-	100,000	100,000

3 Income from charitable activities

			2024	2023
	Unrestricted	Restricted	Total	Total
			£	£
Improving Places				
Other income from Improving Places	7,095	-	7,095	12,743
Action Research (was Research & Development)				
Open University - Arts & Humanities Research Council	-	-	-	28,805
Council				
University of Sheffield - Arts & Humanities Research Council	2,141	-	2,141	660
The Glass-House Trust (restricted archive grant)	-	-	-	23,500
	9,236	-	9,236	52,965

3 Income from charitable activities (continued)

			2024	2023
	Unrestricted	Restricted	Total	Total
			£	£
Supporting Dialogue (was Events)				
Ove Arup Foundation (restricted grant for Supporting Dialogue)	-	60,000	60,000	60,000
Other income from Supporting Dialogue	-	-	-	477
	-	60,000	60,000	60,477
Innovating Practice (was Policy & Advocacy)				
Other income from Innovating Practice	8,676	-	8,676	42,799
Total income from charitable activities	17,912	60,000	77,912	168,984

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2024

4a Analysis of expenditure

	Charitable activities						2024	2023
	Improving Places £	Action Research £	Supporting Dialogue £	Innovating Practice £	Governance costs £	Support costs £	Total £	Total £
Staff costs (Note 6)	40,151	41,749	53,655	43,382	1,164	2,995	183,095	177,759
Direct Costs	150	13,974	5,768	489	-	-	20,381	32,765
Other Indirect Costs	-	-	-	-	-	28,027	28,027	27,953
	40,301	55,723	59,423	43,871	1,164	31,021	231,503	238,477
Support Costs	6,973	7,234	9,297	7,517	-	(31,021)	-	-
Governance costs	262	271	349	282	(1,164)	-	-	-
Total expenditure 2024	47,536	63,229	69,069	51,670	-	-	231,503	238,477
Total expenditure 2023	44,422	78,394	62,656	53,005	-	-	238,477	-

The amount of expenditure from restricted funds in the year ending March 2024 was £77,904

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2024

4b Analysis of expenditure – Previous year (2023) comparative

	Charitable activities						2023 Total £
	Improving Places £	Action Research £	Supporting Dialogue £	Innovating Practice £	Governance costs £	Support costs £	
Staff costs (Note 6)	37,358	49,515	45,794	41,305	1,005	2,782	177,759
Direct Costs	245	21,344	7,829	3,347	-	-	32,765
Other Indirect Costs	-	-	-	-	-	27,953	27,953
	37,603	70,859	53,623	44,652	1,005	30,735	238,477
Support Costs	6,603	7,296	8,747	8,089	-	(30,735)	-
Governance costs	216	239	286	264	(1,005)	-	-
Total expenditure 2023	44,422	78,394	62,656	53,005	-	-	238,477

The amount of expenditure from restricted funds in the year ending March 2023 was £83,500

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2024

5 Net expenditure for the year

This is stated after charging / (crediting):

	2024 £	2023 £
Depreciation	1,810	2,224
Accountants' remuneration (excluding VAT):		
Independent Examination	3,240	2,585

6 Analysis of staff costs, director remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2024 £	2023 £
Salaries and wages	158,036	153,166
Social security costs	12,416	12,340
Employer's contribution to defined contribution pension schemes	12,643	12,253
	183,095	177,759

The following number of employees received employee benefits (excluding employer pension costs and employer's national insurance during the the year between

	2024	2023
£60,000 - £69,999	1	1
£59,000 - £59 ,999	-	-
£40,000 - £49,999	1	-
£30,000 - £39,000	-	2

The charity directors were not paid or received any other benefits from employment with the charity in the year (2023: £nil). No charity director received payment for professional or other services supplied to the charity (2023: £nil).

Directors' expenses represents the payment or reimbursement of travel and subsistence costs totalling £0 (2023: 66) incurred by 0 (2023: 1) members relating to attendance at meetings of the directors.

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2024

7 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2024 No.	2023 No.
Improving Places	0.69	0.74
Action Research	0.72	0.82
Supporting Dialogue	0.92	0.98
Innovating Practice	0.75	0.91
Support	0.05	0.06
Governance	0.02	0.02
	<u>3.15</u>	<u>3.53</u>

8 Related party transactions

One of the charity's directors, Alex Sainsbury, is also on the board of the charity's main core funder, The Glass-House Trust.

The Glass-House Trust made a grant of £100,000 to The Glass-House Led Community Design (2023: £100,000). There were no amounts outstanding at the year end.

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

9 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

10 Tangible fixed assets

	Office Equipment £	Total £
Cost or valuation		
At the start of the year	12,109	12,109
Additions	-	-
At the end of the year	<u>12,109</u>	<u>12,109</u>
Depreciation		
At the start of the year	8,076	8,076
Charge for the year	1,810	1,810
At the end of the year	<u>9,886</u>	<u>9,886</u>
Net book value		
At the end of the year	<u>2,223</u>	<u>2,223</u>
At the start of the year	<u>4,033</u>	<u>4,033</u>

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2024

11 Debtors

	2024 £	2023 £
Trade debtors	60,175	10,959
Prepayments	2,475	3,352
	<u>62,650</u>	<u>14,311</u>

12 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	33	287
Taxation and social security	3,738	4,879
Pensions	186	(391)
Other creditors	3,595	3,476
Accruals	3,240	6,502
	<u>10,791</u>	<u>14,753</u>

13a Analysis of net assets between funds (current year)

	General unrestricted £	Designated £	Restricted £	Total funds 2023 £
Tangible fixed assets	-	2,223	-	2,223
Net current assets	35,436	-	65,775	101,211
Net assets at the end of the year	<u>35,436</u>	<u>2,223</u>	<u>65,775</u>	<u>103,434</u>

13b Analysis of net assets between funds (prior year)

	General unrestricted £	Designated £	Restricted £	Total funds 2022 £
Tangible fixed assets	-	4,033	-	4,033
Net current assets	67,780	-	83,679	151,459
Net assets at the end of the year	<u>67,780</u>	<u>4,033</u>	<u>83,679</u>	<u>155,492</u>

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2024

14a Movements in funds (current year)

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets - Office Equipment	4,033	-	(1,810)	2,223
General funds	67,780	119,445	(151,789)	35,436
Total unrestricted funds	71,813	119,445	(153,599)	37,659
Restricted funds				
Ove Arup	73,599	60,000	(67,824)	65,775
Glass House Trust	10,080	-	(10,080)	-
Total restricted funds	83,679	60,000	(77,904)	65,775
Total funds	155,492	179,445	(231,503)	103,434

Ove Arup funding is year one of a three year, £60,000 per annum grant to support staff costs for the role of Wedesign Programme Manager, which sits within the Supporting Dialogue area of our work.

Glass House Trust funding is for creating an archive of our work.

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2024

14b Movements in funds (prior year)

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets - Office Equipment	828	5,429	(2,224)	4,033
General funds	64,589	180,319	(177,128)	67,780
Total unrestricted funds	65,417	185,748	(179,352)	71,813
Restricted funds				
Ove Arup	59,305	60,000	(45,706)	73,599
Glass House Trust	-	23,500	(13,420)	10,080
Total restricted funds	59,305	83,500	(59,126)	83,679
Pension reserve	-	-	-	-
Total funds	124,722	269,248	(238,478)	155,492

Purposes of designated funds

Fixed assets - This fund represents the net book value of the Charity's fixed assets.

15 Comparatives for the Statement of Financial Activities for 31 March 2023

	Unrestricted Funds Total £	Restricted Funds Total £	2023 Total £
Income from:			
Donations and Legacies	100,000	-	100,000
Charitable Activities			
Improving Places	12,743	-	12,743
Action Research	29,465	23,500	52,965
Supporting Dialogue	477	60,000	60,477
Innovating Practice	42,799	-	42,799
Investments - Bank interest	263	-	263
Total income	185,747	83,500	269,247
Expenditure on:			
Charitable activities			
Improving Places	44,422	-	44,422
Action Research	64,974	13,420	78,394
Supporting Dialogue	16,950	45,706	62,656
Innovating Practice	53,005	-	53,005
Total expenditure	179,351	59,126	238,477
Net income for the year and net movement in funds	6,396	24,374	30,770
Reconciliation of funds:			
Total funds brought forward	65,417	59,305	124,722
Total funds carried forward	65,417	83,679	155,492

16 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

THE GLASS-HOUSE COMMUNITY LED DESIGN

England & Wales - Charity number 1112094

Accounts

Company number: 05435630
Charity Number: 1112094

The Glass-House Community Led Design

**Report and financial statements
For the year ended 31 March 2023**

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Company number	05435630	
Charity number	1112094	
Registered office and operational address	Mainyard Studios 35 Bow Road London E3 2AD	
Country of incorporation	United Kingdom	
Directors	Prue Chiles Susannah Davis Robert Johnson Alexander Sainsbury	Chair
Key management personnel	Sophia de Sousa	Chief Executive
Secretary	Sophia de Sousa	
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling ME19 4JQ	
Solicitors	Portrait Solicitors 1 Chancery Lane London WC2A 1LF	
Independent Examiner	Noelia Serrano Sayer Vincent LLP Chartered Accountants Invicta House 108-114 Golden Lane London EC1Y 0TL	

The Directors, who also act as Trustees for charity law purposes, submit their annual report and the financial statements of The Glass-House Community Led Design for the year ended 31 March 2023. The Directors confirm that the annual report and financial statements of the Charity comply with current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities'.

Structure, governance and management

The Glass-House Community Led Design, which is a Registered Charity (1112094) and a Company Limited by Guarantee (05435630), is constituted through its Memorandum and Articles of Association.

The Board of Directors currently has four appointed members, who give their time to the Charity on a voluntary basis. The Directors of the Company during the year are set out in the legal and administrative information on page 1. The current Directors are Prue Chiles (Chair), Susannah Davis, Robert Johnson (Chair of Finance Committee) and Alex Sainsbury.

Either existing Directors or senior staff members may propose potential new Directors. The Chair and at least one other member interview each potential Director. If approved, potential Directors attend a meeting of the Board of Directors as an observer. Directors may subsequently be appointed by a unanimous vote on an ordinary resolution at a quorate meeting of the Charity's Board of Directors. There is an established process for the induction of Directors. All new Directors are provided with an induction pack containing relevant documentation as recommended by the Charity Commission. The Board carries out regular governance reviews of the Board and its functions.

The Directors appoint a Chief Executive to manage the day-to-day activities of the Charity.

Risk management

The Charity has assessed the governance, operational, financial, and external risks, as well as those related to compliance with law and regulation. Where appropriate, the Charity has consulted external experts to ensure that the systems and structures in place meet standards and regulations. The Charity has established a clear set of Financial Policies and Procedures adhering to guidance from the Charity Commission, as well as a Financial Reserves Policy appropriate to the risks of the Charity. A comprehensive review of the risks is carried out on an annual basis.

Related parties

One of the Charity's Directors (Alex Sainsbury) is also on the board of the Charity's main core funder, The Glass-House Trust. See note 8 for further information.

Objectives and activities

The Principal objects of the Charity are:

- the advancement of education in matters relating to urban design, including by offering advice, information, training and project support to community, tenants and residents groups throughout the UK in matters relating to urban design.
- the maintenance, improvement or provision of public amenities in areas of social and economic deprivation, in the interests of urban and rural regeneration, through the support and promotion of public participation in the design of the built environment and public spaces.

Mission and approach

We want to make great places a reality for everyone.

We connect people with the design of their places, and connect design with people.

Our work is focused on supporting communities, organisations and networks to work collaboratively on the design of buildings, open spaces, homes and neighbourhoods.

We see design not only as a tool for creating great places, but also as a way to connect people and to empower them with enhanced confidence, skills, and a greater sense of agency.

We work openly and collaboratively across disciplines and sectors to develop research, projects, events and practical resources. We are committed to sharing the learning from our work to help affect change for people, places and practice.

What we do

Champion: We are an independent advocate for the value of empowering design practices and for the importance of design quality and its effect on people's quality of life.

Empower: We empower people and organisations through design by building new skills and confidence that give people the agency to contribute to and lead inclusive local change.

Connect: We use design to bring people together to work collaboratively to improve their places and support local relationships and networks that help build community.

Innovate: We test new ideas and methodologies with partners, projects, and places and share what we learn to inform and innovate design practice.

Areas of work

Improving places

We enable a wide range of people and organisations to work together to shape places, such as the design of new housing, revitalising a green space or transforming a community building.

Our independent, hands-on support helps to build confidence and capacity, to inspire, and to give people the agency to improve the quality of their neighbourhoods.

Innovating practice

We inject new approaches and processes that enhance the social and economic impact of designing places and inform policy and practice.

Our support empowers organisations to rethink their culture and practice to support a more open and collaborative approach to shaping places.

Action research

We undertake action research with partners across sectors and disciplines to explore the value and impact of empowering design practices in supporting people and places.

Through our collaborations with partners and the communities engaged with our research, we develop and share new knowledge, tools and resources.

Supporting dialogue

We create and facilitate interactive events and activities that help people from different backgrounds and professions work together and learn from each other.

We also share our work on empowering design practices at conferences, workshops, lectures and other events that explore the connections between people and places.

When planning our activities for the year, the Directors have considered the Charity Commission's guidance on public benefit. The Glass-House works to ensure that our programmes are inclusive, accessible and responsive to the needs of our beneficiaries. We also aim to ensure that any support that we offer brings benefit not only to the direct participants, but also to a broad cross-section of the communities in which their projects are based. We are also committed to ensuring that our work supports innovation, and the production and sharing of learning.

Allocation of resources to beneficiaries

The Glass-House offers free or subsidised enabling and support to community groups and organisations through a number of different programmes.

The Glass-House delivers a programme of free events, which includes our national Glass-House WEdesign Series and other workshops, seminars and events. We generally offer open registration to these on a first come, first served basis.

The Glass-House also offers some free or subsidised project-based support and training to selected communities, which is sometimes made possible through theme-based funded programmes. All this support is accessed through a both rigorous and responsive process to assess eligibility of groups and projects, managed by the Charity's staff and relevant partners. Applicants are interviewed and/or visited by one or more members of staff, and information assessed by at least two members of staff. The staff team reports regularly to the Chief Executive and the Board of Directors on both projects being considered and resource allocations made. All support given has clear terms and conditions attached and is subject to rigorous monitoring and evaluation. Above all, there is the expectation that we will capture and share learning from each of these projects, and that those we support will work with us to help ensure that the work we do with them can benefit others as well.

In some cases, our free support to communities is linked to the collaborative action research programmes we deliver with higher education and third sector partners. This allows us to both provide practical support on the ground in communities, and to extract and disseminate learning to contribute to the growing evidence base and movement of community-led, participatory and collaborative design of place.

We also offer training and enabling support to communities through commissioned services. We choose only those commissioned projects that contribute to our mission. All funds generated through commissioned work are invested back into meeting our charitable objectives.

Report on activities 2022/23

Adapting to shifting landscapes

This was the first year since the Covid-19 pandemic hit the UK in 2020 in which we returned to operating with some sense of normalcy. However, the year was not without its challenges in terms of the political and economic landscape, with several changes to political leadership in central government and a cost of living crisis that hit the country, local governments and communities hard. This meant that timescales for some of commissioned work shifted drastically, and some was simply cancelled. Many communities and funders were simply focused on simply helping families survive in this challenging landscape. Some of our long-term partners had to simply shut up shop.

Whilst this was logistically difficult at times, our small nimble charity was well placed to work flexibly and to find ways to make things work and to continue to champion and enable community leadership and cross-sector collaboration in design and placemaking. Despite the challenges, The Glass-House was well positioned at a time of growing interest in empowering communities in placemaking and raising standards of design in development and regeneration. Over two decades of work and the reputation as a leader in this space has helped us play an important role as champion, enabler and disruptor through our work this year. We have continued to deliver a broad spectrum of work, and to be a sought-after partner and collaborator.

Being ambitious about the future of The Glass-House

Our strategic plan set five key strategic objectives for 2021-2024:

1. Be catalytic to affect change
(Choose and make opportunities for targeted action that has a significant impact)
2. Champion, challenge, provoke and inspire
(Constantly ask people to reflect, reconsider and imagine)
3. Maximise impact through collaboration
(Build on existing partnerships to create new opportunities and to extend our impact and reach)
4. Widen practice and build legacy
(Further develop, articulate and share our stories, practice and tools to develop our shareable resources and archive)
5. Nurture Glass-House team & champions
Ensure that working for and with The Glass-House helps people to build the confidence and skills to support and enable The Glass-House mission

This year saw us deliver a rich programme of activities, grounded in our ongoing commitment to innovation, capturing and sharing learning and to partnership working. The general shift in perceptions and enthusiasm around community engagement in design and placemaking has been encouraging, however, there is still an enormous skills gap in design engagement within local government, in practice and industry, and our experience and reputation have positioned us well to help address it through our work. There is still much support needed to help build skills and confidence in this space.

As always, it is clear to us that there is too much for us to achieve on our own and that one of our key objectives must be to continue to empower as many other people as possible to do what we do, and to give others the confidence to experiment and innovate in this field.

What follows is a snapshot of our work in 2022/23.

Innovating Practice

There is clearly a growing interest in more engaged design and placemaking. However, there is still a broad spectrum of what people and organisations understand design engagement to be, and the language of community-led, participatory and collaborative design, as well as co-production, is interpreted and plays out differently across sectors and organisations. There is more interest and intent in developing more inclusive and engaged processes, but still a huge skills gap within the public and private sectors required to move from a space of consultation to true empowerment and meaningful involvement in decision-making.

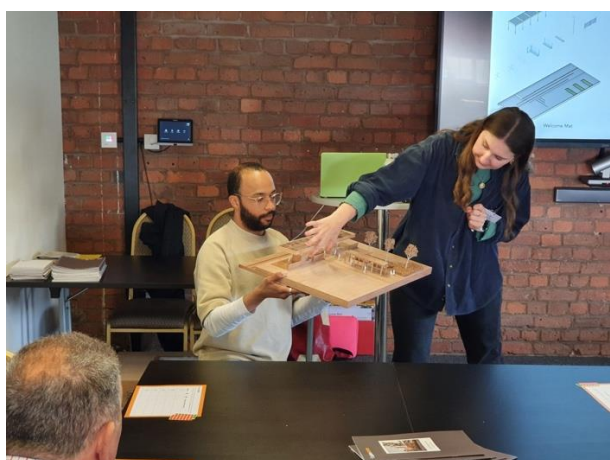
As a key champion and enabler in this field for over two decades, The Glass-House sees the space of innovating, sharing learning and helping others to do what we do as a key part of our work. Here is a snapshot of some key work in helping to inform, inspire and innovate practice:

ExploreStation

The Glass-House was invited into a partnership led by Design Council, alongside Commonplace and Digital Urban, to deliver a series of engagement activities across the UK to facilitate a conversation with the British public about a new design standard being developed for small to medium-sized stations for Network Rail. This station design framework is being designed by 7N Architects, an Edinburgh-based practice that won the 2020 RIBA international design competition, Reimagining Railway Stations, in collaboration with ARUP. The brief for this competition was informed and shaped by a passenger and stakeholder engagement project, ThinkStation, commissioned by Network Rail and delivered by Design Council in 2019 and early 2020 through a series of workshops across the UK.

The Glass-House delivered a series of online and face-to-face workshops to engage the British public in shaping the final stages of this new design standard, called HUB Stations.

Our role in ExploreStation was to deliver two rounds of engagement activities. The first round, in November 2021, saw us deliver a series of interactive exhibitions and workshops in Sheffield, Bristol, Cardiff and online to help the Great British public explore the design proposals from 7N Architects. The workshops created spaces for discussion and debate, and for participants to both ask questions and consider how the design could be further adapted and improved. The opinions, ideas and reflections that we gathered fed into the final stages of design.



Left: Design Champions Elly and Jake talk about the design of the HUB station.



Right: Workshop participants in Brighton get creative about potential activities at a HUB station

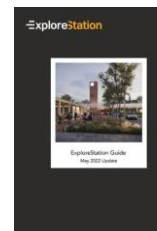
With the design process nearing an end, the second round of the engagement activities in May 2022 focused on how this framework could help meet Network Rail's ambition for stations to take

on a new role as community hubs. In these workshops, we explored how the new station design could help create opportunities for community benefit, as well as activate local communities to play a role in informing and delivering what happens there.

We delivered our workshops, open to the general public, in the Bluecoat Chambers in Liverpool, The Science and Industry Museum in Manchester, The Grand Parade in Brighton and hosted our online workshop via Zoom. Through our second round of workshops, which took place throughout May 2022, we invited participants to have creative conversations about how the HUB station could land in local places and communities, and how local people could be involved in the planning, delivery and future of HUB stations to ensure they are activated as successful points of connection between local communities and the British rail network.

We produced an updated booklet, which helped provide background information as well as link to the Commonplace platform, where participants could access more information and share further views on the station design.

<https://theglasshouse.org.uk/resources/explorestation-guide-may-2022/>



We were conscious of the need to ensure children and young people's voices were also represented through ExploreStation, so we also collaborated with High Trees, an adventure playground and youth organisation in South London, to deliver a closed workshop with their children and young people.



Our young participants getting stuck in at the High Trees workshop.



Images Eddie Macdonald



Following the delivery of the workshops, the project team produced a report.

<https://theglasshouse.org.uk/resources/explorestation-final-report/>

The Glass-House also produced a publication, *ExploreStation: Convening a National Conversation*, focusing on our tools and methods used in the ExploreStation project.

<https://theglasshouse.org.uk/resources/explorestation-the-glass-house-journey/>



Participant Voices:

I was really impressed by The Glass-House's overall approach, and do feel sure that they are asking these questions of themselves and their collaborators too.

Brighton workshop participant Emma Charleston on her blog

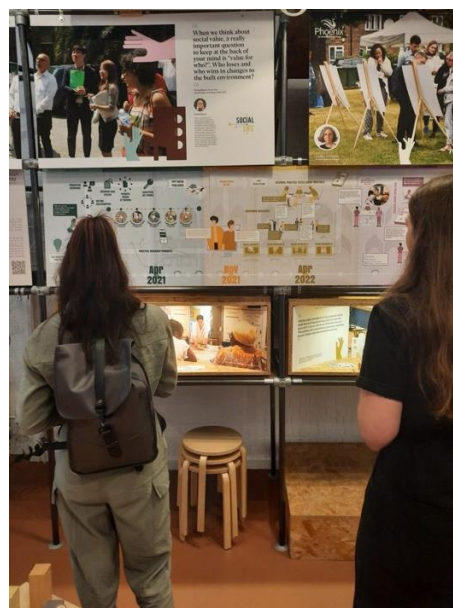
<https://theglasshouse.org.uk/events/explorestation-brighton-workshop-emma-charleston/>

People Powered Places with Metropolitan Workshop

People Powered Places is Metropolitan Workshop's second annual practice-based research project. It aims to explore innovative methods of community participation in planning and housing design in order to enrich their approach to working with new and existing communities. As part of their project, Metropolitan Workshop (Met Work) asked The Glass-House to act as a critical friend to reflect on their research on the topic of community engagement in design, and on their emerging guidance and tools, both for embedding participatory approaches in their work, and for championing participatory design within communities and with their clients.

What made this request particularly interesting to us was that Met Work wanted us to bring community representatives into this space, and to facilitate a conversation that would empower these community champions as critical friends and experts in this process alongside The Glass-House team. We invited two of our community champions, Angela Moore and Toni Dyer-Miller, into this conversation to work alongside The Glass-House in this space as experts.

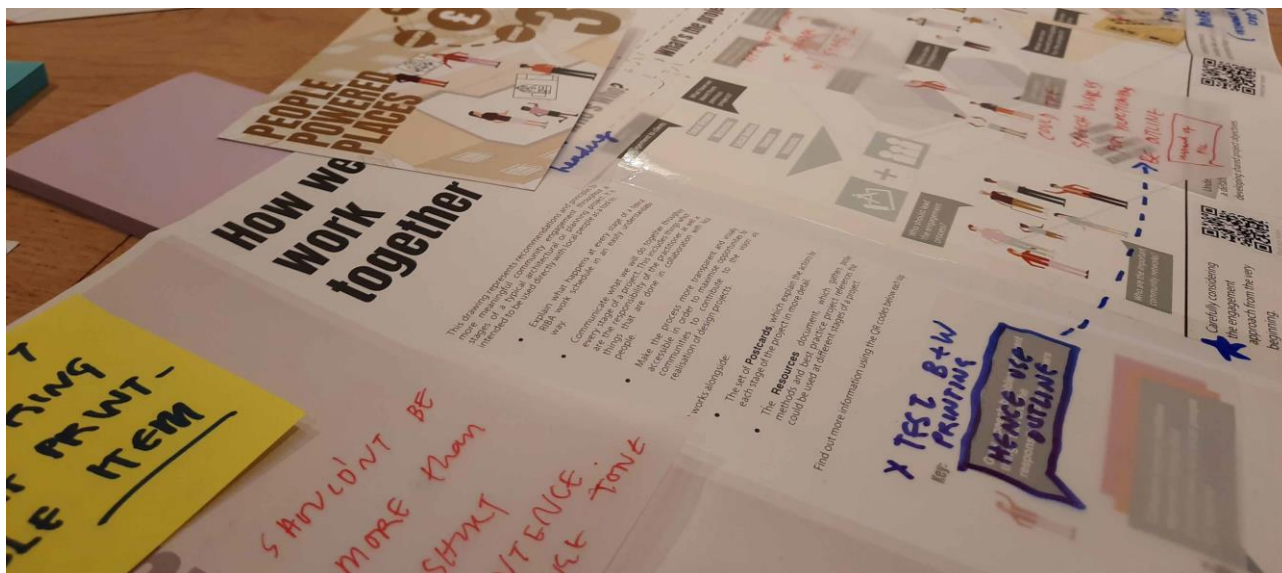
The first workshop sought to introduce The Glass-House team and our community champions to the context of the research project so far and the initial draft of a resource pack Met Work had been developing in response to the research findings. The pack consisted of a Practice Guide and a graphic poster designed to communicate Met Work's key principles and methods for engagement across a design journey, mapping their methods against the stages of a typical architecture or planning project. Our working group provided in-depth feedback on the content, format and functionality of the resources in development, offering thoughts on how they could be best integrated into Met Work's approach and methodology, while becoming useful and accessible resources for the communities with which they were working.



Left: Angela and Toni lending their critical eye on the emerging resources. Right: The People Powered Places launch event

The second workshop brought our critical friend team back together to review the updated graphic poster and graphic guide. One great update to the resources was the addition of a set of postcards which set out the project stages for community members participating in design engagement sessions. The aim of these, alongside the graphic poster, is to clearly map out the stages of design and the role community engagement can play in informing each of them. Being able to see how our community champions' involvement, advice and opinions had shaped how the resources had been further evolved by Met Work was a fantastic experience for our champions, as well as our team. There was a consensus from all involved that the role of the community champions had enriched Met Work's approach, work and outputs.

In September 2022, Met Work celebrated the end of their *People Powered Places* research project and the subsequent publication of their suite of resources, at an evening event in their studio and exhibition space in Central London. Practitioners, community members and friends gathered to celebrate alongside the Met Work team, who invited their research collaborators to speak about the project. Glass-House Design Champions Elly and Jake joined our community champion Toni in speaking about our workshop experience.



Participant voices:

I like the idea of the guide being a resource for the community from the very start of a project.

Allowing people to understand the full process and being transparent about the things that are outside the architect's or community's control can manage expectations and avoid surprises later down the line.

Toni Dyer Miller, community champion

After the project is handed over to the community, ask the people that are living and moving in this new space: how does it feel? A year on, ask: do you still feel the same way? That reinforces the commitment to community engagement, because it doesn't end when you hand over the keys.

Angela Moore, Community Champion

Supporting Practice through CPD

This year we delivered CPD workshops directly to design practices. Following two workshops for Hawkins\Brown Architects in London last year on setting design engagement strategies, and on designing with and for diverse users, we ran another CPD workshop this year for the Hawkins\Brown London team on making the case for community engagement to commissioning clients. We also headed up to Edinburgh to provide a full-day workshop on design engagement to their team based in Scotland. We also did a talk for Sheppard Robson Architects on community engagement and social value.

Supporting Higher Education

The Glass-House enjoys working with universities and where possible, we inject some of our experience and learning into degree programmes for emerging design and regeneration

professionals. This year, we continued to build on our WEdesign programme (see below in the Supporting Dialogue section), and also supported a number of universities with a range of activities.

These included: helping the Design Group at The Open University test a new model for an online “designathon”; delivering our Design by Consensus workshop for UCL Bartlett School of Planning; our Design Champion Jake giving a careers talk to students at the Manchester School of Architecture; our Design Champion Elly contributing to a Design Review at the Manchester School of Architecture; and our Chief Executive Sophia sitting as an External Examiner on the University of Sheffield’s MA in Urban Design and Newcastle University’s BA in Architecture and Urban Planning.

The Glass-House on Panels and Advisory Groups

The Design Code Pathfinders Programme Expert Panel

As part of the Levelling Up and Regeneration Bill, Local Planning Authorities will have a duty to produce Design Codes. The Department for Levelling Up, Housing and Communities (DLUHC) wants to provide all local authorities across England with the necessary skills and resources to do this confidently. Following an initial pilot, 25 local authorities and neighbourhood groups were selected to participate in a national Pathfinder programme for design coding.

Chief Executive Sophia sat on the Design Code Pathfinders Programme Expert Panel, convened by Design Council, which worked with DLUHC to support the Pathfinder teams. This meant working with both local authorities and neighbourhood planning groups as a critical friend at key strategic points in their journey. She is now also contributing to guidance being produced to support the development of Design Codes in the future.

Historic England Advisory Committee

Sophia also sits on the Historic England Advisory Committee, which offers expert advice to staff and the Commission on Historic England’s functions under the National Heritage Act 1983, and other relevant legislation, in particular, on policy matters and casework (excluding London) where it is novel, contentious or sets a precedent.

High Streets Task Force Expert Panel

Sophia sits on this register of Experts, Mentors and Facilitators, which was a recommendation of the High Street 2030 Review, which called for additional capacity to support local authorities in transforming their high streets. Experts, Mentors and Facilitators support high streets directly by providing a range of support services that form part of the wider Task Force programme.

Community Engagement Code of Conduct Development with the Quality of Life Foundation

Our Design Champion Elly also sat on a working group led by the Quality of Life Foundation to develop a code of conduct for community consultation and engagement in planning and the built environment, as part of their major research project funded by the Arts and Humanities Research Council to develop a new, map-based model of community engagement.

Supporting Dialogue

The Glass-House is unusually positioned to bring together a range of voices and perspectives from communities, practice, policy, research and education to explore ideas, to bring experiences and ideas together through discussion and debate, and to challenge the status quo. We create a range of safe and accessible, as well as playful spaces, to foster and support dialogue, and contribute to events organised by others.

A New Collaboration with Ove Arup Foundation

In 2022, we began a new collaboration with the [Ove Arup Foundation](#) on our WEdesign programme.

With their support, we welcomed our new Wesign Programme Manager, [Louise Dennison](#), in August. We are continuing to develop co-designed and co-facilitated events with higher education partners and students, creating safe places for interdisciplinary and cross-sector conversations about design and placemaking.

WEdesign series 2022/23: Relearning Place

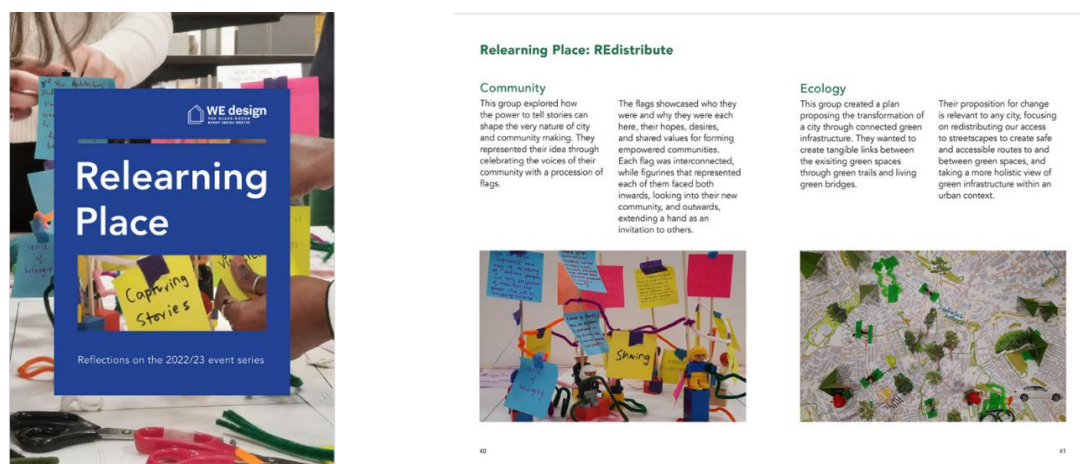
Through a series of online and in-person events, the 2022/23 WEdesign series *Relearning Place* explored the role of communities and cross-sector collaboration in design and placemaking, and how the recent changes in political, economic, socio-cultural and environmental influences are altering how we respond, relate to and adapt the places where we live, work and play.

We asked what we need to *unlearn* in order to *relearn* and do things better.

Online, we invited participants to join us from around the country and further afield to explore relearning place through an online debate, an informal Glass-House Chat, and through a series of Think Pieces from contributors working across sectors and disciplines.

Working with our higher education partners, we returned to hosting fully in-person co-design events in Glasgow, Sheffield, London, and Newcastle, all of which were co-designed and co-facilitated with our university partner tutors and students.

All our events were captured and shared with our networks through blogs written by both The Glass-House team and by our participating student facilitators.

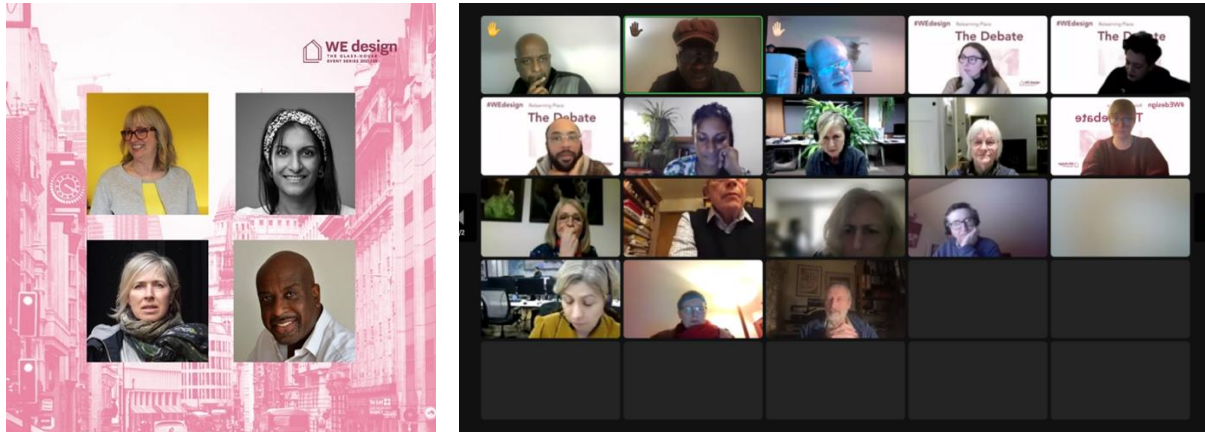


We have created a publication that brings together the voices from across the series from all four in-person events alongside our online Debate and Glass-House Chat, and features excerpts from this series' Think Pieces and student blogs capturing the events.

<https://theglasshouse.org.uk/resources/relearning-place-reflections-on-2022-23-wedesign-event-series/>

The Debate

This year, we reintroduced the debate format into our national events programme. Using the theme of *Relearning Place* as our starting point, we invited four diverse speakers to offer their provocations and thoughts as part of a series of five-minute presentations. This was followed by a stimulating and thought-provoking discussion with generous contributions and opinions from the event attendees.



Our speakers included:

- David Ubaka: an architect and urban designer based in London, who has delivered projects across industries and sectors over the last 30 years. In 2012, he founded [D.U.P Limited](#), an independent placemaking and development consultancy.
- Erika Rushton: an artist and economist from the North-West. She founded [Creative Economist](#), an organisation that specialises in creative and community entrepreneurship and our collective capacity to transform places through building locally-based economies.
- Johanna Gibbons: a London-based landscape architect and founding partner of the landscape architecture studio [J & L Gibbons](#), and [Landscape Learn](#), a social enterprise which aims to create a wider understanding and appreciation about the landscapes we design, inhabit and influence.
- Shankari Raj: an architect, educator and agitator based in Bristol, who set up her practice [Nudge](#) to try to make the world a better place through architectural design.

The overarching themes that emerged are a good way to give a flavour of this event. The Debate did throw up some important questions, which we are sure will provoke further conversations and reactions in the future, including:

- What is the right balance between formal placemaking, through development or regeneration, and organic, incremental change through local action?
- How can we work more collaboratively with our natural environment and ecosystems to improve the quality of our places and in turn our physical and mental wellbeing?
- What role can education, be it in primary school or built environment professional qualification, play in helping us shape our places better?
- Where is the right interface between practitioners and communities in shaping places, and how do we bring together the best expertise, actions and general contribution from all involved?

In-person co-design events



WEdesign in-person events are interactive spaces with co-design activities where students, practitioners, policymakers and citizens work together with The Glass-House, and students and tutors from our partner universities, to explore and co-design propositions to innovate design and placemaking.



A packed room at our Glasgow event

For *Relearning Place*, we continued our collaboration with partners at The University of Sheffield's School of Architecture, the Bartlett School of Planning at UCL and Mackintosh School of Architecture at Glasgow School of Art. We also welcomed a new partner, Newcastle University's School of Architecture, Planning and Landscape, through which we worked with students in Architecture and Urban Planning.

The Glass-House provided a programme of sessions to support the students' participation in the events, and to introduce them to methods and tools for both co-design and facilitation. Each of our partners collaborated with us on our in-person events, where the theme was linked into the students' work and studies.

In Newcastle, *REvalue* explored the value we attribute to our places (be it financial, cultural, historical or environmental) and how this affects our relationship with the built and natural worlds around us. In Sheffield, *REdistribute* invited participants to explore what role redistribution has in decolonising our contemporary places. In Glasgow, *REdefine* explored the principles and theories behind creating a feminist urban realm. And finally, in London, *REpurpose* explored how we can reduce our collective footprint on the world around us by rethinking the ways in which we use our cities and places.

REvalue

With Newcastle University's School of Architecture, Planning and Landscape



Left: the students leading their activity as warm-up for those arriving.
Right: A participant's doodles during the main co-design task

On Wednesday 22 February, we continued our WEdesign event series with our first in-person event at the Civic Centre in Newcastle, in partnership with Course Leader Armelle Tardiveau and her 3rd year students from [Newcastle University's school of Architecture, Landscape and Planning](#). The students from the university's innovative Architecture and Urban Planning degree course were taking a module called *Co-producing Space*.

Our theme for the evening was *REvalue*. We were interested in exploring the value we attribute to places (be it financial, cultural, historical, environmental) and the role it plays in our relationship with the built and natural world around us. How is this informed by our shared values and value systems? Do we need to look at place through a new lens and both re-evaluate and revalue the elements that make it up? Through co-design activities and much discussion, we set out to challenge the status quo and to revalue places, people and collaborative design and placemaking.

When participants arrived, they were encouraged to take part in an interactive activity which was devised by the students. Based on Clayton Street in Newcastle, the students created an interactive map and asked participants to give their thoughts and opinions about what this location meant to them, through adding comments and creating elements from pipe cleaners to add to the map. This was an excellent way to warm up. It got the participants thinking and gave them a good introduction to the students' work.

Some key themes and common threads emerged throughout the event:

- We should avoid putting people and ourselves in boxes. We need both more transparency and blurring of lines and to start breaking down the existing barriers.
- Let's value the unfinished and the experimental, and remember that we are always learning and evolving. This will benefit us all and help us learn from each other.
- We need to find the time to switch perspectives and look through the eyes of someone else or of nature. This is both about building empathy and about recognising the value that each of us, and nature, has to offer.
- We need to come away from screens and take some time to look up and around us. We should not only value, but be in awe of nature, and find joy in connecting and collaborating with it.

REdistribute:

With University of Sheffield's School of Architecture



On 1 March, we welcomed people to the University of Sheffield's Arts Tower for our second event in this year's WEdesign event series, *Relearning Place: Redistribute*. At this event in collaboration with tutors and students from the [Sheffield School of Architecture](#), we explored the redistribution of assets, products, crafts, skills, and services at global and local scale through collaborative placemaking.

Before we launched into our co-design task, Leo kicked off our discussion by introducing the theme of *Redistribute* in the context of work that the students were doing in their degree course around trade, migration and how the distribution of goods and people over the centuries has influenced how we have shaped our settlements, and how our towns and cities provide for the diverse people who populate and pass through them.

We then moved into the co-design task, which invited our event participants and student facilitators to work together to explore the theme of redistribution through the lenses of community, education, practice and ecology. Each student facilitation team brought their own perspective to their chosen lens, prompting discussion with carefully thought-out questions and props to guide the participants through the discussion. Each table not only had its own lens, but also a distinctly different feel that had been curated by each student facilitation team and the questions they chose to lead with.

Key themes that emerged through the evening's activities included:

- The importance of generosity, in how we live, work, learn and play together, and how this could be aided by stepping back and exploring what we could redistribute to help support this. Creating more inclusive and equitable places starts with a willingness to explore how we might redistribute space, time, resources and power.
- What can redistributing time and resources within the context of placemaking do to help us redistribute power? We explored, for example, the proportion of budgets allocated to engaging with the community, and the limited time for developing mutually beneficial relationships and partnerships to shape places more collaboratively. Many in the room felt that taking a good look at this was the first step towards shifting the current power structures.
- We need to value listening and create more space to listen to others. There is a power in stories to help us find one another and allow us to look both inwards and outwards. We also need to create those spaces for connection both in our physical landscapes and in our processes, where we can share our stories with each other.

Redefine:

With the Glasgow School of Art's Mackintosh School of Architecture



Left: Illustrator Jules Scheele captured the evening through her illustration
Right: Participants deep in conversation and making

On Wednesday 8 March, we held our third in-person event, *Redefine*, with students and tutors Miranda Webster and Isabel Deakin from [Glasgow School of Art's Mackintosh School of Architecture](#) and [Missing in Architecture](#) (MiA). Hosted at the beautiful [Civic House](#), we were joined by students, academics, practitioners and community members from across the city on International Women's Day 2023 to explore how feminist spaces, theories and practices can make a more inclusive and equitable built environment for us all. This theme was inspired by Glasgow City Council backing a proposal in October 2022 which will see the city become the first in the UK to make women central to all aspects of planning, public realm design, policy development and budgets.

[Jules Scheele](#), a Glasgow-based illustrator, also joined us to create a live illustration which captured the emerging ideas and themes from the evening's discussion and activities.

At this event, the students set the scene for the evening's discussion by introducing an interactive exhibition into the Wedesign event space. They created a series of provocative photo prompts and activities, including images of non-feminist or inequitable built environment realities such as raised curbs at crossing points, stair-only options at thresholds to public transport spaces, religious propaganda posters and uneven street surfaces.



The interactive exhibition created by the students

The students also wanted to create a live capture of our participants, using a life-size outline of the 'average' man and woman (taken from the Architect's Handbook – an industry guide containing technical information that many designers use to inform the size, volume and shape of the spaces they create). These were printed life size and pinned to one of the walls. Arriving participants were then invited to stand in front of the images and add their own outline to create a live map of the people in the room.

Some of the key themes that emerged through the co-design task and discussion exploring what needs to change to create a more feminist built environment now and in the future included:

- Inclusivity, a key feminist principle, is key to the success of designing, building, managing and maintaining our cities through all phases of its (and our) lives.
- Connection, vital and important not only in how we create and manage cities, but also in how we operate as individuals within society. The theme of connection emerged strongly from within each of our groups, from connecting through community fairs and to creating a city-wide ecological network.
- The need for each of us to do our part in cascading these ideas outside of our immediate community of interest.
- The need to create spaces for hopeful, creative conversations about the future which don't shy away from our collective problems in the here and now.

Finally, coming back to the theme of *Redefine*, we agreed that through communication, we need to redefine what works in our shared spaces, and even re-examine what (and who) cities are for, and how we connect the built reality back to these ideas and hopes.



One of the co-design groups shares the model they have created and the ideas it represents.

REvalue:

With University College London's Bartlett School of Planning



Left: The Ecology group's proposition exploring the intersection of different ecologies

Right: The Community group building their model illustrating the desire to disrupt exist models of community engagement

On Tuesday 28 March, we concluded our 2022/23 Wedesign series of public events in London with *Repurpose*, in partnership with and hosted by UCL's Bartlett School of Planning. The final in-person event in our Relearning Place series, this was an opportunity to challenge the status quo and to consider how to build on our collective wisdom and learning over centuries, but also to have the courage to challenge existing practice, policy and culture, to *unlearn* in order to *relearn* and to explore what and how we might *repurpose* in placemaking.

Repurpose was co-designed and co-facilitated with our longstanding collaborator Dr Lucy Natarajan, Associate Professor and Director of MSc Sustainable Urbanism at the Bartlett, and a small group of her MA and PhD students. We were also joined by two student facilitators from last year's Wedesign programme who are now graduates working in practice. Will McKinney, from last year's University of Sheffield cohort stepped into the space as a Glass-House Enabler supporting the Glass-House team, while one of Lucy's former students, who facilitated at our session in London last year, returned for this year's event as a participant. It was wonderful to have Wedesign alumni in the room.

Here are some of the key themes that emerged:

- The power of repurposing as a disruptive tool – All the groups in some way illustrated the power of repurposing not simply as a remedy, but as a disruptive tool to explore and drive change. It is a way to challenge existing systems and mindsets, while also building on and selectively reusing and iterating what is already there.
- The power of organic growth and adaptation – There is something powerful about a process that can adapt and change to the situation and people involved, and provide space for being responsive and therefore more inclusive. Sometimes unscripted and messy can lead to positive outcomes.
- Building bridges – We need better bridges between practice and communities, between education and communities, across and within both communities and institutions, and across systems. We also need better connectivity between our built and natural environments, and the many ecologies in any given place. We need to create the space and infrastructure for more positive interaction.
- Creating space to reflect – We are all so busy *doing*, that too often we do not find the time to stop, reflect and to listen to others. This is vital to us creating that space to unlearn, to relearn and to repurpose.

Wedesign Student Programme

For students, collaboration with The Glass-House through Wedesign creates important opportunities to benefit from interaction with a diverse, cross-sector and interdisciplinary audience. It provides space to further develop their learning and to test and progress their thinking on their live student work.

It is also an opportunity for them to demonstrate what they can contribute to such spaces. Our event participants enjoy connecting with students as facilitators, educators in their own right, and as provocateurs in the placemaking conversations. They enjoy tapping into the students' growing technical expertise through an exploratory and thematic co-design space, and practitioners and policy-makers in the field are challenged to look at new ways of working and the themes explored through fresh eyes.

To help students step into our event spaces with confidence, and to ensure that their participation in Wedesign contributes to their learning journey, we have created a student programme to support their participation in our events.

Student Sessions

Prior to each event we worked with our partner tutors and students in a series of introduction and planning sessions, where students discussed the theme, co-created prompt questions and props, and gained an understanding of the basic facilitation tools they needed to use during the event.

Student Resources

We created a pack of resources for the students to support them as facilitators and to give them further details about what to expect from the event. We also included references and signposting so these resources can also be used as part of their course and beyond.

Student-led Activities

A new element in this year's programme stemmed from the students' desire to enhance the Wedesign format with their own additional interactive activities, transforming the space with images and words, and also by including props and styling their tables. It has been a welcome development and we have enjoyed the students taking ownership of the events and really putting their stamp on them, making each of our events unique.

Emerging Partnership Projects

In addition to our key university partnerships, we have also collaborated with The London College of Communications and The Open University to experiment with what we do with the ideas, provocations and data which come from each event. This is just the first step in exploring how we can test and apply the ideas in practice, and we will look to build on this for next year's season.

Student Voices

After each public co-design event, we invited students to write a blog about their experience, which was shared on our website, social media and through our networks.

Overall it was a really invaluable experience to work collaboratively with staff and practitioners in a non-hierarchical manner – which is quite rare for the student experience! I felt like our ideas were heard and taken seriously which is refreshing – as students we have gained skills that will stay with us and prepare us for the future as design practitioners, in order to more ethically include users in the design of their places and spaces.

- Abby Hopes from Mackintosh School of Architecture, offered her personal reflections on working with The Glass-House to co-design and deliver the *REdefine* event in Glasgow.

WEdesign Think Pieces

This year, we introduced a series of Think Pieces into the WEdesign programme, a series of online blogs where we invited an external contributor to take one of our event themes as a starting point for provocation and discussion. This series of Think Pieces offered a space for a range of external voices from communities, practice and education to explore our WEdesign event themes and produced a series of thought provoking, engaging and quite personal blogs.

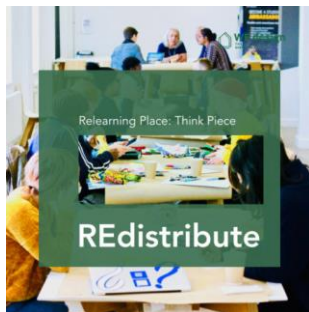


REvalue - Rowena Hay

Research Director at Shortwork, a social enterprise based in Liverpool.

Rowena shared her thoughts and ideas about the event theme REvalue, through the lens of the city of Liverpool, her adoptive home.

<https://theglasshouse.org.uk/blog-series/event-think-pieces/relearning-place-think-piece-revalue/>



REdistribute - Jenny Dunn

Multidisciplinary designer & Principal Regeneration Officer LB Camden

Jenny explored the idea of redistribution, prompting a reconsideration of how power and space can be distributed to create a more equitable built environment for us all.

<https://theglasshouse.org.uk/blog-series/event-think-pieces/relearning-place-redistribute-think-piece-by-jenny-dunn/>

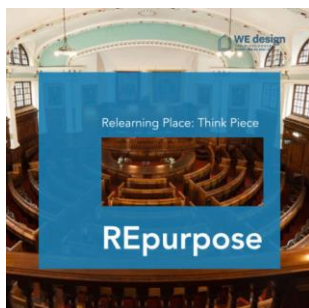


REdefine - David Rudlin

Director of Urban Design at BDP and previously Director of URBED (Urbanism, Environment and Design).

David re-examined the role of the architect and urban designer in placemaking.

<https://theglasshouse.org.uk/blog-series/event-think-pieces/relearning-place-redefine-think-piece-by-david-rudlin/>



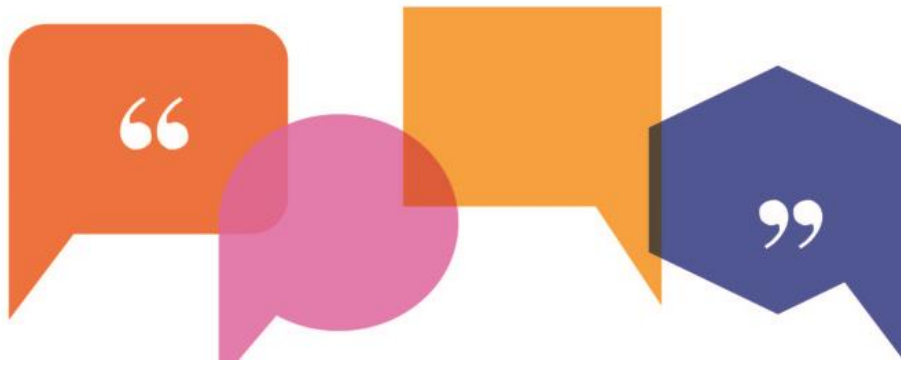
REpurpose - Nick Malyan

CEO of Redhills: Durham Miners Hall.

Nick offered his personal journey of repurposing spaces and places for arts and culture in County Durham.

<https://theglasshouse.org.uk/blog-series/event-think-pieces/relearning-place-repurpose-think-piece-by-nick-malyan/>

Glass-House Chats



The Glass-House Chats have become a much appreciated part of our public events calendar. These free online sessions were designed to create a safe space to ask questions, explore ideas, approaches and methods, share learning and make connections. They are open to and attract a wide range of participants who are interested in how we can collectively build confidence and capacity in the sectors to engage communities in design and placemaking.

These monthly sessions are chaired by members of The Glass-House team, who briefly introduce the theme and then open the floor for an informal and open discussion among participants. To ensure space for meaningful discussion, places are limited to a small group.

The financial year of 2022/23 crossed over two seasons of Chats:

Glass-House Chats – Season 2

Glass-House Season 2 ran from September 2021 to July 2022. The themes covered in this season included:

- 10 September 2021 - Future-proofing the design of places
- 8 October 2021 - Bringing children into the design process
- 12 November 2021 - Connecting students and community-led design projects
- 10 December 2021 - Designing equitable spaces for all
- 14 January 2022 - Inclusive and open design engagement
- 4 February 2022 - Making the case for investment in inclusive design
- 11 March 2022 - Building relationships through design and placemaking
- 8 April 2022 - Breaking down jargon in design and placemaking
- 6 May 2022 - Making as a design engagement tool
- 10 June 2022 - Challenging stereotypes through co-design
- 14 July - Guerrilla urbanism – an approach to consider?

We kept these sessions informal, with no set agenda, only a theme as a starting point, and allowed the conversation to go where the mix of participants on the day took us. Every Chat was rich with questions, reflections, ideas and above all, with sharing.

Some golden threads emerged across the series, including the importance of creating time for effective community engagement in design in placemaking as well as the trust and relationships required to enable truly inclusive, open and collaborative design processes. We found ourselves coming back again and again to the benefits of interdisciplinarity, of creating multi-generational

dialogue and safe spaces for connection. We spoke of experimentation, of prototyping, learning and iterating, and of the importance of then sharing what we through these processes.

The key themes that emerged from the Chats, along with a participants' perspective on the taking part, were captured, in blogs which were then compiled in a series publication.

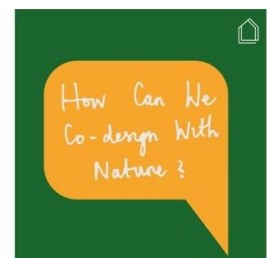
<https://theglasshouse.org.uk/resources/glass-house-chats-21-23/>



Participant voice

"I always look forward to the Chats, and invariably come away having learned something, or with new insights."

Glass-House Chats – Season 3



Glass-House Season 3 runs from October 2022 to July 2023. The themes covered in this season include:

- 20 October 2022 – What is Placemaking Now?
- 24 November 2022 – How Can We Use Stories to Change Places?
- 15 December 2022 – Co-design Legacies: What Happens Next?
- 19 January 2023 – How Can We Co-design With Nature?
- 23 February 2023– How Can We Relearn Our Places?
- 23 March 2023– Arts-led Regeneration or Gentrification?
- 20 April 2023– Co-creating Circular Cities
- 18 May 2023– Building Equitable Green Futures
- 15 June 2023– What is A Resilient City?
- 25 July 2023 – GH Chat Roundtable: Resilient Places



This year, GH Chats crossed over with our WEdesign event series, with a special WEdesign Chat in February. This created a different kind of space for people to explore the event series theme, *Relearning Place*, and help connect audiences from the two series.

Other events to inform, provoke discussion and inspire

The Glass-House has an approach to developing and participating in events that engage audiences in thinking, exploring and doing. We have embedded this interactive approach and created spaces to inform and inspire at the following events organised by others:

- *Design Code Pathfinder Workshop: Community Engagement*, Department for Levelling Up, Housing & Communities, April 2022
- *Historic England Spring Conference*, Historic England, April 2022
- *Inspiring The Future*, Selwyn Primary School, July 2022
- *Transform/Activate/SHAPE: Towards a place-based student knowledge exchange*, University of Sheffield, September 2022
- *Come Together ExploreStation*, London Design Festival, September 2022
- *Working with Residents*, Urban Design Learning, October 2022
- *Digital Engagement*, Urban Design Learning, November 2022
- *Co-production Seminar*, Future of London, November 2022
- *Twilight Session: Design through Gaming*, National Videogame Museum, January 2023

External events attended included:

- *ACD Conversation Lab: Language as a Barrier*, Association of Collaborative Design, April 2022
- *Research Excellence Awards*, The Open University, June 2022
- *The number 1 priority for Local Government should be...*, Public Practice, September 2022
- *Diversity and Inclusion*, Future of London, September 2022
- *Recovering Nature in our Cities*, Zoological Society of London, September 2022
- *Urban Green Infrastructure: All London Green Grid and Its Potential*, New London Architecture, October 2022
- *Archiboo Awards Party*, November 2022
- *Future of London's City Makers' Forum: Embedding Social Value in Development*, Future of London, November 2022
- *Participative Futures*, Royal Society of Art, November 2022
- *AoU Urbanism Hour: Transforming the Urban Fabric*, Academy of Urbanism, December 2022
- *Architecture on Stage: Tree Talks*, Barbican, January 2023
- *AoU Urbanism Hour: Arts and Culture*, Academy of Urbanism, January 2023
- *Heritage and Carbon*, Grosvenor, March 2023

Supporting dialogue through our website & social media

We see our website and social media as a space to share our work and learning, inspiring stories and best practice, and to provoke discussion and debate. New blog series this year included:



Our blog series *A Place I Love* invited contributors from all walks of life, and of all ages, to share their stories about their connection to a place that is special to them.

The image to the left is of a collage produced by Cotty, aged 8, who wrote about her love of her birthplace London.

<https://theglasshouse.org.uk/category/a-place-i-love/>

Engaging Communities in Design Decision Making



Our series of blogs on *Engaging Communities in Design Decision Making* drew together our experience in supporting communities to play an active role in the design journey, with a series of pieces aimed at helping others create their own engaged and empowering design processes.

<https://theglasshouse.org.uk/tag/designdecisionmaking/>

Action Research

The Glass-House has become a respected voice in the field of research on design processes that empower people in and through placemaking. Our action research is rooted in working collaboratively across sectors and both with and within communities to co-design projects that develop new knowledge methodologies and practical resources.

An ongoing strategic partnership with the Open University

Since 2013, The Glass-House has had a strategic partnership with the Open University's Design Group. Our partnership innovates, supports and promotes community-led, participatory and co-design practice and research for the benefit of better places for all.

In September 2022, our Empowering Design Practices research project was awarded The Open University Research Excellence Award for the category of *Outstanding Impact on Society and Prosperity*. We are grateful to all our partners and to the communities around the country who engaged with us in this research and contributed their time, expertise and creativity.

Cross-pollination: Growing cross-sector design collaboration in placemaking (Jan 2022-April 2023)

Cross-pollination: Growing cross-sector design collaboration in placemaking, was a knowledge exchange project in partnership with The Open University that took our asset-based cross-pollination approach into communities in England, Scotland and Wales, aiming to help empower organisations and networks to work together to shape their local places. The project was funded by the Arts and Humanities Research Council under their Place programme.

Cross-pollination brings people together to identify shared goals and objectives, identify and connect local projects and initiatives, and work together to unearth and mobilise local assets (skills, networks, physical spaces, tools and resources, funding pots etc.) as a basis for forming partnerships and collaborations. The approach aims to break down barriers between those working in the community and voluntary sector, local businesses and/or local government, and to create a space where all ideas and assets, and projects of different size and focus are brought together and valued equally. In simple terms, the approach explores how you can bring your projects, initiatives and assets together through collaboration to make what you do together more powerful and effective than what you could do separately.

Kick-starting our conversation with locally based partners

In order to explore how we might take the approach into communities, we worked with three partners with whom we had collaborated on other initiatives to explore the right mechanism to get people involved. These initial partners were The Glasgow Urban Lab in Scotland, Merthyr Tydfil Council in Wales, and the Clapham Junction BID in London. Initial conversations revealed that though a simple concept, cross-pollination as an approach was hard for some people to grasp or to see as relevant and useful to their community. With this in mind, we decided to experiment with different ways to get people involved.

Online seeding session

Our first activity to do this was a free online event, which we promoted as a space to learn more about the approach and to do a taster session of a cross-pollinations workshop. This was attended by people from different parts of the country, but with a clear cluster group emerging from the Glasgow area. This would become the basis of a group with which we would collaborate, alongside our emerging group in Merthyr Tydfil.

An open call to interested groups

Through the call-out, we connected with Becky Lyon, who had recently been appointed as a London National Park City Ranger for Barnet. With the support of the research team, she convened a workshop that used the cross-pollination approach to explore and activate a network of grassroots ecological projects and initiatives.



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We also connected with Sheffield City Council, who were supporting a locally based network in the Gleadless Valley which had lost some momentum due to the impact of the Covid pandemic on local groups and organisations. With the help of the research team and an external facilitator, they organised a full-day workshop which brought the various members of this group back together to reconnect and to identify some shared objectives for collaborative action. This workshop helped inform the brief and role description for a new post to help manage and support the network.

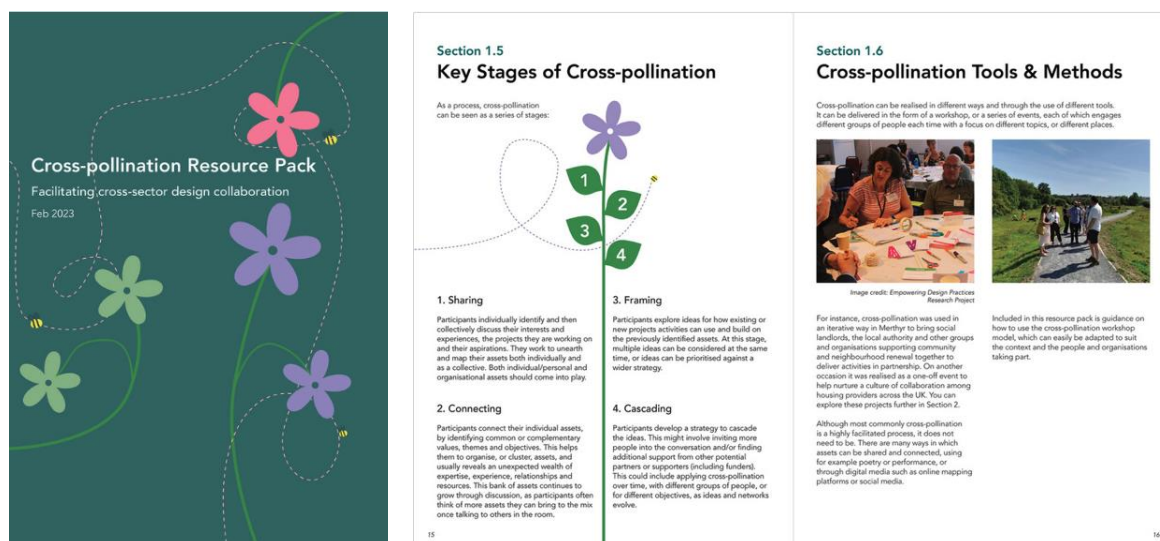
Sharing learning

Next, we brought these groups together for an online sharing event, which was a space to share their experiences and reflect on how the cross-pollination approach had worked in their areas. There was much discussion on the importance of creating a safe, playful space in which everyone stepped into the conversation as equal. As the participating groups were varied in their experience, sector and indeed objectives for using cross-pollination, we explored the role that cross-pollination could play in different contexts, and how who convened and facilitated the cross-pollination activities could influence how the activities were shaped, and their impact on further collaboration.

One of the key recommendations that emerged from the group discussion was that whilst it was important that this approach remained flexible and able to adapt to the context in which it was being used, it would be useful to create some kind of cross-pollination resource to help people take up the approach.

Developing an open-source resource pack

Empowering others to take up and use the cross-pollination approach was the primary objective of this research project, so we followed the advice of our pilot groups, and developed an open-source [Resource Pack](#) which includes: information on the background of the approach, values and principles of the approach; case studies of how it has been used in different contexts; practical guidance on the key stages of cross-pollination; a flexible model for a cross-pollination workshop, and printable props to use in the workshop.



<https://theglasshouse.org.uk/resources/cross-pollination-resource/>

We have also created a series of films, capturing different groups' experience of using the cross-pollination approach, and an explainer video which illustrates the various stages of a cross-pollination workshop.

<https://theglasshouse.org.uk/resources/cross-pollination-films-landing-page/>

Growing more strategic partnerships

We were keen to test this resource pack, and to further explore the role of networks as convenors of cross-pollination workshops, and also as champions who could introduce it to others and help empower them to use it.



Introducing the Cross-pollination approach to London National Park City Rangers

The London National Park City management team expressed an interest in introducing cross-pollination as an approach across their network of Rangers, both as a tool to connect the various Rangers working across the city, and as a tool that each could use with their local networks. The research team and LNPC organised a [workshop](#) to introduce cross-pollination approach and Resource Pack to their Rangers, and LNPC are now using it as part of their induction for new Rangers.



Scenes from the Cross-pollination workshop Share, Connect and Create: Liberton & Gilmerton in Edinburgh

We also had the opportunity to test the cross-pollination workshop model and Resource Pack as an evolution of an event, Portobello Connects, which had been run by The Glass-House in Edinburgh back in 2019. Portobello Connects was the first time we had used cross-pollination to support a place-based conversation, and working with the Edinburgh Voluntary Organisations Council (EVOC), we both reconnected with participants of Portobello Connects, and organised a cross-pollination workshop for the area of Liberton and Gilmerton. This journey of both looking back and forward has been captured in a film by our project filmmaker, Emma Crouch (who has also captured our collaborations in Merthyr and London).

<https://theglasshouse.org.uk/resources/cross-pollination-liberton-and-gilmerton-journey-film/>

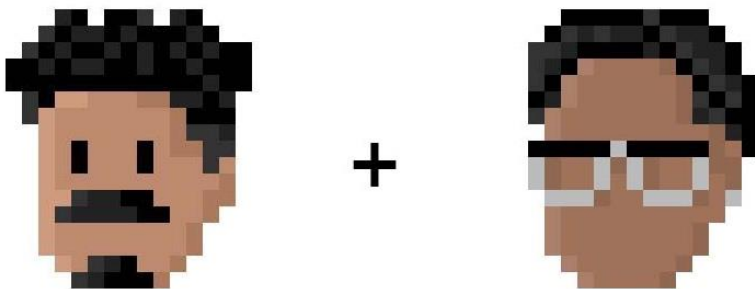
Activating Knowledge Exchange through the TAP Internship Programme

From June through August of 2022, we worked alongside two interns from The University of Sheffield who were enrolled on an internship programme called TAP (Transforming and Activating Places). TAP aims to partner students with organisations and businesses across the UK that focus on place and/or placemaking. The student programme, funded by Research England and the Office for Students aims to facilitate mutually beneficial internships between University of Sheffield students and organisations already involved in transforming and activating places.

The TAP internships create professional development opportunities for under-represented groups and encourage students from a broad range of disciplines to apply their studies and life skills in the context of placemaking. We were pleased to invite students from TAP into our work as we think this programme is creating an important space for collaboration.

An important part of The Glass-House practice is introducing students to our work and approach, to help them explore more engaged design and placemaking in safe spaces where they can learn, experiment and be nurtured. We also know that students have a lot to offer us, bringing creativity, skills and different experiences into our mix.

We were keen to create a clear area of focus for our interns, and to use this space to further develop some of our own approaches and methodologies. With this in mind, we invited our TAP students to work with us to develop an outline proposal for a new educational programme based on The Glass-House workshop model Empowering Children through Design in Gaming using the online gaming platform Roblox, and in particular Roblox Studio.



Left: Graphic identities used by our interns Enrico and Vince (graphic: Vince Doyo).
Right: Vince and Enrico in action at the State of Play workshop



The challenge we set to our interns, Vince and Rico, was to help us explore how we might move from using this approach opportunistically, as one-off workshops, to creating a more structured educational programme around this workshop model. Throughout the summer we zoomed in and out of the big picture of a formal programme and individual workshops, and considered how we could prototype some new aspects of this approach through delivering a workshop together over the summer. Through this, we identified two key innovations we would like to test: delivering the workshops outside the school environment and bringing parents into the workshop as participants alongside the children.

The State of Play



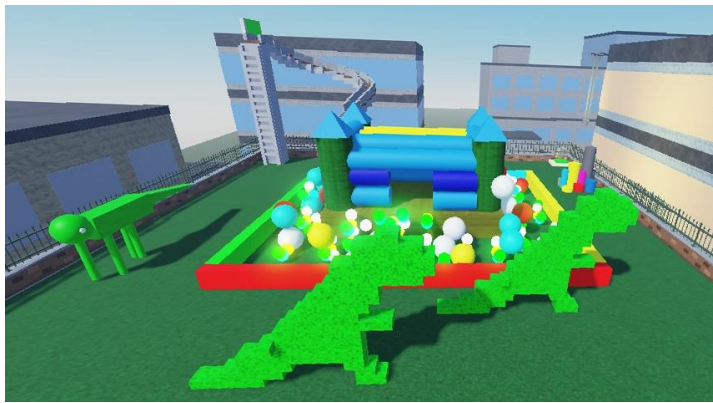
To provide a space to test a new prototype of the gaming workshop model, we teamed up with the [National Videogame Museum](#) (NVGM) in Sheffield to deliver *The State of Play* workshop to local families. The National Videogame Museum is committed to using video games as a way to inspire communities, champion collaboration and transform lives. Their own theme for their summer programme was *Playing Together*, which seemed fitting considering our own focus on play. Through this collaboration, we were able to offer a free workshop to 12 children, aged 10 and 11, and their accompanying parents and guardians. The workshop was both co-designed and co-facilitated by The Glass-House team, our summer interns Vince and Enrico, and our young collaborator Dexter (aged 14).



Left: Children and adults working together on their team builds.

Right: Our young facilitator Dexter helping two of the workshop participants

The [State of Play workshop](#) explored how the world of play has evolved through the lens of both children and adults. Following an introduction to some of the basics of design, and an exploration of designing for play around the world, we introduced our participants to the design tools within Roblox Studio. The children then had a go at designing and building their ideal play spaces, using their newly acquired Roblox Studio skills, exploring the architectural concepts of form, function and feeling through play. While they did this, the parents looked back on the places where they used to play as children, using crafts and making to recreate their own play spaces reminiscent of their past. In the afternoon, we brought the visions of both adults and children together to co-design and build playable places and landscapes within different contexts of a 'city or town' (beach, forest, city park, and roof-tops).



Participant Voices:

"I really liked the team building because you could see the different views from people."

Participating child

"It was lovely to see all the children creating and building positive play ideas that can easily be adapted to real life."

Participating parent/guardian

State of Play publication



We were keen to capture our experience and learning from *The State of Play* workshop, and have produced a publication which sets out the journey through the day's activities, captures the wonderful creations of the participating children and their guardians, and reflects on what we learned through this iteration of our gaming workshop model.

<https://theglasshouse.org.uk/resources/state-of-play-workshop-publication/>

TAP Symposium

Our final collaboration with our interns was co-presenting at the *TAP Symposium: Transform / Activate / SHAPE*. The event was a culmination of the 2-year TAP programme and the various knowledge exchange projects that have been brought to fruition through it. The Symposium brought together and celebrated the many collaborations and a wide range of initiatives supported and delivered through TAP, their students and the many participating partners.

The day itself was a space to champion place-based knowledge exchange, sharing the insightful stories, projects and approaches in order to explore and showcase the potential of knowledge exchange to catalyse change. This considered impact within local contexts, working with and for communities, but also the innovative ways student-based knowledge exchange projects could begin to transform higher educational institutions.

TAP Twilight Talk at The National Videogame Museum

In January, Design Champion Jake spoke at a *Twilight Talk*, an event organised through a collaboration with the University of Sheffield and the National Videogame Museum. In this online session, we shared our experience of the State of Play workshop and spoke with participating teachers about the potential for introducing design into their curriculum through play and gaming.

Celebrating our Gaming Workshop Model at the Archiboo Awards

We were also pleased to be shortlisted for this year's *Archiboo Awards*, in the category of *Best Digital Community Engagement* for a previous iteration of our gaming workshop at The Willow on Broadwater Primary School in summer 2021, which used the online gaming platform Roblox Studio to introduce children to design and placemaking.

This workshop was part a wider programme of regeneration on the Broadwater Farm Estate led by Haringey Council and Karakusevic Carson Architects (KCA). We were joined by our young Enabler Dexter, who co-designed this workshop model with us as well as providing invaluable guidance for this iteration. We were also assisted by a facilitator from the KCA team, Lois Innes, who offered the students design advice and an insight into built environment professions.

Research publications

This year, we published two papers relating to our research project *Fostering creative citizens through co-design and public makerspaces*, a collaboration between The Glass-House, Brunel University and Tongji University in China (October 2018 – September 2021).

This project sought to develop a novel and inclusive means of fostering creative citizens in China in a bottom-up manner through strategic use of co-design and public makerspaces. The project looked at creative community centres and makerspaces in both the UK and China, and produced bilingual resources that share experience and learning to help inspire makerspaces of the future. The project was funded by The Arts and Humanities Research Council and Newton Fund

Co-Design Visions of Public Makerspaces in China

The paper, co-authored paper spoke about using our Design by Consensus workshop to explore the co-design of Makerspaces with potential users in the UK and China.

Lam, B., Choi, Y., Chen, X. (Brunel University, London), de Sousa, S. (The Glass-House Community Led Design), Liu, L. and Ni, M (Tongji University, Shanghai, China).
International Journal of Design Creativity and Innovation 2022, VOL. 10, NO. 3, 179–192

<https://www.tandfonline.com/doi/full/10.1080/21650349.2022.2048696>

Making and Makerspaces: Exploring Community Centres as Creative Hubs in China

This paper looks at the potential for community centres to take on the role of makerspaces and looks into the perceptions, experiences and requirements of people toward making/makerspaces, with an in-depth study of Chinese cases.

Lam, B., Choi, Y., Chen, X. (Brunel University, London), de Sousa, S. (The Glass-House Community Led Design), Liu, L. and Ni, M (Tongji University, Shanghai, China),
The Design Journal (RFDJ) 2022, VOL. 25, NO. 4, 636–656

<https://www.tandfonline.com/doi/full/10.1080/14606925.2022.2081305>

Improving Places

Our approach to supporting projects has always been rooted in helping people to develop the skills, tools and confidence to lead their local project and to connect with potential partners and beneficiaries. Our enabling and empowerment model aims to support better collaboration and more sustainable approaches to transforming places and spaces. We respond to communities, local authorities, housing associations, developers and design teams that approach us for support.

This year, the majority of our place-based work with communities happened through our Action Research, but here are some of the other activities we did to help improve places:

Exploring Young People's Relationship with Place at The Baytree Centre

Over the summer of 2022, The Glass-House collaborated with The Baytree Centre, an educational charity and centre for women and girls in Brixton, South London. We worked with a group of young girls at the centre as part of The Baytree's summer programme of activities to deliver two workshops across July and August. Through these two sessions, we invited our young participants to explore their relationships with the places and spaces around them, as well as introducing them to the world of design and built environment careers.

Workshop 1: Exploring Design

In July, we welcomed a group of young girls and women aged 11 – 20 years old into our first workshop. We planned an ambitious programme that aimed to get the girls excited about placemaking and design, explore how we can all fit into and relate to our built spaces and introduce the range of built environment careers. We were joined by architects Angela Brady OBE of [Brady Mallalieu Architects](#) and Tosin Oshinowo of [CmDesign Atelier](#), who lent their time, expertise and knowledge to inspire the girls during our session.

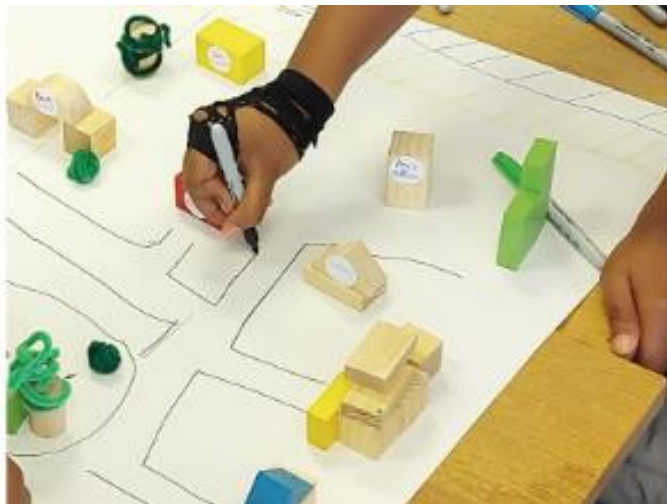


Left: Angela Brady talking about her practice's project, Phoenix Heights



Right: Design Champion Elly explores our sensory relationship with the places around us

We kicked off our first session by introducing design thinking through the exploration of form, function and feeling. Using local places and buildings as examples, we then dug into how the girls relate to spaces, and how the design of places can affect the way they feel. We challenged the girls to work together to design their own cities using building blocks and craft materials. We split them into two groups, and tasked the first with designing a city for everyone, and the second to design a city just for young girls their age to get each group to think about what the most important parts of cities are for each of them, and what amenities, services and buildings others need too.



Some great parallels and key differences emerged between the two cities, perhaps most noticeably in the city for young girls which featured no cars or roads, because as the girls articulated so well *'Why would we include roads? We can't drive!'*. We used this light touch design task to stimulate the girls creative problem-solving skills, and to provide insight into how design teams work together to co-design places and spaces.

We explored how we feel about different spaces and how our senses influence how we perceive and therefore feel about our urban environment. We talked about how architecture and places are usually captured in photos, and how we can use artistic photography to express our emotions, feelings and connections to place. We then set the girls off on a series of creative photography tasks, which asked them to experiment with cropping and framing photos, as well as taking their own around the Baytree Centre, to highlight or focus on particular aspects or feelings, before coming back together for a discussion.

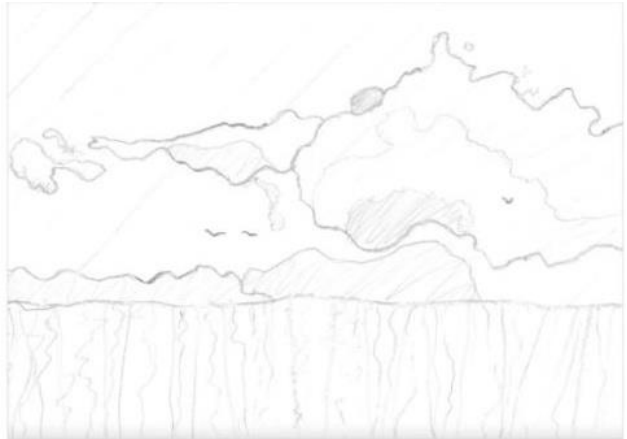
Returning to Create and Share

We returned to The Baytree Centre in August for our second creative workshop. At the end of the first workshop, we had challenged the girls to think about places that were special to them and why. The girls shared photos they had taken and texts that they had written about places that were special to them, which ranged from their own bedrooms to The Oval cricket ground and Guy's and St Thomas' Hospital.

We then explored how place is captured and conveyed in art, looking at a diverse range of examples of place-based art, by a range of artists such as John Constable and David Hockney, to help the girls to think about how they can use their creative licence in both photography and graphic art. We facilitated a group discussion about how artwork can evoke emotions and convey strong feelings, and how these qualities can be used to communicate our connection to places.



Using pens, coloured paper and craft materials, we then asked the girls to draw or collage a place which is special to them, drawing inspiration from our previous discussions about design and art. We had some wonderful results, and interesting conversations about how we relate to places, how we can capture a place and most commonly, how difficult it is to draw places without being in them, or having exactly the right photograph. We pushed the girls to recreate their places from their memories, which is no easy feat, but it meant that the aspects of each place that were important to them stood out strongest in the drawings and collages produced.



Two of the artworks produced. On the left, our participant used layers of coloured card to build up depth in this image of the path leading up to her Nan's house. On the right, our participant wanted to convey how huge and open the field is in her special place, using pencil to convey the weightlessness of the clouds.

We had a wonderful time at The Baytree Centre introducing our young participants to design and placemaking, and to the variety of career paths in architecture and urban design.

Homes & Neighbourhoods by Design

In November, we ran a free, one-day introductory version of our Homes & Neighbourhoods by Design Training, open to London residents of housing areas undergoing large-scale regeneration or renewal throughout the city. The full-day session explored how cities are pieced together, as well as housing and estate design in the London context.

We partnered with long standing Glass-House Enablers URBED, an urbanism, environment and architecture cooperative based in Manchester to co-design and co-facilitate the session. URBED member Helen Berg brought her design and architectural expertise and experience of working in practice, in addition to her facilitation skills, to support the journey through shared learning and playful activities. We were hosted by Allan Baxter and The Gallery.

This one-day workshop was a new take on our well-established *Homes & Neighbourhoods by Design*, with a few variations from our usual Design Training model. Firstly, we usually run Homes & Neighbourhoods by Design over two full days, or over four to five shorter sessions. We were aware that we could not compress all of the activities into one day, so we were keen to experiment with what could be achieved in only one full day, and how far it could go in helping to build confidence among the participants on the principles and language of urban design and housing renewal.

The other significant departure was that traditionally, we have offered this training to community design groups with a focus on their own neighbourhood while on this occasion, we opened up the training to individuals, and chose to use a range of different sites to explore and apply the principles through group tasks. This allowed us to shift the focus and narrative of the day away from place-specific dialogue, to exploring principles of city-making more generally across the UK.

Introducing Urban Design

We began the session by unpicking the fundamental principles of design (*form, feeling and function*) before moving into the language of urban design, such as massing, density and street hierarchy.

To help embed the learning, we asked the participants to map street hierarchies and public/green spaces onto maps of neighbourhoods in both London and in Brandon, in the East of England. This task differed from those in our usual Design Training workshops because the participants were not familiar with the locations, relying on their more general lived and professional experience of navigating cities and maps to inform their opinion on street hierarchy.



Homes and House Design

For the second activity of the morning, we looked at homes and house design in more detail, unpacking the various components of housing estates, considerations for designing quality homes, responding to the climate emergency and reflecting on how the pieces of a neighbourhood are put together.



Participants were then asked to work together to co-design a neighbourhood using collaged elements of buildings, open space, and other community facilities. The participants were given the challenge to quickly co-design a neighbourhood which accommodated 200 dwellings over 2 hectares, while responding to pre-existing site constraints, which were a river to the south of the site and roads to the north, east and west. Each participant drew on many facets of the earlier presentations and learning together, talked through the many considerations that go into designing neighbourhoods and housing areas.

Housing Renewal & Growth in London

Another topic in this Design Training model that we felt was important to touch on when exploring how cities are built, was the context of what affects decision-making in neighbourhoods and housing renewal across London in particular. There are a great number of elements that affect how a particular area may or may not be regenerated, including Local Authority budgets, national and

regional housing targets, the climate emergency, and both national and local planning policy. We thought it important to shed light on the many contributing factors that can affect the evolution of a place. We wanted to give a view into the complexity of the various factors that affect and influence how places change, and that the evolution of place does not lie fully within the control of any one player or commissioning client.

Helen gave an example of an options appraisal study carried out in the Gleadless Valley in Sheffield, to illustrate the many nuances of architectural design and planning journeys. She also shared a number of examples of housing projects which she thought illustrated the themes that had emerged throughout the day, with a particular focus on exploring both new build and retrofit, and what might influence which approach is taken when revitalising an existing housing area. Presentation: What affects decision-making in neighbourhoods and housing renewal across London

Values and principles for a 21st Century estate

We finished the day with a playful activity which aimed to capture our existing and emerging values and principles for 21st Century housing. Drawing on the culmination of the learning and discussion throughout the day, each participant collaged and modelled their own personal vision.

Each participant shared their lived, learnt and professional experience with generosity and reciprocity, which made for a rich session of learning, reflection, and of building the shared confidence to be aspirational about where we live and the processes to shape our neighbourhoods.



Working with Local Authority Led Regeneration

This year, we also worked with local authorities leading challenging projects to regenerate housing areas. Whilst we were able to play an advisory role and do some workshops with residents, due to shifting project budgets, objectives and leadership within council team, this proved to be a difficult space that was enormously affected by shifts in the political and economic landscape. Due to the sensitivity of the projects, we would rather not name them in this report, but thought it important to note that this is a sector facing enormous challenges at the moment, and note that we will continue to do our best to support it while remaining true to our mission and values.

Business development and financial review of 2022/23

2022/23 was another busy and productive year for The Glass-House, with a mix of income through core funding, project grant funding, research funding and commissioned services. At the close of 2022/23 we find ourselves in a strong position, closing the financial year with £71.8k in unrestricted funds and restricted funds of £83.7k, with total funds of £155.5k.

As the preceding pages have demonstrated, our mix of income has allowed us to offer a diverse programme of activities, while also taking important steps towards making the organisation more robust and improving internal systems and infrastructure.

Our 3-year grant of £60k per annum from the Ove Arup Foundation allowed us to appoint a new member of the team on a 3-year contract, and her presence has made a significant difference to The Glass-House WEdesign series of public events and associated student programme.

The grant from The Glass-House Trust to support the development of a Glass-House archive has also allowed us to commission an archivist to help us consolidate several print and digital datasets (which include text, photographs, video and audio recordings) into one searchable system that will serve both as the organisation's live workspace and as a digital archive. As well as supporting the day-to-day working practice of the organisation, this process to consolidate our data and systems is a crucial step towards our goal of creating an open-source online resource hub or "living archive". This will serve as a resource to both communities and professionals engaging in participatory design processes, as well as to students and academia.

Looking forward

We embark on the new financial year with a secure financial position for the immediate future, however, there is no doubt that the socio-political and financial upheaval of the past year will have some impact on our organisation in 2023/24. We took the decision to apply a cost-of-living increment to staff wages for 2023/24 which was appropriately responsive to the financial landscape, and above the rate we usually apply. Many of our commissioning clients, particularly local authorities, have had to pause or cancel projects, which has had a knock-on effect on our immediate pipeline of commissioned work. Whilst we are financially secure and able to continue with a broad spectrum of activities into the new year, we do expect to dedicate substantial time and resources in 2023/24 to working with partners to develop projects that can attract 3 to 5-year grant and research funding. This will be crucial to addressing the difficult landscape around us and to ensuring that we can continue to provide free support to communities and to work with and innovate practice, policy and education to help empower communities in design and placemaking.

We will continue to provide practical support on the ground, and to use our experience and learning to champion and enable best policy and practice, and increasingly to educate and empower others to do what we do. The coming year will see us continuing to develop a wide range of resources to support communities and professionals to help connect design, people, and place, and to build capacity to support community-led and participatory design processes.

We will further explore how we can best work with others to support a cross-sector and interdisciplinary network, our "collaborative economy", of those supporting community leadership in design and placemaking. Our core strategic partnership with The Open University continues, with now a rich legacy of collaborative projects, and new ones in development. Through this we will continue to explore the feasibility of a joint resource hub and incubator to open source our

learning and resources, and to serve as a catalyst for new collaborations and projects to support community leadership in design and placemaking. We are also collaborating on the development of more digital resources and exploring how we might co-create additional online courses.

We will continue to work in collaboration with several higher education partners to support the integration of our learning and experience into degree courses, and to support new champions heading into practice. We are also working with students and communities involved in live projects, mentoring students working with their locally based groups in their area, and helping to draw students and communities onto our event series and the national dialogue around design and placemaking.

It is our aim to continue to play an active and outspoken role in the field of design and placemaking, and to champion the role of community leadership in shaping where we live, work and play.

Reserves policy

Our reserves policy, for the purposes of ensuring the robustness of the organisation, is based on three months' fixed running costs and is calculated at £42k based on our current budget and forecasts for the next three years.

The desired figure for reserves of £42k compares with our existing general unrestricted funds of approximately £67.8k and restricted funds of £83.7k. In calculating the free reserves, the Directors have excluded the designated fund that represents the net book value of the fixed assets.

The Glass-House Trust will continue to fund the organisation at the current level of support (£100k per annum), which, combined with other secured funding, provides a high degree of security and the financial viability of the organisation through March 2026. We expect a further 3-year cycle of funding through March 2029 given satisfactory reporting and given that the organisation remains active and viable.

The Ove Arup Foundation will contribute £60k per annum over three years, with a current commitment through 2025.

While we have built some risk into the 2023/24 budget to extend contracts for certain staff members, we are confident that our reserves and commitment from The Glass-House Trust and the Ove Arup Foundation, which will fund key members of staff and fixed costs through 2025, places us in a secure financial position.

Our reserves policy will be reviewed again in the new year, to ensure that we are addressing any new challenges both to the sector and to our organisation, and to plan how we will further build on our reserves to ensure resilience and the ability to respond to opportunity and crisis effectively in the longer term.

Preparation of the report

This report of the Directors has been prepared taking advantage of the small companies exemption of section 415A of the Companies Act 2006.

This report was approved and authorised for issue by the Directors on 17 October 2023 and signed on its behalf by:

Prue Chiles
Chair

I report to the trustees on my examination of the accounts of The Glass-House Community Led Design for the year ended 31 March 2023.

This report is made solely to the trustees as a body, in accordance with the Charities Act 2011. My examination has been undertaken so that I might state to the trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the trustees as a body, for my examination, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity trustees of the Company you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act') and the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011 ('the 2011 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 Company as required by section 386 of the 2006 Act or
- 1 The accounts do not accord with those records; or
- 2 The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 3 The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities; or

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.

Signed:

Name: Noelia Serrano FCA DChA

Address: Sayer Vincent LLP, Invicta House, 108-114 Golden Lane, London, EC1Y 0TL

Date: 31 October 2023

The Glass-House Community Led Design

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2023

	Note	Unrestricted funds Total £	Restricted Funds Total £	2023 Total £	2022 Total £
Income from:					
Donations and legacies	2	100,000	-	100,000	100,000
Charitable activities					
Improving Places	3	12,743	-	12,743	31,705
Action Research	3	29,465	23,500	52,965	19,633
Supporting Dialogue	3	477	60,000	60,477	62,513
Innovating Practice	3	42,799	-	42,799	35,840
Investments - Bank interest		263	-	263	-
Total income		185,747	83,500	269,247	249,691
Expenditure on:					
Charitable activities					
Improving Places	4	44,422	-	44,422	52,902
Action Research	4	64,974	13,420	78,394	37,783
Supporting Dialogue	4	16,950	45,706	62,656	40,655
Innovating Practice	4	53,005	-	53,005	50,358
Total expenditure		179,351	59,126	238,477	181,698
Net income for the year and net movement in funds	5	6,396	24,374	30,770	67,993
Reconciliation of funds:					
Total funds brought forward		65,417	59,305	124,722	56,729
Total funds carried forward		71,813	83,679	155,492	124,722

The Statement of Financial Activities contains all gains and losses for the year. Activities included under unrestricted funds relate to continuing operations. Movements in funds are disclosed in Note 14 to the financial statements.

The Glass-House Community Led Design

Balance sheet

Company no. 5435630

As at 31 March 2023

	Note	£	2023 £	£	2022 £
Fixed assets:					
Tangible assets	10		<u>4,033</u>		<u>828</u>
Current assets:					
Debtors	11	14,311		3,753	
Cash at bank and in hand		<u>151,901</u>		<u>129,866</u>	
			<u>166,212</u>	<u>133,619</u>	
Liabilities:					
Creditors: amounts falling due within one year	12	<u>(14,753)</u>		<u>(9,725)</u>	
Net current assets			<u>151,459</u>		<u>123,894</u>
Total net assets			<u><u>155,492</u></u>		<u><u>124,722</u></u>
The funds of the charity:	13				
Restricted income funds			83,679		59,305
Unrestricted income funds:					
Designated funds		4,033		828	
General funds		<u>67,780</u>		<u>64,589</u>	
Total unrestricted funds			<u>71,813</u>		<u>65,417</u>
Total charity funds			<u><u>155,492</u></u>		<u><u>124,722</u></u>

The opinion of the directors is that the company is entitled to the exemptions conferred by Section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge the following responsibilities:

- (i) The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476,
- (ii) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the directors on 17 October 2023 and signed on their behalf by

Prue Chiles
Chair

1 Accounting policies

a) Statutory information

The Glass-House Community Led Design is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address is Mainyard Studios, 35 Bow Road, London E3 2AD.

b) Basis of preparation

The financial statements have been prepared in accordance with 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) - (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The directors have taken advantage of the small entity exemption as noted in FRS 102 section 1A. The financial statements have been prepared on the historical cost basis.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

The directors consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

Key judgements that the charitable company has made which have a significant effect on the accounts include a commitment by The Glass-House Trust to make a grant of £100,000 per annum through March 2026 to the charitable company and a 3-year grant from the Ove Arup Foundation.

The directors do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

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.

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

g) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable

Designated funds are unrestricted funds earmarked by the directors for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for specific restricted purposes.

h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure is classified under the following activity headings:

~ Expenditure on charitable activities includes the costs of activities undertaken to further the purposes of the charity and their associated support costs.

~ Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

1 Accounting policies (continued)

i) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of area of literature occupied by each activity.

~ Improving Places	21.47%
~ Action Research	23.73%
~ Supporting Dialogue	28.45%
~ Innovating Practice	26.31%
~ Governance costs	0.13%

Support and governance costs are re-allocated to each of the activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity

~ Improving Places	21.47%
~ Action Research	23.73%
~ Supporting Dialogue	28.45%
~ Innovating Practice	26.31%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

~ Office equipment	3 years
--------------------	---------

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n) Pensions

The Company contributes to members' stakeholder pension schemes by making contributions of 8% of gross wages. Contributions are charged to the Statement of Financial Activities as they become payable in accordance with the rules of the scheme.

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

o) Financial instruments:

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Income from donations and legacies

			2023	2022
	Unrestricted	Restricted	Total	Total
			£	£
The Glass-House Trust (unrestricted core funding)	100,000	-	100,000	100,000
	100,000	-	100,000	100,000

3 Income from charitable activities

			2023	2022
	Unrestricted	Restricted	Total	Total
			£	£
Improving Places				
Other income from Improving Places	12,743	-	12,743	31,705
Action Research (was Research & Development)				
Open University - Arts & Humanities Research Council	28,805	-	28,805	12,633
Council		-	-	500
University of Sheffield - Arts & Humanities Research Council	660	-	660	-
The Glass-House Trust (restricted archive grant)	-	23,500	23,500	6,500
	29,465	23,500	52,965	19,633

3 Income from charitable activities (continued)

			2023	2022
	Unrestricted	Restricted	Total	Total
			£	£
Supporting Dialogue (was Events)				
Ove Arup Foundation (restricted grant for Supporting Dialogue)	-	60,000	60,000	60,000
Other income from Supporting Dialogue	477	-	477	2,513
	477	60,000	60,477	62,513
Innovating Practice (was Policy & Advocacy)				
Other income from Innovating Practice	42,799	-	42,799	35,840
Total income from charitable activities	85,484	83,500	168,984	149,691

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

4a Analysis of expenditure

	Charitable activities						2023	2022
	Improving Places £	Action Research £	Supporting Dialogue £	Innovating Practice £	Governance costs £	Support costs £	Total £	Total £
Staff costs (Note 6)	37,358	49,515	45,794	41,305	1,005	2,782	177,759	140,113
Direct Costs	245	21,344	7,829	3,347	-	-	32,765	16,851
Other Indirect Costs	-	-	-	-	-	27,953	27,953	24,734
	37,603	70,859	53,623	44,652	1,005	30,735	238,477	181,698
Support Costs	6,603	7,296	8,747	8,089	-	(30,735)	-	-
Governance costs	216	239	286	264	(1,005)	-	-	-
Total expenditure 2023	44,422	78,394	62,656	53,005	-	-	238,477	181,698
Total expenditure 2022	52,902	37,783	40,655	50,358	-	-	181,698	-

The amount of expenditure from restricted funds in the year ending March 2023 was £83,500

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

4b Analysis of expenditure – Previous year (2022) comparative

	Charitable activities						
	Improving Places £	Action Research £	Supporting Dialogue £	Innovating Practice £	Governance costs £	Support costs £	2022 Total £
Staff costs (Note 6)	39,444	23,607	31,077	41,176	914	3,895	140,113
Direct Costs	4,846	9,021	2,792	192	-	-	16,851
Other Indirect Costs	-	-	-	-	-	24,734	24,734
	44,290	32,628	33,869	41,368	914	28,629	181,698
Support Costs	8,346	4,996	6,577	8,712	-	(28,629)	-
Governance costs	266	159	209	278	(914)	-	-
Total expenditure 2022	52,902	37,783	40,655	50,358	-	-	181,698

The amount of expenditure from restricted funds in the year ending March 2022 was £7,195

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

5 Net income for the year

This is stated after charging / (crediting):

	2023 £	2022 £
Depreciation	2,224	1,528
Accountants' remuneration (excluding VAT):		
Independent Examination	2,585	2,350

6 Analysis of staff costs, director remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2023 £	2022 £
Salaries and wages	153,166	121,169
Social security costs	12,340	8,653
Employer's contribution to defined contribution pension schemes	12,253	9,511
Other staff costs	-	780
	177,759	140,113

The following number of employees received employee benefits (excluding employer pension costs and employer's national insurance during the the year between

	2023	2022
£60,000 - £69,999	1	1
£59,000 - £59,999	0	0
£40,000 - £49,999	1	0
£30,000 - £39,000	2	2

The charity directors were not paid or received any other benefits from employment with the charity in the year (2022/3: £nil). No charity director received payment for professional or other services supplied to the charity (2022: £nil).

Directors' expenses represents the payment or reimbursement of travel and subsistence costs totalling £66 (2022: 49) incurred by 1 (2022: 1) members relating to attendance at meetings of the directors.

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

7 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2023 No.	2022 No.
Improving Places	0.74	0.86
Action Research	0.82	0.52
Supporting Dialogue	0.98	0.68
Innovating Practice	0.91	0.90
Support	0.06	0.08
Governance	0.02	0.02
	<u>3.53</u>	<u>3.06</u>

8 Related party transactions

One of the charity's directors, Alex Sainsbury, is also on the board of the charity's main core funder, The Glass-House Trust.

The Glass-House Trust made a grant of £100,000 to The Glass-House Led Community Design (2022/3: £100,000). There were no amounts outstanding at the year end.

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

9 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

10 Tangible fixed assets

	Office Equipment £	Total £
Cost or valuation		
At the start of the year	6,680	6,680
Additions	<u>5,429</u>	<u>5,429</u>
At the end of the year	<u>12,109</u>	<u>12,109</u>
Depreciation		
At the start of the year	5,852	5,852
Charge for the year	<u>2,224</u>	<u>2,224</u>
At the end of the year	<u>8,076</u>	<u>8,076</u>
Net book value		
At the end of the year	<u>4,033</u>	<u>4,033</u>
At the start of the year	<u>828</u>	<u>828</u>

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

11 Debtors

	2023 £	2022 £
Trade debtors	10,959	811
Prepayments	3,352	2,942
	14,311	3,753

12 Creditors: amounts falling due within one year

	2023 £	2022 £
Trade creditors	287	443
Taxation and social security	4,879	3,367
Pensions	(391)	-
Other creditors	3,476	3,095
Accruals	6,502	2,820
	14,753	9,725

13a Analysis of net assets between funds (current year)

	General unrestricted £	Designated £	Restricted £	Total funds 2023 £
Tangible fixed assets	-	4,033	-	4,033
Net current assets	67,780	-	83,436	151,216
Net assets at the end of the year	67,780	4,033	83,436	155,249

13b Analysis of net assets between funds (prior year)

	General unrestricted £	Designated £	Restricted £	Total funds 2022 £
Tangible fixed assets	-	828	-	828
Net current assets	64,589	-	59,205	123,794
Net assets at the end of the year	64,589	828	59,205	124,622

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

14a Movements in funds (current year)

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets - Office Equipment	828	5,429	(2,224)	4,033
General funds	64,589	180,319	(177,128)	67,780
Total unrestricted funds	65,417	185,747	(179,351)	71,813
Restricted funds				
Ove Arup	59,305	60,000	(45,706)	73,599
Glass House Trust	-	23,500	(13,420)	10,080
Total restricted funds	59,305	83,500	(59,126)	83,679
Total funds	124,722	269,247	(238,477)	155,492

Ove Arup funding is year one of a three year, £60,000 per annum grant to support staff costs for the role of Wedesign Programme Manager, which sits within the Supporting Dialogue area of our work.

Glass House Trust funding is for creating an archive of our work.

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

14b Movements in funds (prior year)

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets - Office Equipment	2,356	-	(1,528)	828
General funds	54,373	183,191	(172,975)	64,589
Total unrestricted funds	56,729	183,191	(174,503)	65,417
Restricted funds				
Ove Arup	-	60,000	(695)	59,305
Glass House Trust	-	6,500	(6,500)	-
Total restricted funds	-	66,500	(7,195)	59,305
Pension reserve	-	-	-	-
Total funds	56,729	249,691	(181,698)	124,722

Purposes of designated funds

Fixed assets - This fund represents the net book value of the Charity's fixed assets.

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2023

15 Comparatives for the Statement of Financial Activities for 31 March 2022

	Unrestricted Funds Total £	Restricted Funds Total £	2022 Total £
Income from:			
Donations and Legacies	100,000	-	100,000
Charitable Activities			
Improving Places	31,705	-	31,705
Action Research	13,133	6,500	19,633
Supporting Dialogue	2,513	60,000	62,513
Innovating Practice	35,840	-	35,840
Investments - Bank interest	-	-	-
Total income	183,191	66,500	249,691
Expenditure on:			
Charitable activities			
Improving Places	52,902	-	52,902
Action Research	31,283	6,500	37,783
Supporting Dialogue	39,960	695	40,655
Innovating Practice	50,358	-	50,358
Total expenditure	174,503	7,195	181,698
Net income for the year and net movement in funds	8,688	59,305	67,993
Reconciliation of funds:			
Total funds brought forward	56,729	-	56,729
Total funds carried forward	65,417	59,305	124,722

16 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

Accounts

Company number: 05435630

Charity Number: 1112094

The Glass–House Community Led Design

Report and financial statements
For the year ended 31 March 2022



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Company number	05435630	
Charity number	1112094	
Registered office and operational address	Mainyard Studios 35 Bow Road London E3 2AD	
Country of incorporation	United Kingdom	
Directors	Prue Chiles Susannah Davis Robert Johnson Alexander Sainsbury	Chair
Key management personnel	Sophia de Sousa	Chief Executive
Secretary	Sophia de Sousa	
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling ME19 4JQ	
Solicitors	Portrait Solicitors 1 Chancery Lane London WC2A 1LF	
Independent Examiner	Noelia Serrano Sayer Vincent LLP Chartered Accountants Invicta House 108-114 Golden Lane London EC1Y 0TL	

The Directors, who also act as Trustees for charity law purposes, submit their annual report and the financial statements of The Glass-House Community Led Design for the year ended 31 March 2022. The Directors confirm that the annual report and financial statements of the Charity comply with current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities'.

Structure, governance and management

The Glass-House Community Led Design, which is a Registered Charity (1112094) and a Company Limited by Guarantee (05435630), is constituted through its Memorandum and Articles of Association.

The Board of Directors currently has four appointed members, who give their time to the Charity on a voluntary basis. The Directors of the Company during the year are set out in the legal and administrative information on page 1. The current Directors are Prue Chiles (Chair), Susannah Davis, Robert Johnson (Chair of Finance Committee) and Alex Sainsbury.

Either existing Directors or senior staff members may propose potential new Directors. The Chair and at least one other member interview each potential Director. If approved, potential Directors attend a meeting of the Board of Directors as an observer. Directors may subsequently be appointed by a unanimous vote on an ordinary resolution at a quorate meeting of the Charity's Board of Directors. There is an established process for the induction of Directors. All new Directors are provided with an induction pack containing relevant documentation as recommended by the Charity Commission. The Board carries out regular governance reviews of the Board and its functions.

The Directors appoint a Chief Executive to manage the day-to-day activities of the Charity.

Risk management

The Charity has assessed the governance, operational, financial, and external risks, as well as those related to compliance with law and regulation. Where appropriate, the Charity has consulted external experts to ensure that the systems and structures in place meet standards and regulations. The Charity has established a clear set of Financial Policies and Procedures adhering to guidance from the Charity Commission, as well as a Financial Reserves Policy appropriate to the risks of the Charity. A comprehensive review of the risks is carried out on an annual basis.

Related parties

One of the Charity's Directors (Alex Sainsbury) is also on the board of the Charity's main core funder, The Glass-House Trust. See note 8 for further information.

Objectives and activities

The Principal objects of the Charity are:

- the advancement of education in matters relating to urban design, including by offering advice, information, training and project support to community, tenants and residents groups throughout the UK in matters relating to urban design.
- the maintenance, improvement or provision of public amenities in areas of social and economic deprivation, in the interests of urban and rural regeneration, through the support and promotion of public participation in the design of the built environment and public spaces.

Mission and approach

We want to make great places a reality for everyone.

We connect people with the design of their places, and connect design with people.

Our work is focused on supporting communities, organisations and networks to work collaboratively on the design of buildings, open spaces, homes and neighbourhoods.

We see design not only as a tool for creating great places, but also as a way to connect people and to empower them with enhanced confidence, skills, and a greater sense of agency.

We work openly and collaboratively across disciplines and sectors to develop research, projects, events and practical resources. We are committed to sharing the learning from our work to help affect change for people, places and practice.

What we do

Champion: We are an independent advocate for the value of empowering design practices and for the importance of design quality and its effect on people's quality of life.

Empower: We empower people and organisations through design by building new skills and confidence that give people the agency to contribute to and lead inclusive local change.

Connect: We use design to bring people together to work collaboratively to improve their places and support local relationships and networks that help build community.

Innovate: We test new ideas and methodologies with partners, projects, and places and share what we learn to inform and innovate design practice.

Areas of work

Improving places

We enable a wide range of people and organisations to work together to shape places, such as the design of new housing, revitalising a green space or transforming a community building.

Our independent, hands-on support helps to build confidence and capacity, to inspire, and to give people the agency to improve the quality of their neighbourhoods.

Innovating practice

We inject new approaches and processes that enhance the social and economic impact of designing places and inform policy and practice.

Our support empowers organisations to rethink their culture and practice to support a more open and collaborative approach to shaping places.

Action research

We undertake action research with partners across sectors and disciplines to explore the value and impact of empowering design practices in supporting people and places.

Through our collaborations with partners and the communities engaged with our research, we develop and share new knowledge, tools and resources.

Supporting dialogue

We create and facilitate interactive events and activities that help people from different backgrounds and professions work together and learn from each other.

We also share our work on empowering design practices at conferences, workshops, lectures and other events that explore the connections between people and places.

When planning our activities for the year, the Directors have considered the Charity Commission's guidance on public benefit. The Glass-House works to ensure that our programmes are inclusive, accessible and responsive to the needs of our beneficiaries. We also aim to ensure that any support that we offer brings benefit not only to the direct participants, but also to a broad cross-section of the communities in which their projects are based. We are also committed to ensuring that our work supports innovation, and the production and sharing of learning.

Allocation of resources to beneficiaries

The Glass-House offers free or subsidised enabling and support to community groups and organisations through a number of different programmes.

The Glass-House delivers a programme of free events, which includes our national Glass-House WEdesign Series and other workshops, seminars and events. We generally offer open registration to these on a first come, first served basis.

The Glass-House also offers some free or subsidised project-based support and training to selected communities, which is sometimes made possible through theme-based funded programmes. All of this support is accessed through a both rigorous and responsive process to assess eligibility of groups and projects, managed by the Charity's staff and relevant partners. Applicants are interviewed and/or visited by one or more members of staff, and information assessed by at least two members of staff. The staff team reports regularly to the Chief Executive and the Board of Directors on both projects being considered and resource allocations made. All support given has clear terms and conditions attached and is subject to rigorous monitoring and evaluation. Above all, there is the expectation that we will capture and share learning from each of these projects, and that those we support will work with us to help ensure that the work we do with them can benefit others as well.

In some cases, our free support to communities is linked to the collaborative action research programmes we deliver with higher education and third sector partners. This allows us to both provide practical support on the ground in communities, and to extract and disseminate learning to contribute to the growing evidence base and movement of community-led, participatory and collaborative design of place.

We also offer training and enabling support to communities through commissioned services. We choose only those commissioned projects that contribute to our mission. All funds generated through commissioned work are invested back into meeting our charitable objectives.

Report on activities 2021/22

Emerging from Covid

As the world began to emerge from the Covid-19 pandemic and the associated restrictions which transformed life and work around the globe, we began this financial year with a fair bit of uncertainty about what it would bring, but it proved to be another full and productive year at The Glass-House. Whilst 2020/21 had been a year of reinventing and innovating, this year became one of adaptation to constantly shifting circumstances and to going in and out of restrictions. While this was logistically difficult at times, our small nimble charity was well placed to work flexibly and to find ways to make things work. This placed us strategically in a good position to continue with our broad spectrum of work, and to be a sought-after partner and collaborator.

Being ambitious about the future of The Glass-House

Our new strategic plan built on our previous strategy to set five key strategic objectives for 2021-2024:

1. Be catalytic to affect change
(Choose and make opportunities for targeted action that has a significant impact)
2. Champion, challenge, provoke and inspire
(Constantly ask people to reflect, reconsider and imagine)
3. Maximise impact through collaboration
(Build on existing partnerships to create new opportunities and to extend our impact and reach)
4. Widen practice and build legacy
(Further develop, articulate and share our stories, practice and tools to develop our shareable resources and archive)
5. Nurture Glass-House team & champions
Ensure that working for and with The Glass-House helps people to build the confidence and skills to support and enable The Glass-House mission

This year saw us deliver a rich programme of activities, grounded in our ongoing commitment to innovation, capturing and sharing learning and to partnership working. The Covid pandemic has certainly contributed to an increase in interest and a general shift in perceptions and enthusiasm around community engagement in design and placemaking, and our spectrum of work this year illustrates that.

However, there is still an enormous skills gap in design engagement within local government, in practice and industry, and our experience and reputation have positioned us well to help address it through our work. As new opportunities emerge for communities to engage in design and placemaking, there is still much support needed to help build skills and confidence in this space. It is clear to us that there is too much for us to achieve on our own and that one of our key objectives looking forward must be to empower as many other people as possible to do what we do, and to give others the confidence to experiment and innovate in this field.

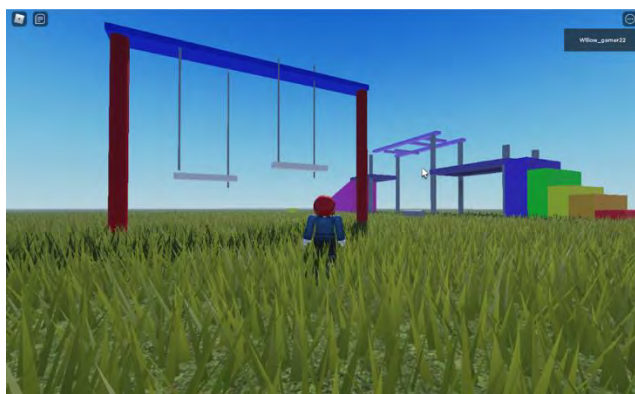
What follows is a snapshot of our work in 2021/22.

Improving places

Our approach to supporting projects has always been rooted in helping people to develop the skills, tools and confidence to lead their local project and to connect with potential partners and beneficiaries. Our enabling and empowerment model aims to support better collaboration and more sustainable approaches to transforming places and spaces. We respond to communities, local authorities, housing associations, developers design teams that approach us for support.

The following examples illustrate the spectrum of our responsive support to place-based projects:

Using Gaming to Empower Children in design at The Willow on Broadwaters



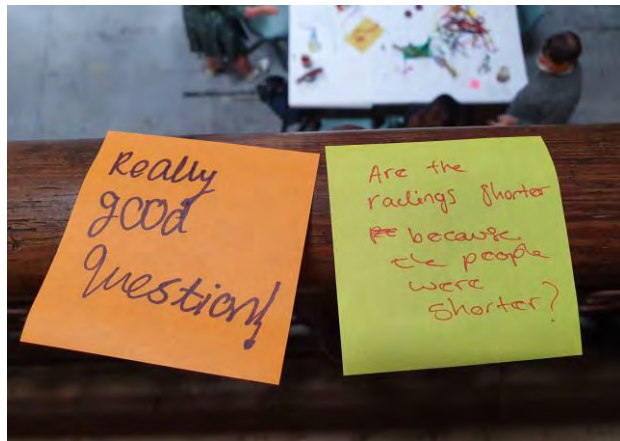
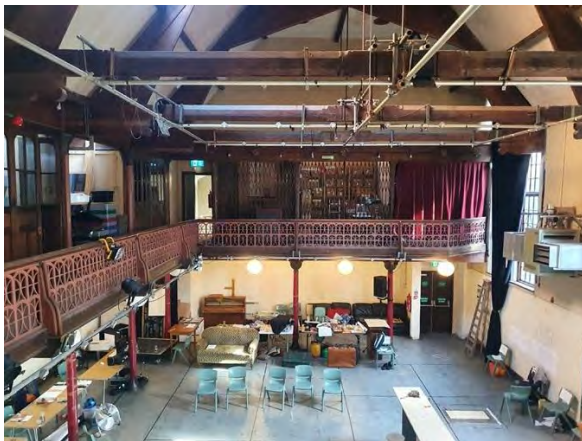
This workshop for a group of sixteen Year 6 students from The Willow on Broadwaters was part a wider programme of regeneration on the Broadwater Farm Estate led by Haringey Council and Karakusevic Carson Architects (KCA). The Willows School sits adjacent to Broadwater Farm Estate in Tottenham, North London and forms part of the Broadwaters Inclusive Learning Community.

The Glass-House team returned to our gaming workshop model, which we had developed with children as an approach to introducing young learners to architectural concepts and to exploring design principles through the gaming platform Roblox Studio. We were interested to try it within this new context of the regeneration of a housing area, as we saw this as a way to build the confidence of the children to join the conversation about change happening in their neighbourhood, and to empower them with a different way to express and share their ideas about what matters to them about their built environment.

The day took the children through a series of discussions as well as both individual and group tasks, and saw the children move from a starting point of reacting to the design of different spaces, to imaging, design and building their own spaces using the building tools within Roblox Studio. This including an individual design and build challenge, in which the children were asked to imagine and build their dream home. Later in the day, they worked in small groups to co-design and co-build they ideal play area.

We were joined by our young Enabler Dexter, who co-designed this workshop model with us in our initial gaming workshop, as well as providing invaluable guidance for this iteration. We were also assisted by a facilitator from the KCA team, Lois Innes, who offered the students design advice and an insight into built environment professions.

Union Chapel Sunday School Workshop



The Glass-House worked with Union Chapel, home of a charity organisation, active church and heritage building in North London, to develop and deliver a full-day, in-person workshop in the beautiful Grade II* Listed Sunday School, which forms part of Union Chapel's complex of buildings in Islington, North London.

The workshop aimed to explore the heritage and stories of the Sunday School with local residents and stakeholders in preparation for a planned substantial refreshment of the building, which will include the planning and production of an interpretation piece showcase the building's history and help visitors make sense of the building around them.

The aim of the workshop was to help shape a brief for this interpretation piece, involving a diverse range of local people and organisations to help unpick what is special about the Sunday School and how it could connect with the wider community in Islington. The workshop session was designed to help participants explore the Sunday School and wider Union Chapel spaces through a series of exploratory activities, knowledge exchange, facilitated and open discussions, and creative tasks.

The outputs of the workshop fed into a funding application to the National Heritage Lottery Fund (NHLF), which if successful, will secure the future of the Sunday School Stories Project.



We created a publication to capture an overview of the workshop activities, observations, recommendations and what we see as the opportunities within the Sunday School Project.

<https://theglasshouse.org.uk/resources/union-chapel-sunday-school-stories-interpretation-workshop/>

Participant voices

I enjoyed the mapping session in groups as I learnt about places and organisations I didn't know about

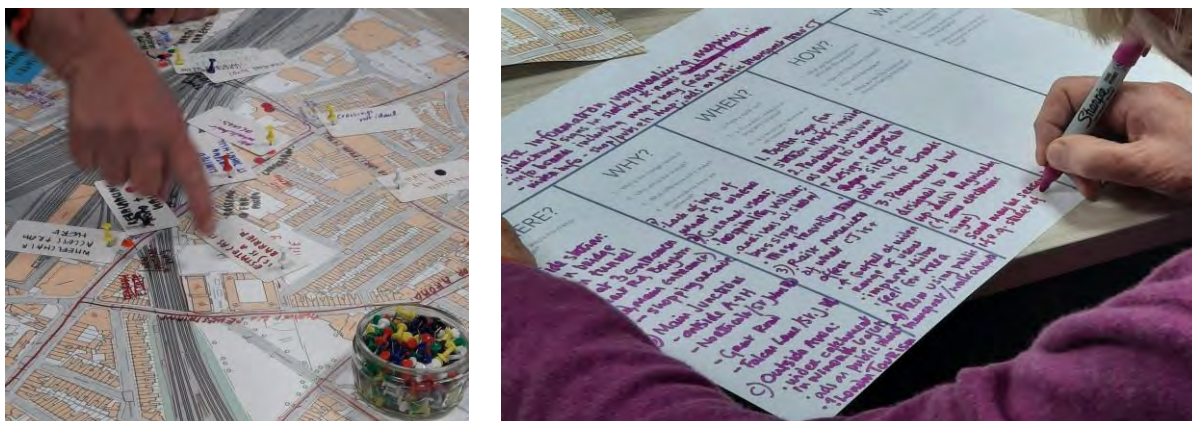
[One important thing I've learnt is] the need to use the full 'inventory' of creative techniques to tell many of the different stories the [Sunday School] building has.

The Junction Placemaking and Wayfinding Project

A consortium led by The Junction Business Improvement District (BID) and including a range of community organisations in Battersea, secured funding from the *Mayor of London's High Streets for All Challenge Fund* for the initial stage of a project to enhance the environment in Clapham Junction (Battersea) for residents, visitors, businesses, and other organisations. The BID's ambition is to create resilient high streets that promote local partnerships, ensuring these are safe spaces for people to explore, mobilise, share dialogue and collaborate.



The Glass-House was invited by the consortium to support the group in the early phases of their project, which centred around a series of walkabouts to engage local people in conversation about their area. The project aimed to build the foundations for longer-term initiatives alongside developing a network of community-led and cross-sector collaboration which builds on the rich local history of social action amongst community and business initiatives alike.



Through this work, The Glass-House helped the group develop a strategy and action plan for their programme of walkabouts, and then helped them capture and consolidate the group's learning and ideas for activating change.



We created a publication to capture an overview of the workshop activities, observations, recommendations the group could use to engage partners and collaborators, and to build into the next stages of their work and funding bids.

<https://theglasshouse.org.uk/resources/the-junction-placemaking-and-wayfinding-report-autumn-2021/>

Kick-starting a Collaborative design journey in Down Lane Park, Tottenham

Haringey Council is working with residents and community partners to deliver a new vision for Down Lane Park in Tottenham. The park provides seven hectares of green space, which is loved and well-used by the local community, but the park is in need of some love and improvements to ensure it is able to continue to function effectively.

The Glass-House was invited by the project team to deliver a full-day workshop to Down Lane Park's Community Design Group (CDG), helping to kick-start the project journey with a fun and playful session.



The full-day workshop explored collaborative design with and for a wide range of users and stakeholders by using an iteration of our *Design by Consensus* activity. Focusing on the guiding values and principles for Community Design Groups, we also helped them explore and articulate what was important to them in their collaborative design journey ahead, and introduced both an approach and some tools that can be used to continue and widen their conversation about the future of Down Lane Park.

Participant Voices

"[One of my key takeaways is] to respect everyone's opinions, even if they don't align with your own."

"[The workshop] strengthened the idea that we can be the engine of creativity and change."

This report captures an overview of the workshop activities

<https://theglasshouse.org.uk/resources/down-lane-park-kick-starting-a-community-design-group-report-february-2022/>



Enabling design engagement in estate regeneration

Once again, this year has seen us collaborating with the design practice Karakusevic Carson Architects to support an engaged design process to shape the regeneration two estates in London, Ledbury and St Raphael's Estate. We injected specialist support in building capacity among local residents to contribute meaningfully to the design process for these two estates, delivering our long-established two-day Design Training course, Homes & Neighbourhoods by Design. As Karakusevic Carson Architects was the commissioned design team for both housing areas, we brought the community design groups from the two projects together so that they could share experiences and learn from each other.

For this series of Design Training, we delivered three sessions across three months. Two of the sessions were online and the other, a full-day, in-person workshop. The hybrid programme allowed us to be cautious in light of the ongoing Covid-19 pandemic, as well as bridge the geographical distance between the two estates. By delivering a hybrid programme, we were also able to combine the benefits of both in-person and digital training spaces.



In this programme of Design Training, we introduced and explored urban design principles, housing typologies and more complicated technical drawings through our trio of workshops.

In the first online workshop, we introduced the key principles and language of urban design, exploring how places are put together, exploring key themes such as density and connectivity, as well as how different street layouts, and frontages impact on the look and feel of a neighbourhood. The second workshop, which was delivered in-person, explored housing typologies, with a more focused conversation about estate and neighbourhood design, before unpacking specific house design language and guidance. The final online workshop built further on this exploration of architectural drawings, breaking down the design process and drawings found at each stage before diving deeper into plans, sections and elevations and how to read the levels of information found at each of these stages of the design journey.



This report captures an overview of the workshops and activities

<https://theglasshouse.org.uk/resources/design-training-st-raphaels-ledbury-estates/>

Innovating practice

This year saw us continue to test new ways of working and to challenge others to do the same. What was perhaps interesting about this year in comparison to last, was that while we were using and embracing technology, we found that many of those we worked with were keen to get back together in person and to return to more traditional, analogue tools as well. We found that people were craving spaces for conversation and discussion as a means of exploring, challenging and innovating ways of working and learning from others, and our work in innovating practice centred largely on creating those spaces.

Here are some highlights from the past year:

ExploreStation

The Glass-House was invited into a partnership led by Design Council, alongside Commonplace and Digital Urban, to deliver a series of engagement activities across the UK to facilitate a conversation with the British public about a new design standard being developed for small to medium-sized stations for Network Rail. This station design framework is being designed by 7N Architects, an Edinburgh-based practice that won the 2020 RIBA international design competition, Reimagining Railway Stations, in collaboration with ARUP. The brief for this competition was informed and shaped by a passenger and stakeholder engagement project, ThinkStation, commissioned by Network Rail and delivered by Design Council in 2019 and early 2020 through a series of workshops across the UK.

The Glass-House delivered a series of online and face-to-face workshops to engage the British public in shaping the final stages of the new design standard produced by 7N Architects for Network Rail.



Our role in ExploreStation was to deliver two rounds of engagement activities. The first round, in November 2021, saw us deliver a series of interactive exhibitions and workshops in Sheffield, Bristol, Cardiff and online to help the Great British public explore the design proposals from 7N Architects. The workshops created spaces for discussion and debate, and for participants to both ask questions and consider how the design could be further adapted and improved. The opinions, ideas and reflections that we gathered fed into the final stages of design.



We produced an exhibition guide, which helped provide background information as well as link to the Commonplace platform, where participants could access more information and share further views on the station design.

<https://theglasshouse.org.uk/resources/explorestation-exhibition-guide/>



Looking ahead to Round 2

With the design process nearing an end, the second round of the engagement activities in May 2022 focuses on how this framework can help meet Network Rail's ambition for stations to take on a new role as community hubs. In these workshops, we explore how the new station design can help create opportunities for community benefit, but also to activate the communities to play a role in informing and delivering what happens there.

Co-designing Design Codes: How Could meaningful community engagement work?

Working with London Forum of Amenity and Community Societies & Urban Design London, we convened a free online event which brought together different voices in a safe and neutral environment to have an honest conversation about what we see as the challenges and opportunities of community engagement in the creation of design codes as a means of empowering communities to play an active role in championing, informing and enforcing good design.

We kick-started the conversation with a series of brief provocations to explore different perspectives, created space for discussion and debate, and then worked together to co-design a set of formal recommendations on how to meaningfully engage communities in co-designing and championing design codes in their locality.

This publication captures the key findings of the event and maps the journey through our dialogue with participants. We hope it will continue to provoke discussion and debate, and that it will offer inspiring and practical ideas on how to meaningfully engage local people and organisations in co-designing design codes.

<https://theglasshouse.org.uk/resources/co-designing-design-codes-how-could-meaningful-community-engagement-work-event-report/>



Supporting and innovating practice through Glass-House Chats:

Following a successful launch of this approach last year, The Glass-House offered another season of Glass-House Chats. These free online sessions were designed to create a safe space to ask questions, explore ideas, approaches and methods, share learning and make connections. They are open to and attract a wide range of participants who are interested in how we can collectively build confidence and capacity in the sectors to engage communities in design and placemaking.

These monthly sessions are chaired by The Glass-House Chief Executive, who briefly introduces the theme and then opens the floor for an informal and open discussion among participants. To ensure space for meaningful discussion, places are limited to a small group. The themes covered in 2021/22 include



- Design engagement: what does it mean?
- Digitising design engagement
- Building design engagement capacity in local authorities
- Community design review panels: how could they work?
- Future-proofing the design of places
- Bringing Children into the design process
- Connecting students and community led design projects
- Designing equitable spaces for all
- Inclusive and open design engagement
- Making the case for investment in inclusive design
- Building authentic relationships through design and placemaking

Following each chat, we share summaries of the key discussion points with participants and through our blogs.

<https://theglasshouse.org.uk/?s=Glass+House+Chats>.

We have also produced a small publication to capture our first season.

<https://theglasshouse.org.uk/resources/glass-house-chats-bringing-sectors-together-january-july-2021/>



Glass-House Chats have been much appreciated by participants, and have also created an invaluable space for connection, dialogue and learning for our team as well as for those who join us. We will continue this activity with a new season of Chats, which we now plan to keep as a regular part of The Glass-House programme.

Participant voices

"I valued] Connecting with a diverse group of people and having an informal chat about placemaking."

"[I enjoyed] being introduced to new ideas / concepts / tools and seeing things from a different perspective"

The Glass-House and higher education

The Glass-House enjoys working with universities and where possible, we inject some of our experience and learning into degree programmes for emerging design and regeneration professionals. This year, we continued to experiment with our new model for collaboration with higher education linked to our 2021/22 WEdesign event series (see below in the Supporting Dialogue section). We also supported a live student research project in collaboration with The UCL Bartlett School of Planning.

Glass-House workshops for universities

The Glass-House designed and delivered workshops for the following universities, injecting our expertise into various different design modules and degree courses at:

- UCL Bartlett, London
- Glasgow School of Art
- University of Sheffield School of Architecture
- Manchester School of Architecture
- Heriot Watt University

We also advised several students working on dissertations through one-to-one interview sessions.

Continuing Professional Development

There is growing recognition that The Glass-House can offer useful continuing professional development (CPD) training on design engagement within design practices and local authorities. This year saw us develop a series of CPD workshops for Hawkins\Brown Architects, with which we have now also gone on to collaborate on housing regeneration and urban design projects. We are also in conversation with different types of local authority departments to explore how we can help their staff teams develop the skills and confidence to lead more engaged and inclusive design processes.

Contributing to central government policy and guidance

We continued our dialogue with the Ministry for Housing, Communities and Local Government to advise on two key pieces of guidance:

- The National Model Design Code part 1: The coding process
- The National Model Design Code part 2: Guidance notes

The Glass-House is playing an active role in the national conversation on design codes, being invited in to both events and training spaces, and indeed partnering with others to convene spaces ourselves, to talk about how communities can meaningfully be involved in the creation of design codes that will guide policy and development in their area.

Glass-House participation on commissions, panels & advisory groups

The Glass-House Chief Executive has also been active on a number of other groups, panels and advisory groups this year. These include:

- High Street Task Force Experts
- Design Council Experts
- Historic England Historic Places Panel (formerly Urban Panel)
- Historic England Advisory Committee

Supporting dialogue

Local Places Global Issues

The Glass-House *WEdesign* online event series 2020/21



The Glass-House **WEdesign** event series, *Local Places Global Issues*, delved into some of the themes that have brought people together around the globe to fight for equity, celebrate diversity, tackle climate change and grapple with how we both celebrate and mitigate against the influences of our past to shape our society today.

Local Places, Global Issues, was our first hybrid event series, drawing on the experience and approach of the 2020/21 online series, whilst also reconnecting with participants in person. Once again, we worked with higher education partners and students to create interactive spaces for discussion and co-design.

As the restrictions linked to the pandemic continued to shift throughout the year, so did both people's enthusiasm for online spaces and their levels of comfort when mixing with other people. We decided that a hybrid approach to the series would allow us to cater to as many people as possible and to experiment further with testing the boundaries of interactive co-design activities within a public-facing event.

Working with higher education partners, each event in the series was an interactive space in which we worked alongside academics and students across the country to co-design and co-facilitate these free interactive online events. These sessions also linked into the students' current university projects, providing them with a platform to explore their ideas. whilst empowering them as presenters and facilitators.

As with previous series, our events brought together community activists, practitioners, students, researchers, academics, policy makers, voluntary, public and private sector professionals and representatives from the design, housing and development industries. As with our fully online series in 2020/21, people participated in the events from different parts of the UK and from all over the world.

Our series partners were [Manchester School of Architecture's PRAXXIS](#), [UCL Bartlett](#), [The Glasgow School of Art](#), [The University of Sheffield's School of Architecture](#) and [Live Works](#).

The series and co-designed propositions are recorded in this booklet, which celebrates a new way of integrating Glass-House WEdesign events with higher education degree courses in built environment qualifications.



Place Equity: Making great spaces a reality for everyone

Manchester School of Architecture's PRAXXIS atelier

13 October 2021



This event, in collaboration BA3 students from [Manchester School of Architecture's PRAXXIS](#) atelier, explored inclusivity and equity in public places.

Responding to the topical theme of people's safety on our city's streets, as well as taking inspiration from Leslie Kern's book *Feminist City*, we investigated how to make places which are safe, accessible, and welcoming to all.

Using a local underused space as a catalyst for discussion, we aimed to encourage outside-the-box thinking with ambitious and radical ideas. We considered the issue from all angles including policy, practice, community and education as lenses to explore how we might think about making equitable places in future.

The event was broadcast live out of Manchester School of Architecture, with participants from a range of backgrounds and disciplines joining us online and in person, and students facilitating participants in both in-person and remote groups.

Here are some examples of the ideas that emerged:



Green spaces as safe dwelling spots for safety and relaxation were a main focus for the in-person **Education** group, and they also debated the definition of political spaces and how to generate them. They decided that co-designing and making these spaces collaboratively with a diverse group of people would help to create an equitable and enjoyable space for the general public.



The online **Education** group saw the educational opportunities that designing public space can offer around diversity and accessibility. Acoustics, neurodiversity and wayfinding were all facets of accessibility this group felt were important to consider and address within design, and they proposed that the best way to explore this would be to bring a variety of people into a space for engagement activities.

Diversifying Design: Urban ecology by, with and for diverse actors

In partnership with UCL Bartlett School of Planning

24 February 2022

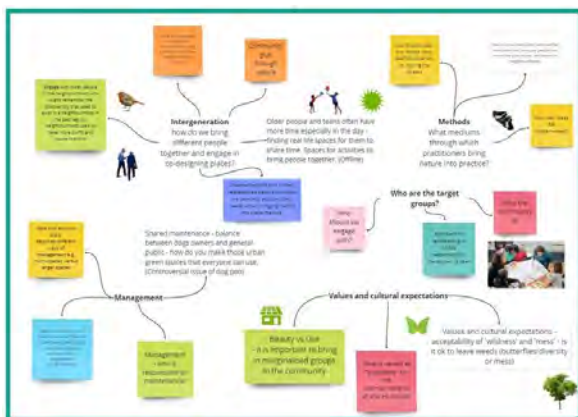


The Glass-House team worked alongside Dr Lucy Natarajan, Associate Professor at the Bartlett School of Planning, and students studying Urban Ecologies through UCL Bartlett's MSc in international Planning and MSc in Spatial Planning to explore both how we can give nature a voice in co-designing the city and what cities can do for nature.

This event paused to think about the importance of how urban development can work with and for natural ecologies, weaving a tapestry with our nonhuman actants (nature, insects, animals). We explored the different voices of nature and how these urban ecologies can have more of a permanent voice in placemaking.

The event was broadcast live out of UCL via zoom, with participants from a range of backgrounds and disciplines joining us online and students (both undergraduate and postgraduate, spanning multiple courses) from the UCL Bartlett School of Planning participating in person.

Here are some examples of what one of the groups pitched as their idea for change:



The online **Practice** group focused on how to innovate and better design our places through the collaborative effort of bringing intergenerational conversations and voices together with and for nature as catalysts for change. The group considered the role of trees within the urban realm as a form of social infrastructure and explored how trees might support an exchange between generations and bring people together through conversations about biodiversity in the past, present and future.



The in-person **Education** group focused on education through the tactile experience of nature. They speculated on ways to bring nature into the foreground of our lives, through creating more visible connections with our arboreal partners. The development of a community orchard could embed principles of growing from cradle to grave as well as considering the cyclical nature of growing, all while bringing people of different ages and cultures together to share and connect with nature, and with each other.

Sustainability: Designing more sustainable high streets

In partnership with University of Sheffield's School of Architecture & Live Works
30 March 2022

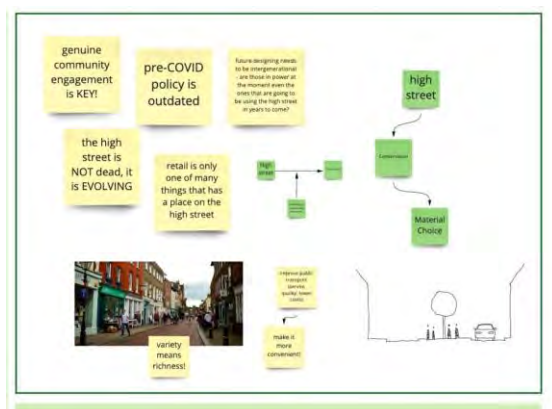


This event was in collaboration with The University of Sheffield School of Architecture's Live Works. At this interactive co-design event, with the help of students studying Architecture in their final year of undergraduate studies, we investigated alternatives to High Streets as sites for consumerism and considered a richer and more diverse set of people & place-specific activities.

As part of the event, we introduced student propositions for sustainable community hubs to explore what role they and other community buildings might play in creating more environmentally, socially and economically sustainable high streets.

We welcomed participants to this event both in-person at the Arts Tower in Sheffield and online.

Here are some examples of the ideas that emerged from this event:



The online **Policy** group was keen to shake off the idea that the high street is “dead”, and instead felt that what we are seeing in this moment is an evolution, heavily influenced by the effects of covid. They highlighted that pre-covid policy is now outdated and questioned whether policymakers are representative of those who will actually be using high streets in years to come. To bridge the gap between policymakers and all those who use the high street, genuine community engagement is key, and there is a need to inject inter-generational perspectives into these conversations.



The in-person **Education** group proposed creating spaces for ‘unlearning’ where these preconceived notions of the high street can be explored, challenged and reconsidered. By championing the idea of unlearning as a starting point for the evolution of the high street, there is then room to consider the high street beyond retail. We can then engage personal and collective agency in how under-utilised or disused spaces along high streets could be reimagined and repurposed.

New support for the WEdesign Programme from Ove Arup Foundation

We are pleased to welcome the [Ove Arup Foundation](#)* to our community of collaborators. The Foundation will be supporting our WEdesign Programme through 3-year funding for a dedicated post to further develop the WEdesign series of events into a broader programme with higher education partners to bring together students, communities, practitioners and policy-makers through our work. Our new WEdesign Programme Manager will take up post in August 2022.

* Ove Arup Foundation is committed to promoting education and knowledge in the built environment through the interdisciplinary nature of design.

Other events to inform, provoke discussion and inspire

The Glass-House has an approach to developing and participating in events that engages audiences in thinking, exploring and doing. We have embedded this interactive approach and created spaces to inform and inspire at the following events organised by others:

- The UK High Street: Redefining the Future of Retail & Planning for Life after Lockdown, Policy Exchange (April 2021)
- UDL Code School, Urban Design London (May 2021)
- AHRC Town Hall, Arts and Humanities Research Council (July 2021)
- RIBA Guerrilla Tactics, Royal Institute of British Architects (November 2021)
- UDL Digital Revolution, Urban Design London (March 2022)

External events attended included:

- Broadening Understanding of Design, Design Council (April 2021)
- MSARC Lecture: Activism in Architecture and Alternative Modes of Practice, Manchester School of Architecture (May 2021)
- Engagement Post Covid, Public Practice, (May 2021)
- Aberfeldy Field Trip, Future of London (July 2021)
- UKRI Innovation Scholars Design and Architecture Scoping Workshop, UKRI, (August 2021)
- TET Dialogue: How to embed social value into Practice, Thornton Educational Trust (February 2022)

Supporting dialogue through our website

Our *INSPIRED* blog series is a space to celebrate what people see as the ideas, processes and projects that are pushing boundaries to empower people and communities to shape their places.

Our Dear Future Placemakers series asks people to contribute letters that thoughtfully share learning points from contributors' lived and/or professional experience with the placemakers of the future



Action research

The Glass-House has become a respected voice in the field of research on design processes that empower people in and through placemaking. Our action research is rooted in working collaboratively across sectors and both with and within communities to co-design projects that develop new knowledge methodologies and practical resources.

An ongoing strategic partnership with the Open University

Since 2013, The Glass-House has had a strategic partnership with the Open University's Design Group. Our partnership innovates, supports and promotes community-led, participatory and co-design practice and research for the benefit of better places for all.

Empowering Design Practices: historic places of worship as catalysts for connecting communities

This year we completed this seven-year collaborative research project, which is the largest project in the Design and Communities strand funded by the Arts and Humanities Research Council (AHRC). It explored how community-led design can help empower those who look after historic places of worship to create more open, vibrant and sustainable places that respect and enhance their heritage. While working within this context of faith and heritage, the project also aimed to develop tools, resources and training to support community-led design practice and research more widely. The Empowering Design Practices (EDP) project was a collaboration between The Glass-House, The Open University, Historic England, National Lottery Heritage Fund (formerly Heritage Lottery Fund), Historic Religious Buildings Alliance, and others. The project launched in October 2014 and though originally conceived as a five-year project, was extended through October 2020, and then again due to Covid, through October 2021.

[Subjects](#) [Courses](#) [Using FutureLearn](#) [Sign in](#)[Register](#)

[Online Courses](#) / [Nature & Environment](#)



Enabling Community-Based Leadership in Design: Sustainable Development of Historic Faith Buildings

Mobilise the power of communities to re-imagine and shape their place.



<https://www.futurelearn.com>[Support](#)

Our final stage of the project was dedicated to capturing and sharing our learning through academic papers, and to co-designing an online course. One of the key learning points from our research project conference *EDP Live* was that while people valued the wide range of resources we had created, there was a clear interest in our research partnership team providing some guidance and training on how to use the resources, and when best to introduce them into a project journey.

This has led to us working with our partners The Open University to develop a course aimed at doing just that. The course places an emphasis on the potential of anyone, be they a community activist, design professional, support officer or funder to become a “design enabler” and builds on our learning and experience in this space. It outlines key principles and methods for enabling community-led and participatory design processes, introducing the resources we have produced through EDP as practical enabling tools.

The course launched in December 2021 and within one week had people registered and participating from 23 different countries.

Fostering creative citizens through co-design and public makerspaces

A collaboration between The Glass-House, Brunel University and Tongji University in China.
October 2018 – September 2021

This project sought to develop a novel and inclusive means of fostering creative citizens in China in a bottom-up manner through strategic use of co-design and public makerspaces. The project looked at creative community centres and makerspaces in both the UK and China, and produced bilingual resources that share experience and learning to help inspire makerspaces of the future. The project was funded by The Arts and Humanities Research Council and Newton Fund

The research team in China resumed activities on the ground this year, holding a series of workshops in Shanghai. For the research team in the UK however, this year was about capturing and sharing our learning through the production of academic papers, participation in conferences and seminars and practical resources. The Glass House played an active role in co-authoring academic papers for design journals, and in producing project publications.



This publication captures the research activities in both the UK and in China, and shares our findings.

<https://theglasshouse.org.uk/resources/fostering-creative-citizens-through-co-design-and-public-makerspaces-summary-publication/>

At The Glass-House, we placed a particular focus on developing a facilitation guide for our *Design by Consensus: Makerspaces* workshop designed by the Glass-House and delivered in both the UK and China. We wanted to create a facilitation guide, complete with printable workshop resources, that would empower anyone to deliver this workshop within their own community.



Incubating Civic Leadership

A collaboration between The Glass-House, Open University, Knowle West Media Centre, Bristol
September 2020 – July 2021

Our Incubating Civic Leadership (ICL) research project explored approaches and processes to help enable active citizenship, supporting community leadership and cross-sector collaboration in placemaking. This knowledge exchange project, funded through Research England's Higher Education Innovation Fund (HEIF), was a collaboration between [The Open University](#), The Glass-House and [Knowle West Media Centre](#). We also worked with local partners [London Borough of Redbridge](#) and [Muslimah Sports Association](#) on locally based initiatives that tested new ways of catalysing leadership and collaboration through placemaking.

Urban Activation



The Glass-House worked with our partners in the London Borough of Redbridge to deliver an online workshop, and then in July, an urban activation on the streets outside the Ilford Library.

The idea for this event was simple. We wanted to explore what would happen if you put objects into an underused public space and invited people to engage with them. How might this change people's perceptions of that space, how they interact with it and with other people within it? Would they feel they had the agency to change that space, even if temporarily, and what might that do to help local people feel a greater sense of agency in placemaking within their neighbourhoods?

Working with our local research partners LB Redbridge, the Muslimah Sports Association and for this event, Redbridge Vision, we planned a simple pop-up makerspace outside the Redbridge Central Library in the heart of Ilford.

By injecting a few simple props, we wanted to test what might make people linger and experience the place differently. We were very clear that we did not want this event to feel like a consultation, and while we wanted to create a space for people to express views and ambitions for their neighbourhood, this was not about creating a 'scheme-based consultation event'. We wanted simply to create a space for connection, to be playful yet provocative, and to talk to people in the local area.

Filmmaker Emma Crouch captured the Urban Activation as well as the other activities and learning from this project in a short video.
<https://theglasshouse.org.uk/resources/incubating-civic-leadership-film/>



Cross-pollination: Growing cross-sector design collaboration in placemaking (Jan 2022-Jan 2023)

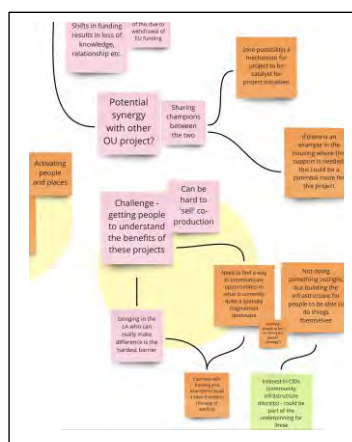
The [Cross-pollination: Growing cross-sector design collaboration in placemaking](#) project aims to scale up collaboration by exploring and developing spaces and mechanisms that can enable and empower placemaking actors (e.g. local authorities, civic sector organisations, community groups, academic institutions, cultural institutions and businesses) to connect on shared values and objectives, unearth and mobilise their collective assets, and then collaborate through design and placemaking initiatives in local areas.

The project is a collaboration between The Open University and national charity The Glass-House Community Led Design, working in partnership with the Glasgow Urban Lab, locally-based partners in Merthyr Tydfil, and Clapham Junction in London.

We held an online session in February to start the conversation and collaboration with local partners, and since have expanded our group of collaborators and locations in which we will be working. As we move into the new financial year, we will be working with a number of groups on in-person cross-pollination activities in England, Scotland and Wales.

The Cross-pollination website holds information on project activities

<https://growing-cross-pollination.weebly.com>



Articles and publications

Co-authored academic papers

The Glass-House has worked with colleagues from The Open University, Brunel University on a number of academic papers. The following were published this year:

Fostering creativity through co-design and making: Case studies of makerspaces in the UK (Journal of Design Research)

This paper discusses how individual creativity can be fostered through co-design activities and the act of making, especially those taking place in makerspaces. It explores relationships between creative development, and co-design activities and investigates types of co-design activities occurring in makerspaces.

Co-Design Visions of Public Makerspaces in China

International Journal of Design Creativity and Innovation

This paper discusses the design and outputs of co-design workshops used to facilitate the co-creation of a shared vision for public makerspaces in China and the design of such space. The workshops were held with Chinese and non-Chinese participants to identify similarities and differences in terms of approaches, outputs and key considerations.

Business development and financial review of 2021/22

The Glass-House began 2021/22 with a secure budget, but with some uncertainty about what the year would bring, with an ever-shifting landscape around us as the country moved in and out of Covid-related restrictions. The previous year had been both productive and successful, so we had the reserves in place to begin the year with confidence. As the year progressed, our confidence grew, and we found our team in need of supplementing as the workload and commissioned projects increased.

This year turned out to be busy and productive year for The Glass-House, with our commissioned work and associated income increasing significantly over the previous year. At the close of 2021/22 we find ourselves in a strong position with a surplus of approximately £8.7 on unrestricted funds and £59.3k in restricted funds, giving us an overall surplus of £68k. This is thanks to us having added over £50k income to our original budget over the course of the year through commissioned projects and having secured additional grant funding. This permitted us to extend existing staff contracts to accommodate an additional member of the staff team. We also have substantial funding in place for 2022/23.

We completed the financial year with approximately £64.6k in unrestricted and £59.3k in restricted funds comfortably above our desired minimum reserves figure of £51.5k. What has been particularly satisfying this year, is that we were able to accommodate changes to the staff team, manage an office move to new premises and generally be responsive to opportunities that emerged, and still end the year with a surplus.

As well as being a strong year for commissioned work and research funding, we have also been successful in securing grant funding. The Glass-House Trust has confirmed another cycle of funding through March 2026. Alongside this, a 3-year grant of £60k per annum from the Ove Arup Foundation means that we are well positioned in the medium term to continue to deliver a spectrum of work with some continuity to our staff team.

An additional grant of £30k from The Glass-House Trust to support the development of a Glass-House has also allowed us to take the important first step this year of digitising our old paper files. The remainder of the funds will be drawn down in 2022 to support the commissioning of an archivist / data management specialist to help us consolidate several digital datasets (which include text, photographs, video and audio recordings) into one searchable system that will serve both as the organisation's live workspace and as a digital archive.

As well as supporting the day-to-day working practice of the organisation, this process to consolidate our data and systems is a crucial step towards our goal of creating an open-source online resource hub, or living archive. This will serve as a resource to both communities and professionals engaging in participatory design processes, as well as to students and academia.

Looking forward

We look ahead much as we did at this time last year. We step into this new strategic cycle of our work in a robust financial position with healthy reserves, and with core strategic partnerships in place that help us extend our reach and impact. We have also found a balance to our work that is allowing us to both continue to provide practical support on the ground, and to use our experience and learning to champion and enable best policy and practice, and increasingly to educate and empower others to do what we do.

With a growing staff team in 2022, we are also taking on more projects at local, regional and national scale. We are also continuing to develop action research that sows seeds of collaboration and knowledge exchange with national and international partners.

The coming year will see us continuing to deliver a broad spectrum of work, with a focus on further strategic development for the future, and at the same time, developing a wide range of resources to support communities and professionals to help connect design, people, and place, and to build capacity to support community-led and participatory design processes.

We will further explore how we can best work with others to support a cross-sector and interdisciplinary network, our “collaborative economy”, of those supporting community leadership in design and placemaking. Our core strategic partnership with The Open University is going from strength to strength, with now a rich legacy of collaborative projects, and new ones in development. Through this we will continue to explore the feasibility of a joint resource hub and incubator to open source our learning and resources, and to serve as a catalyst for new collaborations and projects to support community leadership in design and placemaking. We are also collaborating on the development of more online courses.

We will be working in collaboration with a number of higher education partners to support the integration of our learning and experience into degree courses, and to support new champions heading into practice. We are also working with students and communities involved in live projects, mentoring students working with their locally based groups in their area, and helping to draw students and communities onto our event series and the national dialogue around design and placemaking.

It is our aim to continue to play an active and outspoken role in the field of design and placemaking, and to champion the role of community leadership in shaping where we live, work and play.

Reserves policy

Given a significant increase in our budget for 2022/23 compared to 2021/22, we have revisited our reserves policy to reflect this. Our reserves policy, for the purposes of ensuring the robustness of the organisation, is based on three months' fixed running costs and is calculated at £51.5k based on our current budget and forecasts for the next three years.

The desired figure for reserves of £51.5k compares with our existing general unrestricted funds of approximately £64.6k and restricted funds of £59.3k. In calculating the free reserves, the Directors have excluded the designated fund that represents the net book value of the fixed assets.

The Glass-House Trust will continue to fund the organisation at the current level of support (£100k per annum), which, combined with other secured funding, provides a high degree of security and the financial viability of the organisation at its current scale through 2026.

The Ove Arup Foundation will contribute £60k per annum over three years.

Having already secured funding at 100% of our budget for 2022/23 and core funding from The Glass-House Trust through 2026 alongside some project funding, we are confident that we are

operating with a keen eye on financial risk while operating on a now more comfortable level of reserves. We aim to maintain and further build on our reserves in order to ensure resilience and the ability to respond to opportunity and crisis effectively in the future.

Our reserves policy will therefore be reviewed again in the new year, to ensure that we are addressing any new challenges both to the sector and to our organisation, and to plan how we will further build on our reserves in order to ensure resilience and the ability to respond to opportunity and crisis effectively in the longer term.

Preparation of the report

This report of the Directors has been prepared taking advantage of the small companies exemption of section 415A of the Companies Act 2006.

This report was approved and authorised for issue by the Directors on 27 September 2022 and signed on its behalf by:

Prue Chiles
Chair

I report to the trustees on my examination of the accounts of The Glass-House Community Led Design for the year ended 31 March 2022.

This report is made solely to the trustees as a body, in accordance with the Charities Act 2011. My examination has been undertaken so that I might state to the trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the trustees as a body, for my examination, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity trustees of the Company you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act') and the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011 ('the 2011 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 Company as required by section 386 of the 2006 Act or
- 1 The accounts do not accord with those records; or
- 2 The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 3 The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities; or

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.

Signed:

Name: Noelia Serrano FCA DChA

Address: Sayer Vincent LLP, Invicta House, 108-114 Golden Lane, London, EC1Y 0TL

Date: 30 September 2022

The Glass-House Community Led Design

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2022

	Note	Unrestricted funds Total £	Restricted Funds Total £	2022 Total £	2021 Total £
Income from:					
Donations and legacies	2	100,000	-	100,000	100,000
Charitable activities					
Improving Places	3	31,705	-	31,705	10,930
Action Research	3	13,133	6,500	19,633	24,990
Supporting Dialogue	3	2,513	60,000	62,513	1,500
Innovating Practice	3	35,840	-	35,840	18,320
Investments - Bank interest		-	-	-	2
Total income		183,191	66,500	249,691	155,742
Expenditure on:					
Charitable activities					
Improving Places	4	52,902	-	52,902	26,749
Action Research	4	31,283	6,500	37,783	43,770
Supporting Dialogue	4	39,960	695	40,655	30,475
Innovating Practice	4	50,358	-	50,358	40,960
Total expenditure		174,503	7,195	181,698	141,954
Net income for the year and net movement in funds	5	8,688	59,305	67,993	13,788
Reconciliation of funds:					
Total funds brought forward		56,729	-	56,729	42,941
Total funds carried forward		65,417	59,305	124,722	56,729

The Statement of Financial Activities contains all gains and losses for the year. Activities included under unrestricted funds relate to continuing operations. Movements in funds are disclosed in Note 14 to the financial statements.

The Glass-House Community Led Design

Balance sheet

Company no. 5435630

As at 31 March 2022

	Note	£	2022 £	£	2021 £
Fixed assets:					
Tangible assets	10		<u>828</u>		<u>2,356</u>
Current assets:					
Debtors	11	3,753		4,359	
Cash at bank and in hand		<u>129,866</u>		<u>56,821</u>	
			<u>133,619</u>		<u>61,180</u>
Liabilities:					
Creditors: amounts falling due within one year	12	<u>(9,725)</u>		<u>(6,807)</u>	
Net current assets			<u>123,894</u>		<u>54,373</u>
Total net assets			<u><u>124,722</u></u>		<u><u>56,729</u></u>
The funds of the charity:	13				
Restricted income funds			59,305		-
Unrestricted income funds:					
Designated funds		828		2,356	
General funds		<u>64,589</u>		<u>54,373</u>	
Total unrestricted funds			<u>65,417</u>		<u>56,729</u>
Total charity funds			<u><u>124,722</u></u>		<u><u>56,729</u></u>

The opinion of the directors is that the company is entitled to the exemptions conferred by Section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge the following responsibilities:

- (i) The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476,
- (ii) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the directors on 27 September 2022 and signed on their behalf by

Prue Chiles
Chair

1 Accounting policies

a) Statutory information

The Glass-House Community Led Design is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address is Mainyard Studios, 35 Bow Road, London E3 2AD.

b) Basis of preparation

The financial statements have been prepared in accordance with 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) – (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The directors have taken advantage of the small entity exemption as noted in FRS 102 section 1A. The financial statements have been prepared on the historical cost basis.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

The directors consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

Key judgements that the charitable company has made which have a significant effect on the accounts include a commitment by The Glass-House Trust to make a grant of £100,000 per annum through March 2026 to the charitable company.

The directors do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

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.

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

g) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes. Designated funds are unrestricted funds earmarked by the directors for particular purposes.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for specific restricted purposes.

1 Accounting policies (continued)

h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- ~ Expenditure on charitable activities includes the costs of activities undertaken to further the purposes of the charity and their associated support costs.
- ~ Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

i) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of area of literature occupied by each activity.

~ Improving Places	26.25%
~ Action Research	20.04%
~ Supporting Dialogue	25.65%
~ Innovating Practice	28.01%
~ Governance costs	0.13%

Support and governance costs are re-allocated to each of the activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity

~ Improving Places	26.25%
~ Action Research	20.04%
~ Supporting Dialogue	25.65%
~ Innovating Practice	28.01%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

j) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

~ Office equipment	3 years
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The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2022

1 Accounting policies (continued)

k) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

l) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

m) Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

n) Pensions

The Company contributes to members' stakeholder pension schemes by making contributions of 8% of gross wages. Contributions are charged to the Statement of Financial Activities as they become payable in accordance with the rules of the scheme.

o) Financial instruments:

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2 Income from donations and legacies

	Unrestricted	Restricted	2022 Total £	2021 Total £
The Glass-House Trust (unrestricted core funding)	100,000	-	100,000	100,000
	100,000		100,000	100,000

3 Income from charitable activities

	Unrestricted	Restricted	2022 Total £	2021 Total £
Improving Places				
Other income from Improving Places	31,705	-	31,705	10,930
Action Research (was Research & Development)				
Open University - Arts & Humanities research council	12,633	-	12,633	23,490
	500	-	500	1,500
The Glass-House Trust (restricted archive grant)	-	6,500	6,500	-
	13,133	6,500	19,633	24,990

3 Income from charitable activities (continued)

	Unrestricted	Restricted	2022 Total £	2021 Total £
Supporting Dialogue (was Events)				
Ove Arup Foundation (restricted grant for Supporting Dialogue)	-	60,000	60,000	-
Other income from Supporting Dialogue	<u>2,513</u>	<u>-</u>	<u>2,513</u>	<u>1,500</u>
	2,513	60,000	62,513	1,500
 Innovating Practice (was Policy & Advocacy)				
Other income from Innovating Practice	<u>35,840</u>	<u>-</u>	<u>35,840</u>	<u>18,320</u>
Total income from charitable activities	<u>83,191</u>	<u>66,500</u>	<u>149,691</u>	<u>55,740</u>

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2022

4a Analysis of expenditure

	Charitable activities						2022	2021
	Improving Places £	Action Research £	Supporting Dialogue £	Innovating Practice £	Governance costs £	Support costs £	Total £	Total £
Staff costs (Note 6)	39,444	23,607	31,077	41,176	914	3,895	140,113	112,416
Direct Costs	4,846	9,021	2,792	192	-	-	16,851	5,303
Other Indirect Costs	-	-	-	-	-	24,734	24,734	24,235
	44,290	32,628	33,869	41,368	914	28,629	181,698	141,954
Support Costs	8,346	4,996	6,577	8,712	-	(28,629)	-	-
Governance costs	266	159	209	278	(914)	-	-	-
Total expenditure 2022	52,902	37,783	40,655	50,358	-	-	181,698	141,954
Total expenditure 2021	26,749	43,770	30,475	40,960	-	-	141,954	

The amount of expenditure from restricted funds in the year ending March 2022 was £7,195

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2022

4b Analysis of expenditure – Previous year (2021) comparative

	Charitable activities						
	Improving Places £	Action Research £	Supporting Dialogue £	Innovating Practice £	Governance costs £	Support costs £	2021 Total £
Staff costs (Note 6)	20,009	31,295	23,012	33,554	983	3,563	112,416
Direct Costs	984	1,538	1,131	1,650	-	-	5,303
Other Indirect Costs	-	-	-	-	2,200	22,035	24,235
	20,993	32,833	24,143	35,204	3,183	25,598	141,954
Support Costs	5,120	9,727	5,632	5,120	-	(25,598)	-
Governance costs	637	1,210	700	637	(3,183)	-	-
Total expenditure 2021	26,749	43,770	30,475	40,960	-	-	141,954

All expenditure in the year ending March 2021 was unrestricted.

Notes to the financial statements

For the year ended 31 March 2022

5 Net income for the year

This is stated after charging / (crediting):

	2022 £	2021 £
Depreciation	1,528	2,228
Accountants' remuneration (excluding VAT):		
Independent Examination	2,350	2,200
	<u>2,350</u>	<u>2,200</u>

6 Analysis of staff costs, director remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2022 £	2021 £
Salaries and wages	121,169	98,662
Social security costs	8,653	6,343
Employer's contribution to defined contribution pension schemes	9,511	7,411
Other staff costs	780	-
	<u>140,113</u>	<u>112,416</u>

The total employee benefits including pension contributions of the key management personnel were £73,203 (2021: £73,221).

The charity directors were not paid or received any other benefits from employment with the charity in the year (2021: £nil). No charity director received payment for professional or other services supplied to the charity (2021: £nil).

Directors' expenses represents the payment or reimbursement of travel and subsistence costs totalling £49 (2021: nil) incurred by 1 (2021: 0) members relating to attendance at meetings of the directors.

7 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2022 No.	2021 No.
Improving Places	0.86	0.40
Action Research	0.52	0.70
Supporting Dialogue	0.68	0.60
Innovating Practice	0.90	0.50
Support	0.08	0.10
Governance	0.02	-
	<u>3.06</u>	<u>2.30</u>

8 Related party transactions

One of the charity's directors, Alex Sainsbury, is also on the board of the charity's main core funder, The Glass-House Trust.

The Glass-House Trust made a grant of £100,000 to The Glass-House Led Community Design (2021: £100,000). There were no amounts outstanding at the year end.

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

9 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

10 Tangible fixed assets

	Office Equipment £	Total £
Cost or valuation		
At the start of the year	6,680	6,680
At the end of the year	6,680	6,680
Depreciation		
At the start of the year	4,324	4,324
Charge for the year	1,528	1,528
At the end of the year	5,852	5,852
Net book value		
At the end of the year	828	828
At the start of the year	2,356	2,356

11 Debtors

	2022 £	2021 £
Trade debtors	811	1,811
Prepayments	2,942	2,548
	3,753	4,359

Notes to the financial statements

For the year ended 31 March 2022

12 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	443	15
Taxation and social security	3,367	3,518
Pensions	-	108
Other creditors	3,095	526
Accruals	2,820	2,640
	9,725	6,807

13a Analysis of net assets between funds (current year)

	General unrestricted £	Designated £	Restricted £	Total funds 2022 £
Tangible fixed assets	-	828	-	828
Net current assets	64,589	-	59,305	123,894
Net assets at the end of the year	64,589	828	59,305	124,722

13b Analysis of net assets between funds (prior year)

	General unrestricted £	Designated £	Total funds 2021 £
Tangible fixed assets	-	2,356	2,356
Net current assets	54,373	-	54,373
Net assets at the end of the year	54,373	2,356	56,729

14a Movements in funds (current year)

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets - Office Equipment	2,356	-	(1,528)	828
General funds	54,373	183,191	(172,975)	64,589
Total unrestricted funds	56,729	183,191	(174,503)	65,417
Restricted funds				
Ove Arup	-	60,000	(695)	59,305
Glass House Trust	-	6,500	(6,500)	-
Total restricted funds	-	66,500	(7,195)	59,305
Total funds	56,729	249,691	(181,698)	124,722

Ove Arup funding is year one of a three year, £60,000 per annum grant to support staff costs for the role of Wedesign Programme Manager, which sits within the Supporting Dialogue area of our work.

Glass House Trust funding is for creating an archive of our work.

14b Movements in funds (prior year)

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets - Office Equipment	3,056	1,242	(1,942)	2,356
General funds	39,885	154,500	(140,012)	54,373
Total unrestricted funds	42,941	155,742	(141,954)	56,729
Total funds	42,941	155,742	(141,954)	56,729

Purposes of designated funds

Fixed assets - This fund represents the net book value of the Charity's fixed assets.

15 Comparatives for the Statement of Financial Activities for 31 March 2021

	Unrestricted Funds Total £	Restricted Funds Total £	2021 Total £
Income from:			
Donations and Legacies	100,000	-	100,000
Charitable Activities			
Improving Places	10,930	-	10,930
Action Research	24,990	-	24,990
Supporting Dialogue	1,500	-	1,500
Innovating Practice	18,320	-	18,320
Investments - Bank interest	2	-	2
Total income	155,742	-	155,742
Expenditure on:			
Charitable activities			
Improving Places	26,749	-	26,749
Action Research	43,770	-	43,770
Supporting Dialogue	30,475	-	30,475
Innovating Practice	40,960	-	40,960
Total expenditure	141,954	-	141,954
Net income for the year and net movement in funds	13,788	-	13,788
Reconciliation of funds:			
Total funds brought forward	42,941	-	42,941
Total funds carried forward	56,729	-	56,729

16 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

THE GLASS-HOUSE COMMUNITY LED DESIGN

England & Wales - Charity number 1112094

Accounts

Company number: 05435630

Charity Number: 1112094

The Glass-House Community Led Design

Report and financial statements
For the year ended 31 March 2021

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Company number	05435630	
Charity number	1112094	
Registered office and operational address	2 Wardrobe Place London EC4V 5AH	
Country of incorporation	United Kingdom	
Directors	Prue Chiles Susannah Davis Robert Johnson Alexander Sainsbury	Chair
Key management personnel	Sophia de Sousa	Chief Executive
Secretary	Sophia de Sousa	
Bankers	CAF Bank Ltd 25 Kings Hill Avenue Kings Hill West Malling ME19 4JQ	
Solicitors	Portrait Solicitors 1 Chancery Lane London WC2A 1LF	
Independent Examiner	Noelia Serrano Sayer Vincent LLP Chartered Accountants Invicta House 108-114 Golden Lane London EC1Y 0TL	

The Directors, who also act as Trustees for charity law purposes, submit their annual report and the financial statements of The Glass-House Community Led Design for the year ended 31 March 2021. The Directors confirm that the annual report and financial statements of the Charity comply with current statutory requirements, the requirements of the Charity's governing document and the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities'.

Structure, governance and management

The Glass-House Community Led Design, which is a Registered Charity (1112094) and a Company Limited by Guarantee (05435630), is constituted through its Memorandum and Articles of Association.

The Board of Directors currently has four appointed members, who give their time to the Charity on a voluntary basis. The Directors of the Company during the year are set out in the legal and administrative information on page 1. The current Directors are Prue Chiles (Chair), Susannah Davis, Robert Johnson (Chair of Finance Committee) and Alex Sainsbury.

Either existing Directors or senior staff members may propose potential new Directors. The Chair and at least one other member interview each potential Director. If approved, potential Directors attend a meeting of the Board of Directors as an observer. Directors may subsequently be appointed by a unanimous vote on an ordinary resolution at a quorate meeting of the Charity's Board of Directors. There is an established process for the induction of Directors. All new Directors are provided with an induction pack containing relevant documentation as recommended by the Charity Commission. The Board carries out regular governance reviews of the Board and its functions.

The Directors appoint a Chief Executive to manage the day-to-day activities of the Charity.

Risk management

The Charity has assessed the governance, operational, financial, and external risks, as well as those related to compliance with law and regulation. Where appropriate, the Charity has consulted external experts to ensure that the systems and structures in place meet standards and regulations. The Charity has established a clear set of Financial Policies and Procedures adhering to guidance from the Charity Commission, as well as a Financial Reserves Policy appropriate to the risks of the Charity. A comprehensive review of the risks is carried out on an annual basis.

Related parties

One of the Charity's Directors (Alex Sainsbury) is also on the board of the Charity's main core funder, The Glass-House Trust. See note 8 for further information.

Objectives and activities

The principal objects of the Charity are:

- the advancement of education in matters relating to urban design, including by offering advice, information, training and project support to community, tenants and residents groups throughout the UK in matters relating to urban design.
- the maintenance, improvement or provision of public amenities in areas of social and economic deprivation, in the interests of urban and rural regeneration, through the support and promotion of public participation in the design of the built environment and public spaces.

Mission and approach

We want to make great places a reality for everyone.

We connect people with the design of their places, and connect design with people.

Our work is focused on supporting communities, organisations and networks to work collaboratively on the design of buildings, open spaces, homes and neighbourhoods.

We see design not only as a tool for creating great places, but also as a way to connect people and to empower them with enhanced confidence, skills, and a greater sense of agency.

We work openly and collaboratively across disciplines and sectors to develop research, projects, events and practical resources. We are committed to sharing the learning from our work to help affect change for people, places and practice.

What we do

Champion: We are an independent advocate for the value of empowering design practices and for the importance of design quality and its effect on people's quality of life.

Empower: We empower people and organisations through design by building new skills and confidence that give people the agency to contribute to and lead inclusive local change.

Connect: We use design to bring people together to work collaboratively to improve their places and support local relationships and networks that help build community.

Innovate: We test new ideas and methodologies with partners, projects, and places and share what we learn to inform and innovate design practice.

Areas of work

Improving places

We enable a wide range of people and organisations to work together to shape places, such as the design of new housing, revitalising a green space or transforming a community building.

Our independent, hands-on support helps to build confidence and capacity, to inspire, and to give people the agency to improve the quality of their neighbourhoods.

Innovating practice

We inject new approaches and processes that enhance the social and economic impact of designing places and inform policy and practice.

Our support empowers organisations to rethink their culture and practice to support a more open and collaborative approach to shaping places.

Action research

We undertake action research with partners across sectors and disciplines to explore the value and impact of empowering design practices in supporting people and places.

Through our collaborations with partners and the communities engaged with our research, we develop and share new knowledge, tools and resources.

Supporting dialogue

We create and facilitate interactive events and activities that help people from different backgrounds and professions work together and learn from each other.

We also share our work on empowering design practices at conferences, workshops, lectures and other events that explore the connections between people and places.

When planning our activities for the year, the Directors have considered the Charity Commission's guidance on public benefit. The Glass-House works to ensure that our programmes are inclusive, accessible and responsive to the needs of our beneficiaries. We also aim to ensure that any support that we offer brings benefit not only to the direct participants, but also to a broad cross-section of the communities in which their projects are based. We are also committed to ensuring that our work supports innovation, and the production and sharing of learning.

Allocation of resources to beneficiaries

The Glass-House offers free or subsidised enabling and support to community groups and organisations through a number of different programmes.

The Glass-House delivers a programme of free events, which includes our national Glass-House Debate / Event Series and other workshops, seminars and events. We generally offer open registration to these on a first come, first served basis.

The Glass-House also offers some free or subsidised project-based support and training to selected communities, which is sometimes made possible through theme-based funded programmes. All of this support is accessed through a both rigorous and responsive process to assess eligibility of groups and projects, managed by the Charity's staff and relevant partners. Applicants are interviewed and/or visited by one or more members of staff, and information assessed by at least two members of staff. The staff team reports regularly to the Chief Executive and the Board of Directors on both projects being considered and resource allocations made. All support given has clear terms and conditions attached and is subject to rigorous monitoring and evaluation. Above all, there is the expectation that we will capture and share learning from each of these projects, and that those we support will work with us to help ensure that the work we do with them can benefit others as well.

In some cases, our free support to communities is linked to the collaborative action research programmes we deliver with higher education and third sector partners. This allows us to both provide practical support on the ground in communities, and to extract and disseminate learning to contribute to the growing evidence base and movement of community-led, participatory and collaborative design of place.

Report on activities 2020/21

A year like no other

The Covid-19 pandemic and the associated restrictions transformed life and work around the globe and led to a year of great adaptation and innovation for The Glass-House. We were fortunate to have the systems in place to be able to adapt easily to working from home, but our usual activity, grounded in bringing people together to work collaboratively through design, had to be completely reimagined to enable creative engagement and co-design processes online. We embraced this, and quickly shared what we had learned, positioning our organisation as one that could adapt and innovate. The result was that while some projects had to be postponed, we managed to deliver a wide range of activities and were as busy as ever.

Being ambitious about the future of The Glass-House

Our strategic plan had set five key strategic objectives for 2017-2020, which we continued to apply to our work in these new circumstances:

1. Be catalytic to affect change
(Choose and make opportunities for targeted action that has a significant impact)
2. Further develop, articulate and share our stories, practice and tools
(Develop our archive and shareable resources to widen practice and build legacy)
3. Champion, challenge and provoke
(Constantly ask people to reflect, reconsider and imagine)
4. Explore and test future scenarios for The Glass-House beyond 2020
(Consider where the future balance will lie between support, championing and educating)
5. Ensure that The Glass-House is a place where people love to work

This year saw us deliver a rich programme of activities whilst looking back on the strategic objectives we had set for 2017-20 and reflecting on what we had achieved over this period. There is undoubtedly an increased interest and general shift in perceptions and enthusiasm around community engagement in design and placemaking. That said, with this comes the growing recognition of an enormous skills gap within local government, in practice and industry and within communities to do design engagement well.

There is still much work for The Glass-House to do.

We are looking ahead with a new strategy for the coming years, and have identified key areas of work and partners that can both build on existing projects, programmes and collaborations and lay the path for new ones in the future. It is above all clear to us that there is too much for us to achieve on our own and that one of our key objectives looking forward must be to empower as many other people as possible to do what we do, and to give others the confidence to experiment and innovate in this field.

What follows is a snapshot of our work in 2020/21, and how it is helping to inform our work as we look ahead.

Innovating practice

Innovation took a front seat in 2020/21, with The Glass-House having to reimagine how we work with all of our different audiences and through our various strands of work. Through a series of lockdowns and a plethora of social distancing measures, we had to get creative about how we kept our activities engaging, interactive, informative and above all, collaborative. Here are some highlights from the past year:

Union Chapel Heritage workshop



The Glass-House Community was invited by Union Chapel, a heritage building and active church in Islington, North London, to design and deliver a hybrid workshop to a local primary school. The workshop aimed to unpack the stories within Union Chapel and encourage a wider, diverse audience to get involved with heritage buildings. This work was part of a larger project funded by Historic England.

We worked with 21 Year 5 and 6 students from the neighbouring Canonbury Primary School in coordination with a multi-disciplinary facilitation team. We used a range of innovative and interactive digital assets in tandem with physical resources to engage the children throughout the one-day workshop.

Themes of the day

The workshop was designed to help the children learn about the heritage within Union Chapel, while connecting them with the idea that historic buildings are layers of stories and empowering them to engage with the future of heritage spaces. The school has a long-term history with Union Chapel and the venue is often used for celebration events, so the majority of the children had an existing link to the chapel which we could build upon throughout the workshop.

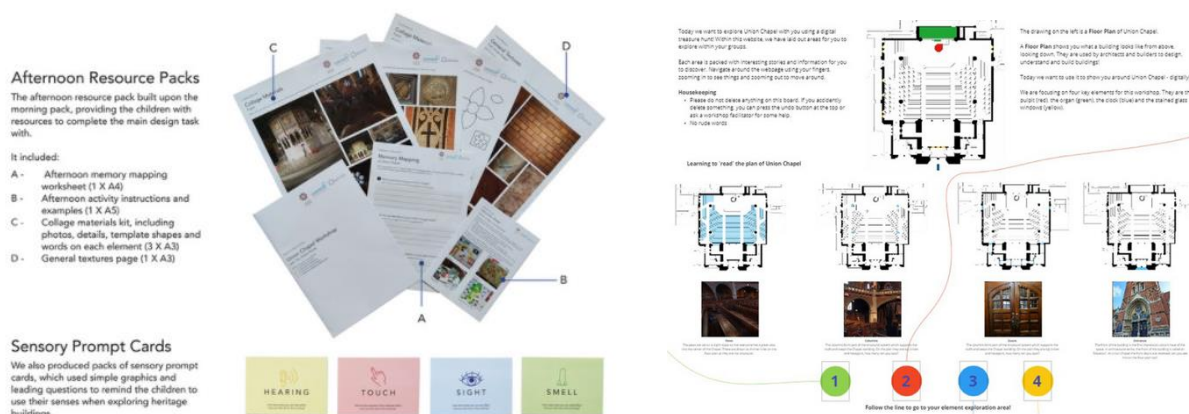
It was important for us to retain a sense of exploration in the digital engagement spaces, allowing the children to discover narratives within the chapel and to develop a sense of excitement around these stories. We viewed this workshop as an explorative space for us as well, a space which we could use to continue to investigate the possibilities of digital engagement and hybrid facilitation.

Working across physical and digital spaces

Designed during the third national Covid-19 lockdown in the UK, the workshop was delivered to the students within their classrooms in Islington completely remotely by The Glass-House and

Union Chapel teams through the online video conferencing platform, Zoom. Teachers were present within the classroom to help support the children.

Using Zoom, the online whiteboard platform Miro and a host of physical resources developed specifically for this workshop model, we created a series of learning, reflective, active and design activities. These included: memory mapping the children's pre-existing and changing perceptions of Union Chapel; an introduction to building design and the principles of form, function and feeling; an exploratory digital treasure hunt of Union Chapel; a collaged group poster task; and as a creative art and design activity, re-imagining one of the elements of Union Chapel (pulpit, clock, stained glass windows or organ) while using drawing, modelling or collaging to depict the result.



Some of the physical and digital resources produced for the workshop

Limitations becoming innovations

The key area of innovation within this workshop was the transformation of a Miro board into a treasure map for the children to use, giving them agency over which aspects and stories from Union Chapel they explored. This was shared through Zoom screen-sharing and then independently accessed by the children through the classroom smartboards, allowing the children to use their hands to open areas of content and explore through the map. We used a range of media, including videos, sounds and live music, throughout the experience to keep the children engaged.

Looking forward

This workshop served as the first iteration in a larger framework of workshop development for Union Chapel. We hope that Union Chapel will be able to use the physical and digital resources developed to host and run workshops with other schools in the local vicinity, as well as to connect with children from across the UK.



We have developed a publication which captures an overview of the workshop and the range of immersive resources developed, which can be found here <https://theglasshouse.org.uk/resources/union-chapel-heritage-workshop-report/>

Supporting and innovating practice through Glass-House Chats:

As the world moved online due to lockdown, we became aware that spaces for informal conversation had become increasingly hard to find, and in a strange way seemed more important than ever. Most online events tended to be people speaking to audiences through conferencing platforms, with little space for discussion. Our own experience told us that people value the space and time to talk through themes being explored at events, and to have a chat about things happening in their own practice and compare notes with others.

We were also particularly struck by the challenges facing local authorities, who were suddenly having to grapple with the service and delivery implications of communities facing the challenges of Covid and at the same time, innovate how they took their design and placemaking conversations online.

With all of this in mind, The Glass-House initiated a new space for conversation called Glass-House Chats. These free online sessions were designed to create a safe space to ask questions, explore ideas, approaches and methods, share learning and make connections. While initially conceived to support local authority officers, they were open to and attracted a wide range of participants who were interested in how we can collectively build confidence and capacity in the sectors to engage communities in design and placemaking.

These monthly sessions are chaired by The Glass-House Chief Executive, who briefly introduces the theme and then opens the floor for an informal and open discussion among participants. To ensure space for meaningful discussion, places are limited to a small group. The themes we have covered to date include



- Unlocking cross-sector collaboration in placemaking (x2)
- Building social value into design and placemaking
- Design engagement: what does it mean?
- Digitising design engagement
- Building design engagement capacity in local authorities
- Community design review panels: how could they work?

Following each chat, we share summaries of the key discussion points with participants and through our blogs. <https://theglasshouse.org.uk/?s=chats+takeaways>

Glass-House Chats have been much appreciated by participants, and have also created an invaluable space for connection, dialogue and learning for our team as well as for those who join us. We will continue this activity with a new season of Chats, which we now plan to keep as a regular part of The Glass-House programme.

Participant voices

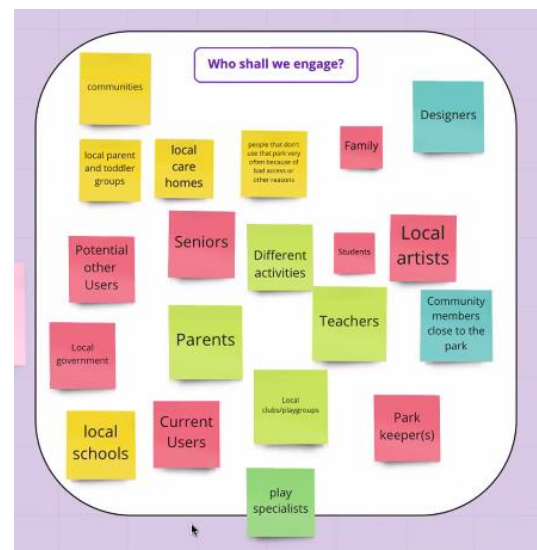
"It was great to have a small group of professionals interact and learn from each other."

"I really enjoyed the conversation. It's so poignant and really feel there's a massive gap in pushing for community relationship building at senior management level (heads of service) etc. across service areas outside of comms."

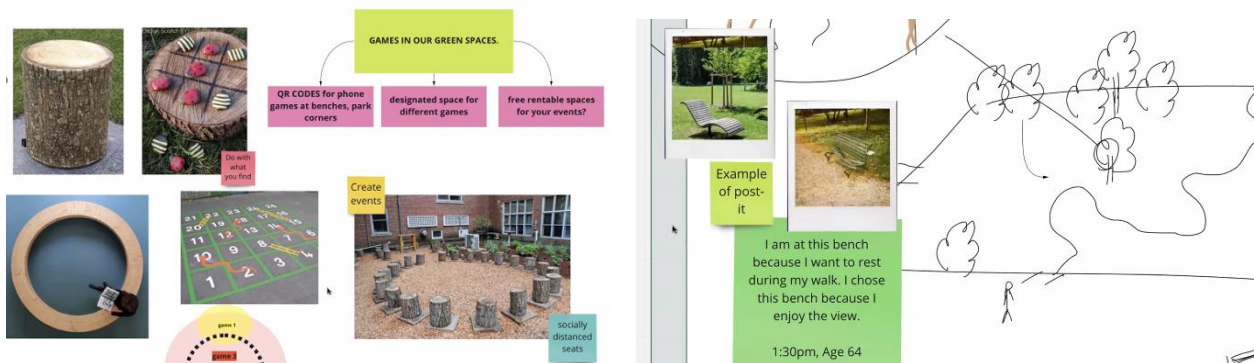
RSA Student Design Awards Workshop: exploring participatory design as part of the design process

In collaboration with RSA, The Glass-House ran an interactive workshop to introduce students to elements of action research and participatory design, applicable to all Student Design Awards briefs. The interactive online workshop also explored the value and methods of participatory design, essential to shaping informed and inclusive design proposals built on solid research. Through real-life examples, discussion and co-design tasks, we explored the role that effective engagement can play in better understanding the context and brief; exploring need and opportunity; unleashing assets and creativity; and building interest, collaboration and investment.

Students were set a co-design task, to envision how they would engage people in designing a new object or building for a local park. While designing their engagement activities, students had to contemplate who their project was targeting, how they would reach these groups, which groups they would try to bring together and which specific engagement tasks they would develop.



All of the working groups then shared their varied creative and playful ideas, and we considered the opportunities and challenges associated with the various approaches outlined.



The session unpicked the groups' proposed research processes, exploring learning from their target user groups and how to make engagement fun and successful. There was also discussion on the methods that can be utilised in a socially distanced way and how mapping tools such as Miro and QR codes can be adapted and used within research.

"It was lovely to see and hear about design from a place perspective, where it's not a product or service, but a process of bringing together many perspectives to inform an idea that serves the collective...the "how" of making this happen was my biggest learning."

Workshop participant

The Glass-House and higher education

The Glass-House enjoys working with universities and where possible, we inject some of our experience and learning into degree programmes for emerging design and regeneration professionals. This year we experimented with a new model for collaboration with higher education linked to our 2020/21 WEdesign event series (see below in the Supporting Dialogue section). This included a student research project in collaboration with The UCL Bartlett School of Planning.

Glass-House workshops for universities

The Glass-House did workshops for the following universities, injecting our expertise into various different design modules and degree courses at:

- UCL Bartlett, London
- Glasgow School of Art
- University of Sheffield School of Architecture
- Manchester School of Architecture
- Heriot Watt University

We also advised several students working on dissertations through one-to-one interview sessions.

Continuing Professional Development

Last year, The Glass-House delivered a series of Continuing Professional Development (CPD) seminars for The Royal Institute of British Architects (RIBA) on community engagement and collaborative design techniques as part of the 2019 RIBA Core Curriculum Programme, City Club Programme and in-practice offer. This took us to 20 locations across the country, and saw us providing our training on *Community engagement: collaborative design techniques* to over 700 design professionals. A [webinar version of the seminar](#) has been recorded, and now is available on demand via the RIBA Academy website. This has been part of the new essential online CPD offer from RIBA during a year in which face-to face learning has not been possible.

Contributing to central government policy and guidance

The Glass-House also uses our experience to contribute to policy responses, and this year was no exception, as we submitted our take on the *Planning for the Future Whitepaper*.

We also worked with the Ministry for Housing Communities and Local Government to advise on two key pieces of guidance:

- The National Model Design Code part 1: The coding process
- The National Model Design Code part 2: Guidance notes

We are already seeing that The Glass-House will play an active role in the national conversation on design codes and that we are being invited in to both events and training spaces, and indeed partnering with others to convene spaces ourselves, to talk about how communities can meaningfully be involved in the creation of design codes that will guide policy and development in their area.

Glass-House participation on commissions, panels & advisory groups

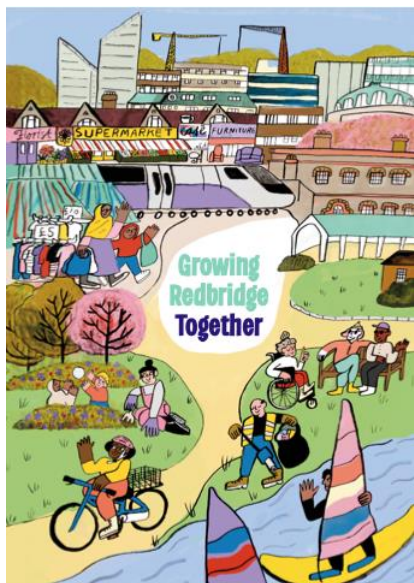
Redbridge Growth Commission

Our Chief Executive Sophia de Sousa was appointed as independent Chair of the LB Redbridge Growth Commission, set up to help the council convene a conversation with local people and organisations, and to make a series of recommendations about future growth in the borough.

The Commission involved a number of key figures from industries such as development and placemaking, community development, health and wellbeing, and youth services, to bring different perspectives to this new project. These included:

- Bethia McNeil – CEO, [Centre for Youth Impact](#)
- David Ubaka – Founder, [DUP Limited](#)
- Imandeep Kaur – Director, [Civic Square](#)
- Sir Steve Bullock DL – [Former Mayor of Lewisham and independent consultant](#)
- Yashmin Harun BEM – Chair, [Muslimah Sports Association](#)

The Commission offered an independent space to explore how the borough should grow with local people and stakeholders, and with potential collaborators for the future. It posed challenging questions, engaging in dialogue with a broad spectrum of voices and interests.



The Redbridge Growth Commission Report was launched in February 2021 and has already begun influencing policy and practice at LB Redbridge. We are particularly pleased with the recommendations that place people at the heart of design and placemaking:

04

Invest in a borough-wide network of participatory activity to shape and drive good growth and high quality design.

05

Open up use of small sites, using land as a platform for equitable growth to pioneer community led/built homes, community buildings, growing sites and pocket parks.

Other appointments

The Glass-House team has also been active on a number of other groups, panels and advisory groups this year. These include:

- High Street Task Force
- Highways England Design Review Panel
- Design Council Built Environment Expert
- Historic England Historic Places Panel (formerly Urban Panel)
- Historic England Advisory Committee

Improving places

Our approach to supporting projects has always been rooted in helping people to develop the skills, tools and confidence to lead their local project and to connect with potential partners and beneficiaries. Our enabling and empowerment model aims to support better collaboration and more sustainable approaches to transforming places and spaces. We respond to communities, local authorities, housing associations, developers design teams that approach us for support. The following examples illustrate the spectrum of our responsive support to place-based projects:

Enabling design engagement in estate regeneration

Once again, this year has seen us collaborating with the design practice Karakusevic Carson Architects to support an engaged design process to shape the regeneration of Broadwater Farm Estate in North London. This included playing an advisory role to help the design practice shape their engagement programme, and injecting specialist support in building capacity among local residents to contribute meaningfully to the design process. The estate is currently part of an area undergoing regeneration being led by LB Haringey, and is due to go to ballot in 2021.

This year, we had to reimagine our long-established two-day Design Training course, Homes & Neighbourhoods by Design. The training offered participants, who included residents and local stakeholders, a safe and independent space to develop a shared understanding of the principles and language of urban and housing design, and to explore the particular qualities of the Broadwater Farm Estate. The sessions touched on how design thinking can influence elements such as parking, green space, facilities and amenities, and was aimed at helping the Community Design Group (CDG) prepare for the journey ahead with the appointed design team.



This was our first entirely digital iteration of a Glass-House Design Training course and required us to reimagine workshop activities and adapt the learning journey to this new environment.

The Glass-House invited Urbed to co-design and co-facilitate the workshops as Glass-House Enablers, bringing their independent urban design expertise to the sessions.

Using Zoom as our online meeting platform and Miro as our co-creation space, we created a series of interactive sessions that included: an introduction to urban design principles and language; mapping spatial relationships; exploring housing typologies and density; and as a creative co-design activity, re-imagining the undercroft areas currently used for parking.



One of the innovations in our digital Design Training was to take a hybrid approach to the walking tour of the estate. As it was not possible to do a walkabout together as we usually did due to Covid restrictions, we devised a walking map that those on site could use whilst walking on their own, and filmed a video walking tour for those not able to do the walk in person.

The training explored how design thinking can influence elements such as parking, green space, facilities and amenities, and helped participants articulate what they love about their estate, and which elements might be improved through regeneration. Our Design Training offered a space for the Community Design Group to build their confidence to work constructively and creatively together, and with the appointed design team looking forward.

Participant voices

'I managed to get out on a real tour of the Broadwater estate yesterday, in the sunshine, with my husband, my son and his girlfriend. It was really good to walk round not only with the knowledge acquired during Saturday's discussions but with the fresh eyes and opinions of my family who joined me.'

"One important thing I learned on the course is that my views count."

"An important thing I learned is that we need to be aware of sustainability, community cohesion and costings."

"I will use more design vocabulary."

The training also offered The Glass-House team an interesting reflection space on the opportunities and challenges of doing our Design Training remotely. We wrote a series of reflective blogs documenting our learning journey, which have been much appreciated by our networks.

<https://theglasshouse.org.uk/tag/neighbourhoods-by-design-digital/>

Exploring a school-wide culture of design with King Alfred School

This year we also began an interesting collaboration with King Alfred School, an independent democratic school in North West London, to explore how they could enable a school-wide conversation about their school grounds, and develop a working group that involves students, the school leadership team, teaching and maintenance staff, parents and school alumni in championing and enabling great design together.

The school already has a long history of championing and commissioning great design, and the school grounds boast some wonderful architecture and clever thinking about the importance of the built and natural environment in supporting education.

We ran an initial planning workshop with their Grounds and Building Committee to explore how a collaboration between the school and The Glass-House might create an interesting new model for empowering students to work alongside school staff and parents to shape design decisions looking forward. Through this, we identified key guiding principles linked to their very interesting democratic approach to education, which sat well alongside Glass-House principles of inclusion and empowerment in and through design.

The project was unfortunately paused due to the various restrictions facing the school, and the constant adaptations they were facing to their regular teaching programme. However, we are still in conversation with the school and are planning to pick up the collaboration in the next academic year.

The Glass-House as a critical friend

Sometimes, a conversation with The Glass-House team can make a big difference, and we create opportunities for informal sessions with community groups leading design and placemaking projects to provide this. These informal spaces, which this year happened over phone and Zoom calls, allow us to help groups test direction of travel, explore design ideas and think about how to make their design process as inclusive and impactful as possible.

One such group was Touch Community Garden, a community-led garden project in Dunfermline, outside Edinburgh. This group was keen to explore how to bring an underused and somewhat unloved local green space back to life by developing a community garden with a focus on activities that bring together ecology and biodiversity education, growing and play. They had already made great strides in building a relationship with their local council, activating a group of local volunteers, and attracting some initial funding, but were interested in how they could engage more people locally in the conversation and progress some of their initial design thinking.

The Glass-House team provided a space for the group to pick our brains on design engagement, learn about some of the approaches other community groups had taken, and to talk through potential approaches to phasing the work to the garden and the design and build of a potential resource building on site. Above all, the session gave the Touch group the confidence to reach out to local people in new and diverse ways. It also helped them reach the conclusion that it would be premature to start designing a permanent building structure for the site, which would be better informed by activities as they developed and could be tested through light-touch temporary structures.

Supporting dialogue

Co-designing Sustainable Places

The Glass-House *WEdesign* online event series 2020/21

The Glass-House **WEdesign** event series, *Co-designing Sustainable Places*, was our first fully online event series, and quite different from previous years.

The Covid-19 pandemic raised many questions about our relationship with nature, our local environments, work and each other, and during this series we discussed the growing need for more to be done in terms of sustainability, place quality and place equity.

The pandemic also created a moment of transition in how we all work, as many of our conversations, meetings and engagement processes moved online. Through this series, we began to explore and test new ways of working collaboratively and creatively to co-design ideas, activities and programmes using a range of both digital and more traditional tools and techniques.

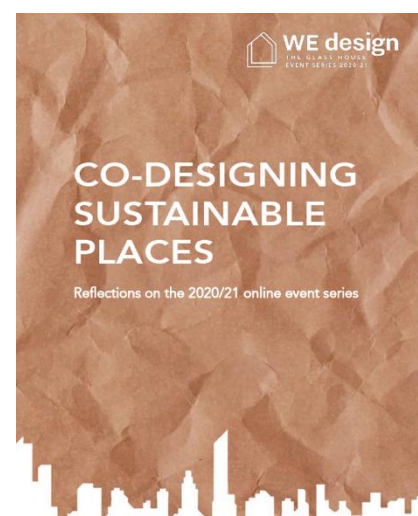
Working with higher education partners, each event in the series was an interactive space in which we worked alongside academics and students across the country to co-design and co-facilitate these free interactive online events. These sessions also linked into the students' current university projects, providing them with a platform to explore their ideas whilst empowering them as presenters and facilitators.

As with previous series, our events brought together community activists, practitioners, students, researchers, academics, policy makers, voluntary, public and private sector professionals and representatives from the design, housing and development industries. The key difference this year was that people participated in the events from different parts of the UK and from all over the world.

Our series partners were [UCL Bartlett](#), [The Glasgow School of Art](#), [The University of Sheffield's School of Architecture](#) and [Live Works](#).

The series and co-designed propositions are recorded in this booklet, which celebrates a new way of integrating Glass-House WEdesign events with higher education degree courses in built environment qualifications.

<https://theglasshouse.org.uk/resources/co-designing-sustainable-places-voices-of-the-glass-house-2020-21-event-series/>



The Air We Share: Inclusion & Policy

In partnership with UCL Bartlett

26 November 2020



This event, in collaboration with students from UCL Bartlett's MSc in International Planning & MSc in Spatial Planning, focused on sustainability and inclusion.

Using evaluation of 'inclusion' in LB Camden's Clean Air Strategy as a starting point for discussion, we explored how to engage the public in informed decision-making and how policy-makers can use a range of participatory methods to involve citizens in shaping and activating public policy to tackle our climate emergency.

This was an active space, where practitioners, policy-makers, academics and citizens worked together with The Glass-House and UCL students to explore and co-design creative methods of engagement around clean air. In this digital workshop, our exploration will focus on creative and inclusive engagement in the time of Covid.

Here are some of the ideas that emerged:



Street mapping to share ideas for the future of their area.



Sending packs and letters to older people to inform them about clean air initiatives.



Utilising soundbites and QR codes to engage people from certain industries.



Using design to make policy more accessible and pass the baton onto young people.



Incentivising local businesses to connect and spread the message to the local public.

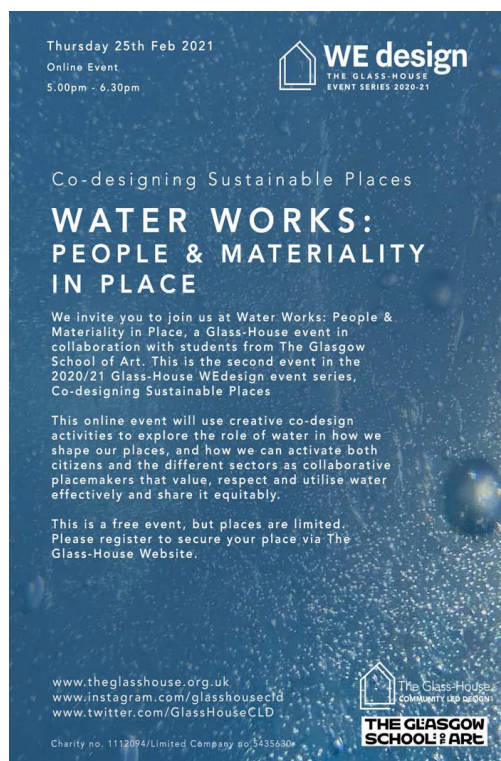


Enabling young people to experience ownership of part of a green space in their local community.

Water Works: People & Materiality in Place

In partnership with Glasgow School of Art

25 February 2021

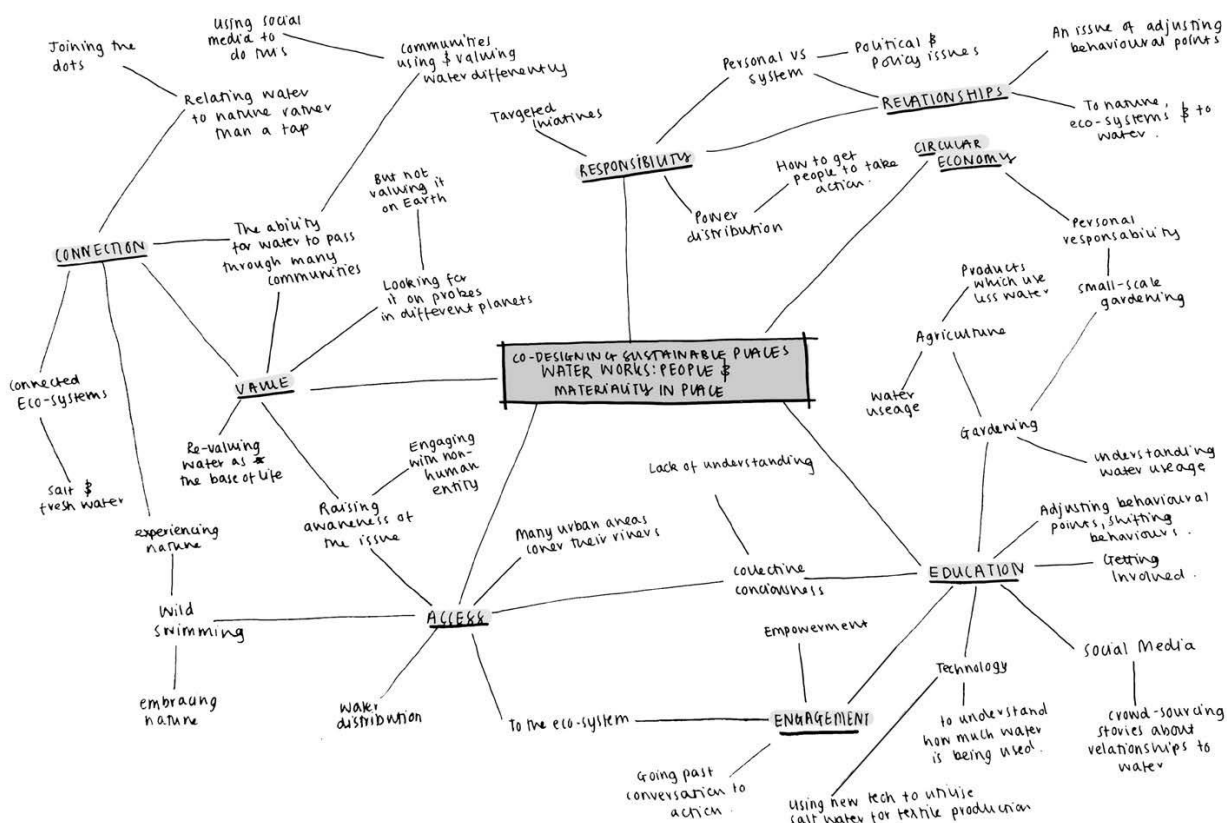


This event in partnership with the Glasgow School of Art used creative co-design activities to explore the role of water in how we shape our places, and how we can activate both citizens and the different sectors as collaborative placemakers that value, respect and utilise water effectively and share it equitably.

This was an active space, where students, practitioners, policy-makers and citizens worked together with The Glass-House and with students and tutors from the MDes in Design Innovation & Environmental Design to explore and co-design creative methods of engagement around water, design and placemaking.

This event both drew on and contributed to live student projects exploring these themes.

Here is a mind map of the discussion:



4 March 2021



At the event students, practitioners, policy-makers and citizens worked together with The Glass-House and with Year 2 students and tutors from The University of Sheffield School of Architecture to explore and co-design creative methods of engagement around the zero-carbon agenda.

Merging heritage and waterways, they imagined a scheme for local businesses that would combine awareness-raising and pledging a more sustainable approach to water management and usage.

Focusing on food production, they proposed finding empty spaces and derelict sites to grow, such as old churchyards and car parks, to get more local people involved in and excited by growing.

This group discussed the idea of installing moss panels on buildings around the city centre, to help improve air quality.

This group focused on energy production and consumption, and discussed algae biofuel farming and creating a bio-diesel education centre to help create energy and fuel for local communities.

Co-design in the time of Covid

In partnership with UCL Bartlett

and participation from Glasgow School of Art, University of Sheffield's School of Architecture & Live Works

25 March 2021



Our final event explored how we empower people and communities to work creatively and collaboratively towards more sustainable places, and to do so with the limitations of social distancing.

The event brought together students and tutors from our series partners UCL Bartlett, The Glasgow School of Art and The University of Sheffield, as well as community activists, design and regeneration practitioners, housing providers, policy makers, researchers and others for a pause for reflection, and to share what we have learned through the series and in the past year.

The event also incorporated research carried out by UCL MSc Planning students on how placemakers around the country have been adapting to new ways of communicating and interacting through design engagement online and off. You can read the full report or their research, entitled *Best practice recommendations for participatory planning post COVID-19* at <https://theglasshouse.org.uk/wp-content/uploads/2021/07/Best-practice-recommendations-for-participatory-planning-post-COVID-19-Edited-17.06.21.pdf>

What do you like about digital participation?



Our student researchers used the online live polling tool Mentimeter within the event to help inform their research.

Reflections on the Co-designing Sustainable Places series

"...it's worth reflecting on the power of the students' preparations before and afterwards. From the get go they brought enthusiasm and fresh eyes, and throughout the series there they were helping to raise the game technically and connecting in a range of insights to the discussions. By the final event, they were leading the way sharing their own research and setting new agendas."

Dr Lucy Natarajan

UCL Lecturer and Researcher at The Bartlett School of Planning

"As the students are at a relatively early stage in their education and careers, The Glass-House event series provided an invaluable opportunity to share their work in a supportive semi-public environment. The session was hugely beneficial for the students: showing the agency that their work holds, the positive influence that it could have and the relevance of their designs in addressing complex societal issues."

The students grew in confidence during the short session and came away with renewed vigour and sense of purpose. In what has been a difficult year for everyone, this was a real fillip for our young architects, and offered the possibility of a brighter and more collaborative future."

Leo Care

Programme Leader (School of Architecture) at University of Sheffield

"I have never helped facilitate an event like this before so I found it to be a really interesting experience. It was also good to put research from my readings/MSc into practice and play a practical role in designing inclusive strategies."

Student facilitator from UCL

"This was a really great event tonight co-designing & learning together to ensure that all parts of the community have their voices heard. Glad that I was part of the creativity."

UCL student via Twitter

"Excellent way of bringing people in and offering opportunities for participation to each and everyone."

Participant

"[The students showed] clarity, friendliness and professionalism with good technical use – presenting and capturing ideas."

Participant

Other events to inform, provoke discussion and inspire

The Glass-House has an approach to developing and participating in events that engage audiences in thinking, exploring and doing. We have embedded this interactive approach and created spaces to inform and inspire at the following events organised by others:

- *Co-design for New Forms of Urban Living*, The [Architects' Council of Europe](#) (Oct)
- *Belonging and Togetherness Panel Discussion*, Quality of Life Foundation (Sept)
- *Working with Local Communities*, Urban Design London (Nov)
- *Association of Collaborative Design Conversation Lab* (Feb)
- *The UK High Street: Redefining the Future of Retail & Planning for Life after Lockdown*, Policy Exchange (Mar)

GH contributing at roundtables

- *Levelling the uneven landscape – delivering social justice*, Glasgow Place Commission workshop (Mar)
- *Democratising Design: Understanding Design with the Public and Public Sector*, Design Council (Apr)
- *Community Engagement Design Sprint*, MHCLG, (May/June)
- *Children and Planning Roundtable*, Child Friendly Cities (Sept)

External events attended included:

- *Street Improvement*, Urban Design Group, (Aug)
- *Coronavirus, communications and the built environment: what next?*, ING (Aug)
- *Future of London Diversity Roundtable* (Aug)
- *MHCLG National Design Code workshops* (Aug, Sept)
- *Parks & Green Spaces Roundtable*, Future of London (Sept)
- *The Future of the High Street*, Stir to Action (Sept)
- *Glasgow Place Commission workshop – Place Principles* (Nov)
- *MHCLG National Design Code launch* (Jan)
- *Expanding London's Public Realm*, Future of London (Feb)
- *Play Streets, Playing Out* (Mar)
- *High Street Tales: memories of the past, visions of the future*, Historic England (Mar)
- *Inspire Future Generations*, Thornton Educational Trust (Mar)
- *Inclusive Design*, ELAG (Mar)

Interview on BBC Surrey breakfast radio

In June 2020, our Chief Executive was interviewed on Surrey Breakfast Radio, discussing the reopening of high streets safely and strategically post lockdown. A blog captures the key points of discussion. <https://www.theglasshouse.org.uk/reopening-high-streets-safely-and-strategically/>

Supporting dialogue through our website

When the first Covid lockdown was imposed in March 2020, we had to cancel what would have been the last event in our 2022/21 Glass-House WEdesign event series. Because we were keen to keep the conversation going, we introduced a new blog series and invited the speakers who had been scheduled to take part in the event and others to share their ideas through our blog.



In April 2020 we launched the *What's Vital Now?* blog series, and put an open call out to contributors to share one “What if...?” proposition for a shift in culture, policy or practice, a new approach or project idea to help us better shape our places. Their idea should link to one or more of the themes of *connection, power, sustainability, or diversity*. This could also include a reflection on the current crisis. This series was not a space for promoting programmes or products but instead, for putting forward creative, innovative and even challenging ideas and propositions, big or small, for doing things differently in the future.

The call attracted video, audio and written contributions from diverse community activists, practitioners and locally based groups.

The success of *What's Vital Now?* encouraged us to launch another series in January 2021.

Our new *INSPIRED* blog series is a space to celebrate what people see as the ideas, processes and projects that are pushing boundaries to empower people and communities to shape their places. We want to hear, in our writer's own words, about a story that they think should be shared, and about how it has inspired them.



We are particularly interested in celebrating “inspired” approaches, whether complex or very simple, to enabling civic leadership and cross-sector collaboration in shaping buildings, open spaces, homes or neighbourhoods.

This series is helping us to build a repository of good stories and projects beyond our own activities and networks, and extending our conversation and reach to new audiences, as well as providing useful and inspiring examples of best practice to our existing networks.

Action research

The Glass-House has become a respected voice in the field of research on design processes that empower people in and through placemaking. Our action research is rooted in working collaboratively across sectors and both with and within communities to co-design projects that develop new knowledge methodologies and practical resources.

An ongoing strategic partnership with the Open University

Since 2013, The Glass-House has had a strategic partnership with the Open University's Design Group. Our partnership innovates, supports and promotes community-led, participatory and co-design practice and research for the benefit of better places for all.

Empowering Design Practices: historic places of worship as catalysts for connecting communities

This now seven-year collaborative research project is the largest project in the Design and Communities strand funded by the Arts and Humanities Research Council (AHRC). It explores how community-led design can help empower those who look after historic places of worship to create more open, vibrant and sustainable places that respect and enhance their heritage. While working within this context of faith and heritage, the project also aims to develop tools, resources and training to support community-led design practice and research more widely. The Empowering Design Practices (EDP) project is a collaboration between The Glass-House, The Open University, Historic England, National Lottery Heritage Fund (formerly Heritage Lottery Fund), Historic Religious Buildings Alliance, and others. The project launched in October 2014 and though originally conceived as a five-year project, was extended through October 2020, and then again due to Covid, through October 2021.

Having wrapped up our practical support to communities on live projects last year, this year we continued with our focus on consolidating our learning and producing practical resources that were informed by the research. We also focused on how we begin to cascade this learning and in particular our resources out to both communities and the professionals who work with historic places of worship.

Here is a snapshot of some of the EDP project activities this year:

EDP LIVE Event & Exhibition Catalogue

In February, 2020, The Empowering Design Practices research team had gathered with partners, community collaborators, colleagues, funders and friends to celebrate five years of research exploring community leadership in design within the context of historic places of worship. This was a day to share learning and the resources produced by the research team, to celebrate community achievements and to explore the potential, opportunities and challenges that these buildings, and their custodians, face in providing welcoming spaces for their whole community.

The event had created an opportunity for us to share our learning and resources in a clear and concise way with those attending the event, and we were keen to find a way to extend the reach of the event. We had already created a short film about the event but realised that the event exhibition had actually created a wonderful snapshot of the project and the resources we had produced.



Map of EDP Resources

Summary of all resources produced as part of the project

Inspiration

Get inspired by real stories of community leadership in design



8 Stories of Design Projects

Booklets, 2015 - 20

These stories capture the development of eight design projects in places of worship: from exploring need and vision and engaging others in the process, to realising design changes.

The stories present a diverse collection of design interventions and solutions and feature reflections and top tips from the groups.



Empowering Design Practices LIVE



The story of St Michael & All Angels, Wotton Gilbert

Three stories of community leadership in design

Film, 2019

These films were commissioned to tell the stories of three projects that have successfully engaged a variety of people in different ways throughout their journey: to help inform plans, make design decisions and carry out collaborative activities.

The films demonstrate a variety of approaches to community engagement and serve as a valuable source of inspiration.

Before you start: some key topics

Booklet, in development

This resource raises awareness of some key topics and issues surrounding the work of community groups embarking on a project to refurbish or adapt their historic faith building. It draws from experience on the ground and includes successful examples as well as cautionary tales.

Exhibition: EDP resources

Working with Design

Understand design processes, ideas and working with professionals



Preparing to Work with Architects

Booklet, 2020

This booklet is for community groups seeking to appoint an architect and to understand the various ways this can be done. This resource provides a real-life example and some imagined scenarios that explain and illustrate how an architect can bring different kinds of support and direction at different stages within a project.



Community buildings (eg. community centres, town and village halls, places of



Design Training: Empowering Communities to unlock place potential

Film, 2019

This short film was shot during a two-day Design Training course delivered to four groups at the early stages of re-thinking the use and physical elements of their faith buildings. The film shares the experiences of participants, and the benefits of this approach to empowering community groups to commission and lead design projects to improve their community buildings and spaces.

Explore Design: Community Buildings

Website, 2019

The Explore Design resource is a highly visual website that will help you to explore and understand the design of community buildings through a design lens. It uses ten design themes, under which you can find a number of illustrated examples along with a set of questions to help you explore the theme in relation to your own building's present and future.

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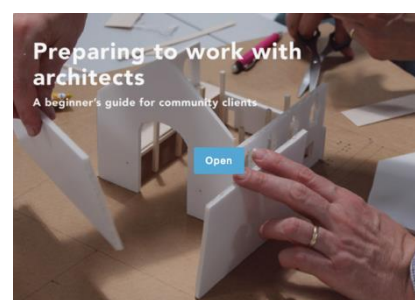
For this reason, we created a [conference and exhibition catalogue](#), which has become a useful snapshot of the project learning, outcomes and outputs.

Creating practical tools and resources

Our work on the ground in communities helped us identify a number of gaps in the support and resources available to groups leading community-led design projects in historic places of worship. This year we continued to build on the resources we had developed in previous years, and to complete work on those started. Here are some of these new resources in which The Glass-House played a leading role:

Preparing to Work with Architects: A beginner's guide for community clients (publication)

This booklet is for community groups seeking to appoint an architect and to understand the various ways this can be done. It provides some basic information on what to look for in the person and practice groups commission, as well as what they can do to prepare as a community-based commissioning client.



Using a real-life example and some imagined scenarios, we illustrate how an architect can bring different kinds of support and direction at different stages within a project.

Digital Media and Community-Led Design: creative tips for your project (publication)



The booklet is part of a set of resources to support the use of digital media in community-led design projects. The booklet presents some case studies for various approaches, and provides some scenarios to get groups thinking about their own projects.

The accompanying [film](#) provides an overview of the ways you can use digital media and some visual examples.

Online course on enabling community-led design for historic places of worship

One of the other interesting learning points from *EDP Live* was that while people valued the wide range of resources we had created, there was a clear interest in our research partnership team providing some guidance and training on how to use the resources, and when best to introduce them into a project journey.

This has led to us working with our partners The Open University to develop a course aimed at doing just that, and this year we began developing the course brief and content. The course places an emphasis on the potential of anyone, be they a community activist, design professional, support officer or funder to become a “design enabler” and builds on our learning and experience in this space. It outlines key principles and methods for enabling community-led and participatory design processes, introducing the resources we have produced through EDP as practical enabling tools.

The course, which will sit within the Open University suite of free online courses, is currently in development and we hope to launch it in late 2021.

Fostering creative citizens through co-design and public makerspaces

A collaboration between The Glass-House, Brunel University and Tongji University in China.
October 2018 – September 2021

This project seeks to develop a novel and inclusive means of fostering creative citizens in China in a bottom-up manner through strategic use of co-design and public makerspaces. The project looks at creative community centres and makerspaces in both the UK and China, and is producing bilingual resources that share experience and learning from the UK and China, to help inspire makerspaces of the future. The project is funded by The Arts and Humanities Research Council and Newton Fund

Activity on the ground planned for this year in China had to be postponed due to the pandemic, so attention was given to capturing and sharing our learning through the production of academic papers, participation in conferences and seminars.



At The Glass-House, we placed a particular focus on sharing our learning from the research visit to China within the UK context and on developing a facilitation guide for our *Design by Consensus: Makerspaces* workshop designed by the Glass-House and delivered in both the UK and China.



<https://www.theglasshouse.org.uk/project/creative-makerspaces/#1470145920510-2a5e01a7-6b6a9dfe-b39e>

New research projects on Civic Leadership in Design

Working once again with our research partners at The Open University, we secured funding for two small collaborative research projects aimed at further exploring methods and approaches for supporting community leadership in design and placemaking, as well as collaboration across sectors.

Mapping Civic Leadership

A collaboration between The Glass-House and Open University

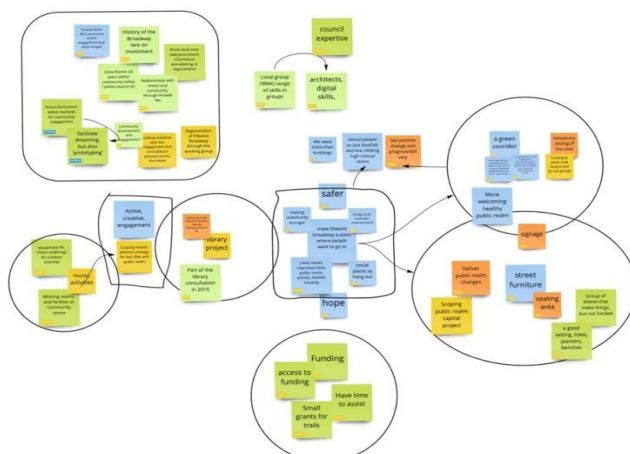
Over the course of two months (from June to July 2020) desk research was conducted in order to explore the kinds of digital platforms used by different actors (government, local authorities and community organisations) to support civic activity at different scales (national, local). The research aimed to understand current practice and to identify gaps and opportunities for supporting civic leadership in the future, through the use of digital tools. This research was funded through an internal Open University funding stream.

The research found that the Covid-19 pandemic and first lockdown period in the UK exposed many deficiencies with government at both central and local levels, which require more trust and collaboration. The resulting wave of voluntary activity in response to the crisis must be seen as an opportunity to build greater resilience amongst citizens, communities and neighbourhoods. This can be facilitated through the wider adoption of digital platforms that can foster engagement and empowerment in shaping places and their futures, post-pandemic.

Incubating Civic Leadership

A collaboration between The Glass-House, Open University, Knowle West Media Centre, Bristol September 2020 – July 2021

Our Incubating Civic Leadership (ICL) research project explores approaches and processes to help enable active citizenship, supporting community leadership and cross-sector collaboration in placemaking. This knowledge exchange project, funded through Research England's Higher Education Innovation Fund (HEIF), is a collaboration between [The Open University](#), The Glass-House Community Led Design and [Knowle West Media Centre](#). We are also working with local partners [LB Redbridge](#) and [Muslimah Sports Association](#) on a locally based initiatives that test new ways of catalysing leadership and collaboration through placemaking.



The activities with local partners build on our cross-pollination approach as means of quickly unearthing, connecting and mobilising resources, networks and projects across specialisms and sectors within a place-based community.

Articles and publications

Co-authored academic papers

The Glass-House has worked with colleagues from The Open University, Brunel University on a number of academic papers. The following were published this year:

Empowering design practices: exploring relations between architecture, faith, society and community

This paper presents and discusses some key insights derived from the collaborative research project [Empowering Design Practices](#). The project brought together a multidisciplinary team of academic and non-academic partners to explore the processes, resources and environments that support community-led design practice in the context of historic places of worship. The paper discusses barriers and opportunities surrounding the development and adaptation of historic places of worship as community hubs, and proposes a set of approaches that can help empower those looking after those places to re-imagine and design the future of their places while respecting complex faith, architectural, societal and community values.

<https://openartsjournal.org/issue-9/article-5/>

Co-Design Visions of Public Makerspaces in China

This paper discusses the design and outputs of co-design workshops used to facilitate the co-creation of a shared vision for public makerspaces in China and the design of such space. The workshops were held with Chinese and non-Chinese participants to identify similarities and differences in terms of approaches, outputs and key considerations. Initial results suggested that these workshops were effective at supporting value co-creation, as they excel at engaging participants and enable them to collaborate as equal partners. It was observed that Chinese participants were rather pragmatic and conscious of sustainable growth.

<https://www.designsociety.org/publication/43045/CO-DESIGN+VISIONS+OF+PUBLIC+MAKERSPACES+IN+CHINA%C2%A0>

Business development and financial review of 2020/21

The Glass-House began 2020/21 with a fully funded secure budget, a commitment of core funding from the Glass-House Trust through 2023, and ongoing research funding. Working against the strategic objectives set out in our 2017-2020 strategic plan, we were determined that the Covid pandemic should not compromise the work or the stability of our organisation, and that we should remain a strong presence and leader in the field of community empowerment in and through design and placemaking.

Having delivered the rich programme of activities as described in the previous sections, we ended the year of 2020/21 with a surplus of approximately £13.5k, which has brought our reserves back up to a more comfortable level of £56.5k. This has helped us achieve one of the core objectives set out in our strategic plan for 2017-20, to rebuild our reserves to allow us to better respond to both challenges and opportunities. With secured core funding from The Glass-House Trust through 2023 alongside our research funding and commissions, we have a more solid foundation on which to build and to consider how, after a period of consolidation and focus, we may grow again as an organisation in the short to medium term.

Looking forward

This year saw us deliver a rich programme of activities, whilst looking back on the strategic objectives we had set for 2017-20 and reflecting on what we had achieved over this period. We also looked ahead to develop a new strategy for the coming years, and identify key areas of work and partners that can both build on existing projects, programmes and collaborations and lay the path for new ones in the future. Our strategic objectives for 2021-24 evolved into:

1. Be catalytic to affect change
(Choose and make opportunities for targeted action that has a significant impact)
2. Champion, challenge, provoke and inspire
(Constantly ask people to reflect, reconsider and imagine)
3. Maximise impact through collaboration
(Build on existing partnerships to create new opportunities and to extend our impact and reach)
4. Widen practice and build legacy
(Further develop, articulate and share our stories, practice and tools to develop our shareable resources and archive)
5. Nurture The Glass-House team & champions
(Ensure that working for and with The Glass-House helps people to build the confidence and skills to support and enable The Glass-House mission)

We step into this new strategic cycle of our work in a more robust financial position with healthy reserves, and with core strategic partnerships in place that help us extend our reach and impact. We have also found a balance to our work that is allowing us to both continue to provide practical support on the ground, and to use our experience and learning to champion and enable best policy and practice, and increasingly to educate and empower others to do what we do.

With a growing staff team in 2021, we are also taking on more projects at local, regional and national scale. We are also continuing to develop action research that shows seeds of collaboration and knowledge exchange with national and international partners.

The coming year will see us continuing to deliver a broad spectrum of work, with a focus on further strategic development for the future, and at the same time, developing a wide range of resources to support communities and professionals to help connect design, people, and place, and to build capacity to support community-led and participatory design processes.

We will further explore how we can best work with others to support a cross-sector and interdisciplinary network, our "collaborative economy", of those supporting community leadership in design and placemaking. Our core strategic partnership with The Open University is going from strength to strength, with now a rich legacy of collaborative projects, and new ones in development. Through this we will explore the feasibility of a joint resource hub and incubator to open source our learning and resources, and to serve as a catalyst for new collaborations and projects to support community leadership in design and placemaking. We are also collaborating on the development of online courses.

We will be working in collaboration with a number of higher education partners to support the integration of our learning and experience into degree courses, and to support new champions heading into practice. We are also working with students and communities involved in live projects, mentoring students working with their locally based groups in their area, and helping to draw students and communities onto our event series and the national dialogue around design and placemaking.

It is our aim to continue to play an active and outspoken role in the field of design and placemaking, and to champion the role of community leadership in shaping where we live, work and play.

Reserves policy

The desired figure for reserves of £35k compares with our existing general funds of approximately £56.5K, with free reserves of £54k. Our reserves policy, for the purposes of ensuring the robustness of the organisation, is based on three months' fixed running costs and is calculated at £35k based on our current budget and forecasts for the next three years. In calculating the free reserves, the Directors have excluded the designated fund that represents the net book value of the fixed assets.

The Glass-House Trust will continue to fund the organisation at the current level of support (£100k per annum), which, combined with other secured funding, provides a high degree of security and the financial viability of the organisation at its current scale through 2023.

In 2015/16, our risk analysis revealed that a careful review and targeted reduction of fixed costs could dramatically reduce risk related to income targets and reserves. Our decision to implement steps to reduce fixed costs has helped us return to a more sustainable and flexible model and to considerably reduce risk. This allowed us to operate in 2016/17 through 2020/21 with reduced risk despite low reserves, basing operating budgets on income already secured. Having already secured funding at 100% of our budget for 2021/22 and core funding from The Glass-House Trust through 2023 alongside some project funding, we are confident that we are operating with a keen

eye on financial risk while operating on a now more comfortable level of reserves. We aim to maintain and further build on our reserves in order to ensure resilience and the ability to respond to opportunity and crisis effectively in the future.

Our reserves policy will therefore be reviewed again in the new year, to ensure that we are addressing any new challenges both to the sector and to our organisation, and to plan how we will further build on our reserves in order to ensure resilience and the ability to respond to opportunity and crisis effectively in the longer term.

Preparation of the report

This report of the Directors has been prepared taking advantage of the small companies exemption of section 415A of the Companies Act 2006.

This report was approved and authorised for issue by the Directors on 7 December 2021 and signed on its behalf by:

Prue Chiles
Chair

I report to the directors on my examination of the accounts of The Glass-House Community Led Design for the year ended 31 March 2021.

This report is made solely to the directors as a body, in accordance with the Charities Act 2011. My examination has been undertaken so that I might state to the directors those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the directors as a body, for my examination, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the charity directors of the Company you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act') and the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the Company's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011 ('the 2011 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 Company as required by section 386 of the 2006 Act or
- 2 The accounts do not accord with those records; or
- 3 The accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
- 4 The accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities; or

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.

Signed:

Name: Noelia Serrano FCA DChA

Address: Sayer Vincent LLP, Invicta House, 108-114 Golden Lane, London, EC1Y 0TL

Date: 15 December 2021

The Glass-House Community Led Design

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 March 2021

	Note	2021 Total £	2020 Total £
Income from:			
Donations and legacies	2	100,000	100,000
Charitable activities			
Improving Places	3	10,930	11,230
Action Research	3	24,990	38,166
Supporting Dialogue	3	1,500	428
Innovating Practice	3	18,320	9,922
Investments – Bank interest		2	7
Total income		155,742	159,753
Expenditure on:			
Charitable activities			
Improving Places	4	26,749	27,303
Action Research	4	43,770	49,839
Supporting Dialogue	4	30,475	38,271
Innovating Practice	4	40,960	30,376
Total expenditure		141,954	145,789
Net income for the year and net movement in funds	5	13,788	13,964
Reconciliation of funds:			
Total funds brought forward		42,941	28,977
Total funds carried forward		56,729	42,941

All of the above results are derived from continuing activities and are unrestricted. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 14 to the financial statements.

The Glass-House Community Led Design

Balance sheet

Company no. 5435630

As at 31 March 2021

	Note	£	2021 £	£	2020 £
Fixed assets:					
Tangible assets	10		<u>2,356</u>		<u>3,056</u>
Current assets:					
Debtors	11	4,359		16,389	
Cash at bank and in hand		<u>56,821</u>		<u>31,544</u>	
		61,180		47,933	
Liabilities:					
Creditors: amounts falling due within one year	12	<u>(6,807)</u>		<u>(8,048)</u>	
Net current assets			<u>54,373</u>		<u>39,885</u>
Total net assets			<u>56,729</u>		<u>42,941</u>
The funds of the charity:	13				
Unrestricted income funds:					
Designated funds		2,356		3,056	
General funds		<u>54,373</u>		<u>39,885</u>	
Total unrestricted funds			<u>56,729</u>		<u>42,941</u>
Total charity funds			<u>56,729</u>		<u>42,941</u>

The opinion of the directors is that the company is entitled to the exemptions conferred by Section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge the following responsibilities:

- (i) The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476,
- (ii) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the trustees on 7 December 2021 and signed on their behalf by

Prue Chiles
Chair

1 Accounting policies

a) Statutory information

The Glass-House Community Led Design is a charitable company limited by guarantee and is incorporated in the United Kingdom. The registered office address is 2 Wardrobe Place, London, EC4V 5AH.

b) Basis of preparation

The financial statements have been prepared in accordance with 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) – (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

c) Public benefit entity

The charitable company meets the definition of a public benefit entity under FRS 102.

d) Going concern

The trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

Key judgements that the charitable company has made which have a significant effect on the accounts include a commitment by The Glass-House Trust to make a grant of £300,000 over three years (£100,000 for each of 2020/21, 2021/22 and 2022/23) to the charitable company.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

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.

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

g) Fund accounting

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes. Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

1 Accounting policies (continued)

h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Expenditure on charitable activities includes the costs of activities undertaken to further the purposes of the charity and their associated support costs.
- Other expenditure represents those items not falling into any other heading.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

i) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on staff time, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Where such information about the aims, objectives and projects of the charity is also provided to potential donors, activity costs are apportioned between fundraising and charitable activities on the basis of area of literature occupied by each activity.

● Improving Places	18.38%
● Action Research	33.15%
● Supporting Dialogue	27.31%
● Innovating Practice	21.03%
● Governance costs	0.13%

Support and governance costs are re-allocated to each of the activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity

● Improving Places	18.40%
● Action Research	21.04%
● Supporting Dialogue	33.23%
● Innovating Practice	27.33%

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

j) Operating leases

Rental charges are charged on a straight line basis over the term of the lease.

k) Tangible fixed assets

Items of equipment are capitalised where the purchase price exceeds £500. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use.

Where fixed assets have been revalued, any excess between the revalued amount and the historic cost of the asset will be shown as a revaluation reserve in the balance sheet.

Depreciation is provided at rates calculated to write down the cost of each asset to its estimated residual value over its expected useful life. The depreciation rates in use are as follows:

- Office equipment 3 years

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2021

1 Accounting policies (continued)

l) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

m) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Cash balances exclude any funds held on behalf of service users.

n) Creditors

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

o) Pensions

The Company contributes to members' stakeholder pension schemes by making contributions of 8% of gross wages. Contributions are charged to the Statement of Financial Activities as they become payable in accordance with the rules of the scheme.

2 Income from donations and legacies – all unrestricted

	2021 Total £	2020 Total £
The Glass-House Trust	100,000	100,000
	100,000	100,000

3 Income from charitable activities – all unrestricted

	2021 Total £	2020 Total £
Improving Places		
Other income from Improving Places	10,930	11,230
Action Research		
Open University – Arts & Humanities research council	23,490	27,334
Brunel University – Arts & Humanities research council	1,500	10,832
	24,990	38,166
Supporting Dialogue		
Other income from Supporting Dialogue	1,500	428
Innovating Practice		
Other income from Innovating Practice	18,320	9,922
Total income from charitable activities	55,740	59,746

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2021

4a Analysis of expenditure (current year)

	Charitable activities				Governance costs	Support costs	2021 Total
	Improving Places	Action Research	Supporting Dialogue	Innovating Practice			
	£	£	£	£	£	£	£
Staff costs (Note 6)	20,009	31,295	23,012	33,554	983	3,563	112,416
Direct Costs	984	1,538	1,131	1,650	–	–	5,303
Other Costs	–	–	–	–	2,200	22,035	24,235
	20,993	32,833	24,143	35,204	3,183	25,598	141,954
Support costs	5,120	9,727	5,632	5,120	–	(25,598)	–
Governance costs	637	1,210	700	637	(3,183)	–	–
Total expenditure 2021	26,749	43,770	30,475	40,960	–	–	141,954

All expenditure is unrestricted.

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2021

4b Analysis of expenditure – (Previous year comparative)

	Charitable activities						2020 Total £
	Improving Places £	Action Research £	Supporting Dialogue £	Innovating Practice £	Governance costs £	Support costs £	
Staff costs (Note 6)	19,039	34,359	28,290	21,780	979	3,230	107,677
Direct Costs	2,310	4,168	3,432	2,642	–	–	12,552
Support Costs	–	–	–	–	2,150	23,410	25,560
	21,349	38,527	31,722	24,422	3,129	26,640	145,789
Support costs	5,328	10,123	5,861	5,328	–	(26,640)	–
Governance costs	626	1,189	688	626	(3,129)	–	–
Total expenditure 2020	27,303	49,839	38,271	30,375	–	–	145,789

All expenditure is unrestricted.

Notes to the financial statements

For the year ended 31 March 2021

5 Net income for the year

This is stated after charging / (crediting):

	2021 £	2020 £
Depreciation	2,228	1,812
Accountants' remuneration (excluding VAT): Independent Examination	2,200	2,150

6 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2021 £	2020 £
Salaries and wages	98,662	93,800
Social security costs	6,343	6,373
Employer's contribution to defined contribution pension schemes	7,411	7,504
	112,416	107,677

The total employee benefits including pension contributions of the key management personnel were £73,211 (2020: £72,133).

The charity trustees were not paid or received any other benefits from employment with the charity in the year (2020: £nil). No charity trustee received payment for professional or other services supplied to the charity (2020: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £0 (2020: £724) incurred by 0 (2020: 1) members relating to attendance at meetings of the trustees.

7 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was as follows:

	2021 No.	2020 No.
Improving Places	0.40	0.40
Action Research	0.70	0.70
Supporting Dialogue	0.60	0.60
Innovating Practice	0.50	0.40
Support	0.10	0.10
Governance	-	-
	2.3	2.2

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2021

8 Related party transactions

One of the charity's directors, Alex Sainsbury, is also on the board of the charity's main core funder, The Glass-House Trust.

The Glass-House Trust made a grant of £100,000 to The Glass-House Led Community Design (2020: £100,000). There were no amounts outstanding at the year end.

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

9 Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

10 Tangible fixed assets

	Office Equipment £	Total £
Cost or valuation		
At the start of the year	5,438	5,438
Additions in the year	1,242	1,242
At the end of the year	6,680	6,680
Depreciation		
At the start of the year	2,382	2,382
Charge for the year	1,942	1,942
At the end of the year	4,324	4,324
Net book value		
At the end of the year	2,356	2,356
At the start of the year	3,056	3,056

11 Debtors

	2021 £	2020 £
Trade debtors	1,811	13,712
Travel Loan	-	1,010
Prepayments	2,548	1,667
	4,359	16,389

The Glass-House Community Led Design

Notes to the financial statements

For the year ended 31 March 2021

12 Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	15	275
Taxation and social security	3,518	2,532
Pensions	108	–
Other creditors	526	2,661
Accruals	2,640	2,580
	6,807	8,048

13a Analysis of net assets between funds (current year)

	General unrestricted £	Designated £	Total funds 2021 £
Tangible fixed assets	–	2,356	2,356
Net current assets	54,373	–	54,373
Net assets at the end of the year	54,373	2,356	56,729

13b Analysis of net assets between funds (prior year)

	General unrestricted £	Designated £	Total funds 2020 £
Tangible fixed assets	–	3,056	3,056
Net current assets	39,885	–	39,885
Net assets at the end of the year	39,885	3,056	42,941

14a Movements in funds (current year)

	At the start of the year £	Incoming resources £	Outgoing resources £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets – Office Equipment	3,056	1,242	(1,942)	2,356
General funds	39,885	154,500	(140,012)	54,373
Total unrestricted funds	42,941	155,742	(141,954)	56,729
Total funds	42,941	155,742	(141,954)	56,729

14b Movements in funds (prior year)

	At the start of the year £	Incoming resources & gains £	Outgoing resources & losses £	At the end of the year £
Unrestricted funds				
Designated funds:				
Fixed Assets – Office Equipment	285	4,583	(1,812)	3,056
General funds	28,692	155,170	(143,977)	39,885
Total unrestricted funds	28,977	159,753	(145,789)	42,941
Total funds	28,977	159,753	(145,789)	42,941

Purposes of designated funds

Fixed assets – This fund represents the net book value of the Charity's fixed assets.

15 Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.