

# CREATE STREETS FOUNDATION

England & Wales · Charity number 1171928

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2017-03-07

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 81 Lambeth Walk  
Lambeth  
London  
SE11 6DX

**Phone** 0203 026 0698

**Email** [contact@createstreetsfoundation.org.uk](mailto:contact@createstreetsfoundation.org.uk)

**Website** [www.createstreetsfoundation.org.uk](http://www.createstreetsfoundation.org.uk)

## Activities

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**Objects:** THE OBJECT OF CSF FOR THE PUBLIC BENEFIT IS TO ADVANCE THE EDUCATION OF THE PUBLIC IN SUBJECTS RELATED TO THE BUILT ENVIRONMENT, SUCCESSFUL DEVELOPMENT AND THE ASSOCIATIONS BETWEEN URBAN FORM AND MENTAL HEALTH, PHYSICAL HEALTH, COMMUNITY COHESION AND PRO-SOCIAL BEHAVIOUR BY (A) PROVIDING TRAINING TO COMMUNITY GROUPS (ABOVE ALL IN ECONOMICALLY AND SOCIALLY DISADVANTAGED AREAS) IN THE CONTEXT OF NEIGHBOURHOOD PLANNING AND URBAN DESIGN ACTIVITIES; AND (B) PROMOTING STUDY AND RESEARCH IN SUCH SUBJECTS AND DISSEMINATING THE USEFUL RESULTS OF SUCH STUDY TO THE PUBLIC AT LARGE.

**Activities:** (a) providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities; and (b) promoting study and research in such subjects and disseminating the useful results of such study to the public at large.?

## Classification

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- **How:** Provides Services, Provides Advocacy/advice/information, Sponsors Or Undertakes Research, Other Charitable Activities
- **What:** Education/training, Economic/community Development/employment
- **Who:** The General Public/mankind

## Geography

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- Throughout England

## Finances

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Period end	Income	Expenditure	Assets	Employees
2024-12-18	£174,501	£182,222	-	-
2023-12-18	£163,302	£79,997	-	-
2022-12-18	£126,582	£144,352	-	-
2021-12-18	£69,210	£122,867	-	-
2020-12-18	£161,217	£84,118	-	-

## Trustees

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Name	Role	Appointed
<b>Harry Briggs</b>	Chair	2021-01-28
Alex Hickman		2025-04-07
Clare Mirfin		2020-04-29
FABIAN RICHTER		2017-03-07
ROBIN WARWICK EDWARDS		2023-01-26

**CREATE STREETS FOUNDATION**

England & Wales - Charity number 1171928

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# Accounts

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# **Create Streets Foundation**

Charitable Incorporated Organisation (CIO)

Charity Number: 1171928

## **TRUSTEES' ANNUAL REPORT**

**FOR THE YEAR ENDED  
18 DECEMBER 2024**

# **Create Streets Foundation**

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# Create Streets Foundation

## Reference & administration details

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### Trustees

Harry Briggs, Chair (appointed 29 April 2021)

Fabian Richter, Treasurer (appointed 7 March 2017)

Clare Mirfin (appointed 29 April 2020)

Robin Edwards (appointed 26 January 2023)

### Charity registration number

1171928

### Principal address

81 Lambeth Walk  
London SE11 6DX

### Independent Examiner

Ms K Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Trustees' report for the year ended 18 December 2024

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The trustees present their annual report together with the financial statements of Create Streets Foundation for the year ending 18 December 2024.

The trustees confirm that the annual report and financial statements comply with the Charities Act 2011, the constitution and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

### **Structure, Governance & Management**

Create Streets Foundation is a Charitable Incorporated Organisation (CIO) registered with the Charity Commission and governed by its constitution, adopted on 28<sup>th</sup> February 2017.

The board of trustees has responsibility for the activities of Create Streets Foundation. They are appointed at the AGM by a quorum of 3 of the trustees and are to be professionals with relevant experience.

### **Objectives & Activities**

The object of CSF for the public benefit is to advance the education of the public in subjects related to the built environment, successful development and the associations between urban form and mental health, physical health, community cohesion and pro-social behaviour by

(a) providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities; and

(b) promoting study and research in such subjects and disseminating the useful results of such study to the public at large.

We conduct research into associations between different types of building and popularity, wellbeing, long term economic value and density. We provide training to community groups, officials and students on neighbourhood planning, urban design, place-making and sustainable development.

The trustees declare that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

# Create Streets Foundation

Trustees' report for the year ended 18 December 2024

## Achievements & Performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Our key achievements this year:</p> <ol style="list-style-type: none"> <li>1. <b>Place Champions Programme.</b> Continuing and extending our Place Champions Programme with community groups in Bootle, Blackfriars, and continued Grimsby work. Funded from core funding from private donors.</li> <li>2. <b>Creating Places Academy.</b> Broadening our education programme by offering our second Summer School.</li> </ol> <p>These activities meet our first charitable objective - providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities.</p> <ol style="list-style-type: none"> <li>3. <b>Research programme.</b> Following the success of the <i>Greening Up</i> research report we achieved direct parliamentary influence when amendments to the 1980 Highways Act were moved by both MP Aphra Brandreth and Lord Gascoigne, based on our policy recommendations. We also launched the London Boroughs Front Garden Network with 12 councils represented and 22 expressing interest.</li> </ol> <p>These activities meet our second charitable objective of promoting study and research in such subjects and disseminating the useful results of such study to the public at large.</p>
<p>Achievements against objectives set</p>	<p>Objectives: To advance the education of the public in subjects related to the built environment, successful development and the associations between urban form and mental health, physical health, community cohesion and pro-social behaviour by</p> <ul style="list-style-type: none"> <li>• <i>providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities</i></li> </ul> <p><b>1. Place Champions programme</b></p> <p><i>Process and outputs</i></p> <p>CSF significantly expanded the Place Champions programme in 2024, working with three communities across England to support community-led design and development. The programme continued to deliver on our first charitable objective by providing training to community groups in neighbourhood planning and urban design activities.</p> <p><b>i) Christ Church, Bootle</b></p> <p>Working in partnership with SAFE Regeneration, we facilitated two workshops in April 2024 around the Grade II listed church. A site walkaround with 9 residents captured community preferences for building design, while a co-design workshop brought together 22</p>

participants including local councillors, religious leaders, and congregation members. The community developed consensus on preserving the historic vicarage while replacing the structurally unsound 1970s building, establishing clear design principles including 2.5-3 storey height limits and red/brown brick materials reflecting local Victorian character. We produced two sketch design options potentially delivering 14-18 new homes alongside improved church facilities, including an innovative "cloister" concept connecting church, hall, and housing around a community courtyard.

#### **ii) Blackfriars Green Network, London**

In September 2024, we supported a grassroots group of 60 local residents and office workers in their community-led placemaking initiative. Working with LUC landscape consultants, London Living Streets, and Trees for Cities, we facilitated a co-design workshop that identified two priority areas: Boyfield Street for quick wins and Lancaster Street for transformational change. The community developed a "Woonerf" shared space concept with planters, seating areas, and improved children's play facilities. We piloted our new "Create Communities" digital platform, enabling location-specific community feedback on masterplan proposals.

#### ***Outcomes***

The expanded Place Champions programme in 2024 directly engaged 107 community members across three locations, demonstrating the programme's adaptability to different contexts - from church-led housing development to resident-led street improvements to faith organization community anchoring. Each project resulted in concrete design proposals developed through genuine community consensus, with clear pathways identified for implementation and ongoing community stewardship.

#### **iv) East Marsh, Grimsby**

#### ***Process and outputs***

We continued our work with East Marsh United (EMU) on the ongoing transformation of Grimsby's East Marsh area, building on the tree planting achievements from previous years. Our focus remained on the "Greening the Marsh" programme while expanding into new areas of community-led regeneration. We played the lead role in engaging stakeholders on a joint EMU, North-East Lincolnshire Council, and Active Travel England scheme to transform Rutland Street into a quiet, tree-lined "Rutland Avenue."

In 2024, we delivered four key initiatives: the *Energise Grimsby Solar Streets project*, working alongside Ashden Climate Solutions to secure £80,000 Energy Savings Trust funding for rooftop solar panels on Rutland Street homes and developing a business model to share solar surplus from the redeveloped Ice Factory. We partnered with landscape designer Elisabeth Wright-McCalla to relocate the award-winning *Anywhere Courtyard Garden* to the former docks, creating a thriving outdoor natural space at the Creative Start recovery addiction centre. We facilitated an *Abundance London twinning visit*, bringing their urban greening expertise to the East Marsh through knowledge sharing, plant donations, and identification

of further greening opportunities. Finally, we organised a *knowledge sharing trip* to a School Streets conference in Lambeth, taking EMU team members and a North East Lincolnshire Council officer to showcase successful examples of reallocating highways and public realm to greenery and people.

### *Outcomes*

The East Marsh programme in 2024 achieved remarkable environmental and financial sustainability. All 130 trees planted in schools survived their first year, with only 1 tree in the park requiring replacement after being snapped. We planted 2 additional trees at the top of Rutland Street in front of the youth centre, with plans to develop this into "Kay's Corner" in 2025 with benches and wildflower areas. The £80,000 solar project funding represents innovative community energy development, while the Greening the Marsh programme secured a further £20,000, ensuring the programme's financial sustainability rather than relying solely on CSF resources. These activities demonstrate how initial tree planting success can catalyse broader community-led regeneration encompassing environmental, economic, and social benefits whilst building local capacity for ongoing stewardship.

## **2. Ukraine Reconstruction Vision Project**

### *Process and outputs*

In 2024, CSF launched an innovative project to support eventual Ukrainian reconstruction, funded by a private organisation that had been forced to abandon a project in Russia due to the war and wished to redirect their support towards helping Ukrainians rebuild after the conflict. With the help of UK based Ukrainian citizens, we engaged directly with residents in bombed Ukraine to understand what they value most about their places, starting from first principles rather than focusing on large-scale masterplanning or individual heritage buildings.

We crowd-sourced responses through the "Create Communities" digital platform, asking three simple questions: What is your favourite building/street/space in your hometown? Why have you chosen this place? Can you share a photo or sketch? This approach aimed to capture the personal, lived experience of place that could inform future reconstruction efforts.

In October 2024, we officially launched the project at a private view during the Royal Academy's 'In the Eye of the Storm' exhibition, attended by supporters including Ukrainians living in the UK. We then hosted an exhibition in our offices presenting the findings to over 60 attendees, combining professional artwork with community submissions.

### *Outcomes*

We received over 50 written reflections, images, drawings and photos from Ukrainian citizens, including submissions from 4 professional artists and a group of art students in Kharkiv. The responses revealed five key themes that Ukrainians value: streets and places as more than physical structures (connected to childhood memories and student days); historic buildings and landmarks

conveying history (notably mid-rise 6-storey "gentle density" rather than high-rise); public places and community buildings where people gather; nature interspersed throughout streets with greenery and trees; and calm places for relaxation and reflection within busy cities.

These findings provide a citizen-led foundation for understanding Ukrainian place attachment that could inform reconstruction approaches. The project has established partnerships with Ukrainian artists and organisations, with plans for a Phase II co-design workshop in a Ukrainian city in late 2025/early 2026 to develop an open-source regeneration blueprint for Ukrainian streets.

This project meets both charitable objectives: providing education on place-making principles while conducting research into what citizens value about urban form and disseminating these insights for public benefit.

### **3. Creating Places Academy**

#### *Process and outputs*

The Create Streets Foundation continued to expand its education programme by offering practical, hands-on learning opportunities in urban design and architecture. Through our Summer School and Dare to Draw Saturday workshops, the foundation provides accessible, expert-led tutorials that teach participants the principles of urban design, with a particular focus on creating walkable, human-scale environments.

We significantly expanded our annual Summer School program in 2024, extending it from 5 to 7 days and hosting 22 students for our residential intensive learning experience. The programme attracted international interest with attendees from Denmark and Spain, demonstrating the growing recognition of CSF's educational approach. A key enhancement was the addition of a dedicated architecture module, kindly delivered pro bono by Adam Architecture, who also supported 2 additional bursaries alongside our 3 foundation bursaries, ensuring accessibility for students from diverse backgrounds.

We continued our programme of 'at cost' Saturday drawing workshops from our office in London. We delivered 2 workshops during 2024: one in January with 7 students and another in November with 6 students. These day-long sessions (10am to 4pm) continue to receive incredibly positive feedback from participants, with the intimate class sizes allowing for personalized instruction and meaningful peer interaction.

#### *Outcomes*

The Creating Places Academy reached 35 students across both programmes in 2024, with the extended 7-day Summer School format allowing for deeper learning and the new architecture module providing comprehensive coverage of both urban design and architectural principles. The international attendance demonstrates the programme's growing reputation, while the partnership with Adam Architecture both enhanced educational quality and demonstrated the value of pro bono professional collaboration. The 5 bursaries provided (including Adam Architecture's contribution)

ensured our educational opportunities remained accessible regardless of financial circumstances.

This shows the programme's continued evolution and growing partnerships while maintaining the intimate, high-quality approach that has proven successful.

Here are a few samples of this year's student feedback:

*'I've had an absolutely life-changing week.'*

*'I had a wonderful and informative time'*

*'an amazing experience'*

*'Fantastic course, would highly recommend it'*

Encouraged by these outcomes, we aim for 2025 to make the course longer and to include a craft day that will be kindly lead by Rose of Jericho.

#### **4. Research Programme**

##### *Process and outputs*

Following the success of the *Greening Up* research report, we continued to advance policy development and implementation in 2024 through two significant initiatives that demonstrate our second charitable objective of promoting study and research whilst disseminating useful results to the public.

##### *4.i Policy Impact: Highway Act Amendment*

CSF's *Greening Up* policy proposals achieved direct parliamentary influence when amendments to the 1980 Highways Act were moved by both MP Aphra Brandreth and Lord Gascoigne. The proposed amendment, based directly on CSF's research recommendations, requires the Secretary of State to issue guidance on planting trees, shrubs, plants or grass alongside highways for new transport infrastructure and development projects. The amendment specifically addresses CSF's findings about bureaucratic barriers to highway greening by mandating that licence conditions "are not unreasonably burdensome on applicants" and "do not prevent or discourage planting," whilst requiring provision of model licence conditions, standard designs, and planting palettes.

##### *4.ii London Boroughs Front Garden Network*

Building on *Greening Up* research findings, CSF initiated and launched the London Boroughs Front Garden Network to facilitate practical policy implementation at local authority level. We convened an inaugural meeting with representation from 12 different London councils, with 22 councils expressing interest in participation. The network aims to develop specific, agreed policy proposals for protecting and enhancing front garden spaces across London, providing a collaborative platform for sharing best practice and coordinated policy development.

##### *Outcomes*

The research programme in 2024 demonstrates successful transition from policy research to practical implementation and legislative

	<p>influence. The Highway Act amendment represents direct parliamentary adoption of CSF research recommendations, potentially affecting greening policy across England's transport infrastructure. The London Boroughs Network has established a sustainable mechanism for ongoing policy development and implementation, creating lasting infrastructure for continued research dissemination and practical application at local government level.</p> <p><b>5. Fundraising</b></p> <p>Continuing a campaign of fundraising dinners to allow CSF to pay for salary of a part time Development Manager. £19,837 was raised in 2024 for this purpose.</p>
Performance of fundraising activities against objectives set	Our indicative fundraising target for 2024 was £175,000 and we received donations of £174,501 thereby meeting our target.
Investment performance against objectives	1.05% gross, 1.06% AER on the easy access reserves account. This was in line with our objectives.
Other	NA

## Create Streets Foundation

### Trustees' report (continued) for the year ended 18 December 2024

#### Financial Review

Review of the charity's financial position at the end of the period	Cash in hand on 18/12/24 was £101,611 with pledged or anticipated income within six months of £3,333 and anticipated liabilities of £17,350. The charity hired a full-time professional fundraiser in December 2023 who departed in May 2024. While this experiment provided valuable learning about organisational systems and event management, it reinforced the effectiveness of the service level agreement model with Create Streets Ltd for operational delivery. The charity achieved an 7% increase in donations to £174,501 despite the transition period, demonstrating the strength of donor relationships and programme quality.
Statement explaining the policy for holding reserves stating why they are held	Reserves are held to pay for outstanding invoices and to hire a development manager within CSF.
Amount of reserves held	At 18/12/24 unrestricted reserves held were £85,001.
Reasons for holding zero reserves	NA
Details of fund materially in deficit	NA
Explanation of any uncertainties about the charity continuing as a going concern	NA

The charity's principal sources of funds (including any fundraising)	Grants from charities (Trust for London via Centre for Theology) Donations from private donors Donations from corporate donors (Persimmon, Ibstock Bricks) Income from courses and summer school
Investment policy and objectives including any social investment policy adopted	The charity maintains a prudent approach to cash management, prioritising operational liquidity over investment returns given current funding levels and ongoing commitments. Reserve funds are held in readily accessible accounts to meet operational expenses and contractual obligations. During 2024, the charity opened a savings account to optimise returns on cash balances whilst maintaining the flexibility required for charitable activities. The trustees will review investment opportunities as reserves grow, with consideration of both financial returns and alignment with the charity's mission..
A description of the principal risks facing the charity	The principal risks facing the charity are the following: 1 Key person risk: Grants from charities pay for specific work which sometimes requires Create Streets Ltd's competencies. Create Streets Ltd Chairman Nicholas Boys Smith has been key to the successful performance of this work - this risk is diminishing as the wider reputation of the Foundation and the team within Create Streets Ltd grows. 2 Financial risk: should fundraising not continue successfully - this risk is stable. We have a very low level of fixed cost and liabilities, have several multi-year donations and are continuing to see interest in funding our work from several foundations. The strong donor relationships demonstrated by 2024's fundraising success despite staffing disruption indicate robust financial sustainability. 3 Socio-political risk: should our agenda no longer be seen as worthwhile -- this risk is diminishing as the wider debate focuses increasingly on the quality and sustainability of places as well as the quantity of homes built.
Other	CSF have a service level agreement with Create Streets Ltd: CS Ltd renders administration services in support of the CSF Activities which then get invoiced to CSF.

## Create Streets Foundation

Trustees' report (continued) for the year ended 18 December 2024

### Statement of Trustees responsibilities

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;

- state whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the CIO will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 6<sup>th</sup> October, 2025

and signed on their behalf by:

Harry Briggs – Chair

A handwritten signature in black ink that reads "Harry Briggs". The signature is written in a cursive style with a large initial 'H' and 'B'.

# Create Streets Foundation

Independent examiner's report for the year ended 18 December 2024

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## Independent examiner's report to the trustees of Create Streets Foundation

I report to the trustees on my examination of the accounts of the charity for the year ended 18th December 2024, which are set out on pages 12 to 14.

### Responsibilities and basis of report

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

I report in respect of my examination of the Charity'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 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:

Date: 07/10/2025



Katy Spooner (Oct 7, 2025 19:14:50 GMT+1)

Ms K Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Receipts & payments accounts for the year ended 18 December 2024

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2024 £	Total Funds 2023 £
<b>Receipts</b>					
Charitable Activities	2	104,709	69,792	174,501	163,302
<b>Total Receipts</b>		<u>104,709</u>	<u>69,792</u>	<u>174,501</u>	<u>163,302</u>
<b>Payments</b>					
Project Expenses		13,748	127,868	141,616	49,262
Raising Funds		8,454	-	8,454	2,613
Staff Costs		19,500	-	19,500	4,589
Admin Services		9,394	-	9,394	25,233
Trustee Liability Insurance		270	-	270	270
Other		2,651	337	2,988	1,338
<b>Total Payments</b>		<u>54,017</u>	<u>128,205</u>	<u>182,222</u>	<u>83,305</u>
<b>Net of receipts/(payments)</b>		<b>50,692</b>	<b>(58,413)</b>	<b>(7,721)</b>	<b>79,997</b>
<b>Net movement in cash funds</b>		<b>50,692</b>	<b>(58,413)</b>	<b>(7,721)</b>	<b>79,997</b>
<b>Reconciliation of funds:</b>					
Cash funds brought forward		34,309	75,023	109,332	29,335
<b>Cash funds carried forward</b>		<u><u>85,001</u></u>	<u><u>16,610</u></u>	<u><u>101,611</u></u>	<u><u>109,332</u></u>

# Create Streets Foundation

## Statement of assets & liabilities as at 18 December 2024

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	Unrestricted £	Restricted £	2024 £	2023 £
<b>Assets</b>				
Cash at bank and in hand	85,001	16,610	101,611	109,332
<b>Liabilities</b>				
Professional Fee	585		585	585

The financial statements were approved by the trustees and signed on their behalf by:



Name: Harry Briggs, Chair

Date: 6<sup>th</sup> October 2025

The notes on page 14 form part of these financial statements.

# Create Streets Foundation

Notes to the financial statements for the year ended 18 December 2024

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## 1. Accounting policies

### 1.1 Basis of preparation of financial statements

These accounts have been prepared under the historical cost convention and 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) (effective 1 January 2019).

Create Streets Foundation constitutes a public benefit entity as defined by FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The trustees have taken advantage of the provisions of the SORP Update Bulletin 1 not to prepare a cash flow statement.

### 1.2 Going concern

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

### 1.3 Receipts and payments

These accounts have been prepared under a receipts and payments basis. The charity is allowed under section 133 of the Charities Act 2011 to prepare receipts and payments accounts as its gross income is below £250,000.

## 2. Receipts

	Unrestricted Funds	Restricted Funds	Total Funds 2024 £	Total Funds 2023 £
The Centre for Theology		25,040	25,040	25,714
Power to Change grant			-	7,540
Karbon Homes grant			-	19,480
GY 1900 Ltd		10,000	10,000	-
The Persimmon Foundation	5,000		5,000	-
Sustrans grant			-	5,000
Delancey			-	5,000
NPT UK/The Magic Trust	5,000		5,000	5,000
Wates Family Enterprise Trust			-	5,000
Ibstock Bricks	5,000		5,000	5,000
Heartaches Ltd		15,000	15,000	-
The Golden Bottle	2,000		2,000	-
Private donors	65,837		65,837	55,000
Summer School fees		17,771	17,771	11,667
Dare to Draw workshops		1,981	1,981	2,450
Other donations	21,872		21,872	16,451
Total	<u>104,709</u>	<u>69,792</u>	<u>174,501</u>	<u>163,302</u>






# 2024 Charity annual report 061025 - signed2

Final Audit Report

2025-10-07

Created:	2025-10-07
By:	Constance de Montigny (constance@createstreetsfoundation.org.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWZpqH-t-1P_b6vlvMCaRLKuJ9PN2gSHf

## "2024 Charity annual report 061025 - signed2" History

-  Document created by Constance de Montigny (constance@createstreetsfoundation.org.uk)  
2025-10-07 - 3:07:22 PM GMT
-  Document emailed to Katy Spooner (katyspooner@hotmail.com) for signature  
2025-10-07 - 3:07:26 PM GMT
-  Email viewed by Katy Spooner (katyspooner@hotmail.com)  
2025-10-07 - 6:12:31 PM GMT
-  Document e-signed by Katy Spooner (katyspooner@hotmail.com)  
Signature Date: 2025-10-07 - 6:14:50 PM GMT - Time Source: server
-  Agreement completed.  
2025-10-07 - 6:14:50 PM GMT

**CREATE STREETS FOUNDATION**

England & Wales - Charity number 1171928

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# Accounts

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# **Create Streets Foundation**

Charitable Incorporated Organisation (CIO)

Charity Number: 1171928

## **TRUSTEES' ANNUAL REPORT**

**FOR THE YEAR ENDED  
18 DECEMBER 2023**

# **Create Streets Foundation**

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# Create Streets Foundation

## Reference & administration details

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### Trustees

Harry Briggs, Chair (appointed 29 April 2021)

Fabian Richter, Treasurer (appointed 7 March 2017)

Clare Mirfin (appointed 29 April 2020)

Robin Edwards (appointed 26 January 2023)

### Charity registration number

1171928

### Principal address

81 Lambeth Walk  
London SE11 6DX

### Independent Examiner

Katy Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Trustees' report for the year ended 18 December 2023

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The trustees present their annual report together with the financial statements of Create Streets Foundation for the year ending 18 December 2023.

The trustees confirm that the annual report and financial statements comply with the Charities Act 2011, the constitution and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

### **Structure, Governance & Management**

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### **Objectives & Activities**

The object of CSF for the public benefit is to advance the education of the public in subjects related to the built environment, successful development and the associations between urban form and mental health, physical health, community cohesion and pro-social behaviour by

(a) providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities; and

(b) promoting study and research in such subjects and disseminating the useful results of such study to the public at large.

We conduct research into associations between different types of building and popularity, wellbeing, long term economic value and density. We provide training to community groups, officials and students on neighbourhood planning, urban design, place-making and sustainable development.

The trustees declare that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

# Create Streets Foundation

Trustees' report for the year ended 18 December 2023

## Achievements & Performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Our key achievements this year:</p> <ol style="list-style-type: none"> <li>1. <b>Place Champions Programme.</b> Continuing and extending our Place Champions Programme with community groups in Tower Hamlets and Grimsby. Funded from core funding from private donors.</li> <li>2. <b>Creating Places Academy.</b> Broadening our education programme by offering our first in a series of architectural drawing workshops and starting preparation for our first Summer School.</li> </ol> <p>These activities meet our first charitable objective - providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities.</p> <ol style="list-style-type: none"> <li>3. <b>Trusting Communities Programme.</b> Funding and leading this programme for community-led design and development from a private donor.</li> <li>4. <b>Research programme.</b> Having obtained funding last year to conduct further research following the No Place Left Behind Commission we have continued and finished this year             <ol style="list-style-type: none"> <li>i. 'Place based regeneration' research project (<i>Case for Place</i>); and</li> <li>ii. 'Right to Regenerate' research project (<i>Recreating the platoons of place</i>).</li> <li>iii. The Create Streets foundation was also to support the <i>Road to Nowhere</i> research into more sustainable and healthy development thanks to funding from Sustrans.</li> </ol> </li> </ol> <p>These activities meet our second charitable objective which is to promote study and research in such subjects and disseminating the useful results of such study to the public at large.</p>
<p>Achievements against objectives set</p>	<p>Objectives: To advance the education of the public in subjects related to the built environment, successful development and the associations between urban form and mental health, physical health, community cohesion and pro-social behaviour by</p> <ul style="list-style-type: none"> <li>• <i>providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities</i></li> </ul> <p><b>1. Place Champions programme</b></p> <p>CSF have continued to extend the Place Champions programme by extension to the grant from Trust for London jointly with the Centre for Theology and Community for St George in the East, and also 2) running it on unrestricted funds for community groups in Grimsby.</p> <p><i>i) St George in the East, Tower Hamlets</i></p>

### Process and outcomes

Throughout 2023 our focus has been on supporting the community influence the redevelopment of the St George's Leisure Centre and ensuring that their voice is heard. The council is undertaking a once in a generation redevelopment of the swimming pool, including the delivery of new housing, and improvements to the park.

We have worked with the community group to engage the wider community on what their hopes and needs for the new leisure centre were so we could help inform the council's design team. This included helping run an event at the local church where we polled residents on their design preferences and sought their ideas. We then turned this feedback into an alternative community led vision, one that potentially delivers more and better homes.

We supported the community in their discussion with the council and the design team, acting as their technical champion and enabling them to challenge officials and designers. The local community genuinely have a seat at the table and the council have been listening to their demands. We have already secured a pledge to include more family sized housing, a rooftop games area and, crucially, a water slide.

### *ii) East Marsh, Grimsby*

#### Process and outputs

Our efforts in Grimsby focus on the historic East Marsh area of the town, in particular Rutland Street - a mile-long street that leads to the docks. It has been neglected and uncared for, is often used as a rat run and has become a focal point for much anti-social behaviour and bad press. It is our hope that gradual improvements along this central street on the East Marsh will start a cycle of interventions that repair pride of place for the residents of this part of Grimsby.

Following on from the Place Champions programme, in 2022 CSF secured funding from the Urban Tree Challenge Fund (UTCF), along with additional generous funding from the Berkeley Group, for 60 trees, 30 of which would be in the street and 30 in Grant Thorold Park, with the aim to roll out planting across the area in an initiative we have named 'Greening Up the Marsh'. In early 2023 alongside we hosted a co-design workshop for members of the community, along with council officers, to explore how to transform the local streets with planting and other street improvements. This was followed by a successful community-led planting of 30 trees in the park, bringing together members of the community, the council and even Grimsby Town FC.

We kept up the momentum through 2023 and set about obtaining funding for further planting, this time for nearly 100 trees, plus hedgerows, in eight schools across the East Marsh. We are yet to secure additional funding that will allow us to plant trees in Rutland Street, but we have also been working with the council to identify potential opportunities for planting and the wider transformation of the street. We have been successful in helping convince them to apply for funding from Active Travel England for a scheme and we

are now helping them to work up designs, engage with the community, and hopefully deliver the transformation that the East Marsh needs.

### Outcomes

The East Marsh now has around 130 trees it did not have before thanks to the support of the Create Streets Foundation. The importance of improving the streets of the East Marsh is now taken more seriously by the council and we may be very close to obtaining funding for transformational change.

## 2. Creating Places Academy

### Process and outputs

The Create Streets Foundation has actively contributed to education by offering a variety of at cost learning initiatives aimed at empowering individuals and communities with knowledge on urban design and planning. Through its **Dare to Draw Saturday workshops**, the foundation provides accessible, expert-led tutorials that teach participants the principles of urban design, with a particular focus on creating walkable, human-scale environments. The foundation also ran its first annual **Summer School** program, which offers a residential intensive learning experience for students and professionals interested in urbanism and architecture. These initiatives foster a deeper understanding of how well-designed spaces can improve social outcomes, while equipping participants with practical skills for creating better cities.

*We have started a programme of 'at cost' Saturday drawing workshops from our office in London.* Started in 2022, this programme continued with 3 workshops in 2023. We usually have between 5 and 6 students in a workshop, and the session is from 10 am to 4pm. Feedback from students has been incredibly positive and we have been able to run 3 more workshops during 2023. Key feedback includes *"The session gave me the confidence I needed and reenergised my interest to develop my architectural drawings further", "Great teacher, good pace, great sized class, came away having learnt a bunch", "You make us feel welcome by giving a space for people with similar interests to meet and talk about their day-to-day challenges in their fields."*

*We were able to run in summer 2023 our first residential Urban Design Summer School*

We hosted 17 students, 16 of which were in residential, for a period of 4 days and 3 nights.

Residential and teaching costs were covered by registration fee, the rest was paid by unrestricted funds.

Here are a few samples of student feedback:

*'Attending the Summer School was a truly thought-provoking three days. The structure of the course flowed very well, with each talk and practical exercise building on each other effectively as the days went by. The content of these talks and exercises were highly relevant, succinct and very well articulated'*

'I learnt more in these three days than my three-year degree!'

'Fabulous course... my mind was buzzing.'

Encouraged by these outcomes, we aim for 2023 to make the course longer and to include an architecture module that will be kindly lead pro-bono by Adam Architecture.

### **3. Trusting Communities Programme**

The Trusting Communities programme is a programme of (i) top-down policy development and promotion alongside (ii) bottom-up support to communities 'on the ground' to support them and champion their ability to deliver and take ownership whilst (iii) pooling resources to seek further funding and partners.

Activities, success, ongoing actions and results include the following:

- Lobbying successfully for inclusion of a definition of community-led development in the glossary of the December 2022 proposed changes to the National Planning Policy Framework (NPPF). This is significant in helping local authorities who have been reluctant to support community-led development due to a lack of recognition in the NPPF. It reads (nearly as we suggested):

*“Community-led developments: Community-led developments are those that are driven by non-profit organisations that are owned by and accountable to their community members. The community group or organisation owns, manages or stewards the homes and other assets in a manner of their choosing, and this may be done through a mutually supported arrangement with a Registered Provider that owns the freehold or leasehold for the property. The benefits to the specified community are clearly defined and legally protected in perpetuity.”*

- Lobbying successfully for the inclusion in the NPPF of extended “air rights” above homes to increase the scope for self-build and community build (paragraph 120 e) and for “street vote” options in the Levelling Up and Regeneration Bill.
- Supporting the Community Land Trust Network in their draft response to the new draft NPPF

This programme ended end early 2023.

### **4. Research Programme**

Following on from the successful publication of the No Place Left Behind Commission report in September 2021, two further research projects were funded and delivered on issues of community-led placemaking and development.

#### ***4.i 'Place Based Regeneration' research project (Case for Place)***

##### **Process and outputs**

Following on from the successful launch of the No Place Left Behind Commission, CSF received funding from Karbon homes to set out the prosperity, social equity, health and well-being case for place-

	<p>based regeneration of left behind places.</p> <p>Based on interviews, site visits and a literature review, the <i>Case for Place</i> report was discussed with a wide range of officials, academics and politicians of both centre-left and centre-right. Though not in any way partisan, it was the subject of a breakfast meeting at the Conservative Party Conference in 2022 and was published in April 2023. It was picked up in the specialist media including <a href="#">Inside Housing</a>.</p> <p><b>4.ii 'Right to Regenerate' research project (Recreating the little platoons)</b></p> <p>Also following on from the successful launch of the No Place Left Behind Commission report, CSF received funding from the Power to Change fund to explore a community right to acquire derelict land and property following the government's Jan 2021 announcement of a consultation into a proposed new 'Right to Regenerate'.</p> <p>This project developed the proposal for a Right to Regenerate outlined in the final report of the No Place Left Behind Commission, and was shared with key figures in government and the wider public debate as they were defining the levelling up policy programme.</p> <p><b>5. Fundraising</b></p> <p>Continuing a campaign of fundraising dinners to allow CSF to hire a part time Development Manager £34,467 were raised in 2023.</p>
Performance of fundraising activities against objectives set	Our indicative fundraising target for 2023 was £150,000 and we received donations of £163,302.
Investment performance against objectives	NA
Other	NA

## Create Streets Foundation

### Trustees' report (continued) for the year ended 18 December 2023

#### Financial Review

Review of the charity's financial position at the end of the period	Cash in hand on 18/12/23 was £109,332 with pledged or anticipated income within six months of £12,520 and anticipated liabilities of £24,859.
Statement explaining the policy for holding reserves stating why they are held	Reserves are held to pay for outstanding invoices and to hire a development manager within CSF.
Amount of reserves held	At 18/12/23 unrestricted reserves held were £34,309.
Reasons for holding zero reserves	NA

Details of fund materially in deficit	NA
Explanation of any uncertainties about the charity continuing as a going concern	NA
The charity's principal sources of funds (including any fundraising)	Grants from charities (Trust for London via Centre for Theology, Power to Change) Donations from private donors Donations from corporate donors (Karbon Homes, Persimmon, Archel Homes)
Investment policy and objectives including any social investment policy adopted	N/A at present, as too little leftover to invest, and held back for outstanding payments due.
A description of the principal risks facing the charity	The principal risks facing the charity are the following: 1 Key person risk: Grants from charities pay for specific work which sometimes requires Create Streets Ltd's competencies. Create Streets Ltd Director Nicholas Boys Smith has been key to the successful performance of this work – this risk is diminishing as the team within Create Streets Ltd grows 2 Financial risk: should fundraising not continue successfully – this risk is stable. We have a very low level of fixed cost and liabilities, have several multi-year donations and are continuing to see interest in funding our work from several foundations. 3 Socio-political risk: should our agenda no longer be seen as worthwhile – this risk is diminishing as the wider debate focuses increasingly on the quality and sustainability of places as well as the quantity of homes built.
Other	CSF have a service level agreement with Create Streets Ltd: CS Ltd renders administration services in support of the CSF Activities which then get invoiced to CSF.

## Create Streets Foundation

### Trustees' report (continued) for the year ended 18 December 2023

#### Statement of Trustees responsibilities

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

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;

- state whether applicable accounting standards have been followed, subject to any material departures that must be disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the CIO will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 8<sup>th</sup> October, 2024

and signed on their behalf by:

Harry Briggs – Chair

A handwritten signature in black ink that reads "Harry Briggs". The signature is written in a cursive style with a large initial 'H' and 'B'.

# Create Streets Foundation

Independent examiner's report for the year ended 18 December 2023

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## Independent examiner's report to the trustees of Create Streets Foundation

I report to the trustees on my examination of the accounts of the charity for the year ended 18th December 2023, which are set out on pages 12 to 14.

### Responsibilities and basis of report

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

I report in respect of my examination of the Charity'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 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:

Date:

  
Katy Spooner (Oct 13, 2024 15:23 GMT+1)

13/10/24

Katy Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Receipts & payments accounts for the year ended 18 December 2023

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		Unrestricted Funds	Restricted Funds	Total Funds 2023 £	Total Funds 2022 £
<b>Receipts</b>					
Charitable Activities	2	<u>52,554</u>	<u>110,748</u>	<u>163,302</u>	<u>126,582</u>
<b>Total Receipts</b>		<u>52,554</u>	<u>110,748</u>	<u>163,302</u>	<u>126,582</u>
<b>Payments</b>					
Project Expenses		-	49,262	49,262	83,093
Raising Funds		113	2,500	2,613	1,373
Staff Costs		2,175	2,415	4,589	38,156
Admin Services		25,233	-	25,233	20,736
Trustee Liability Insurance		270	-	270	270
Other		<u>1,232</u>	<u>107</u>	<u>1,338</u>	<u>725</u>
<b>Total Payments</b>		<u>29,022</u>	<u>54,283</u>	<u>83,305</u>	<u>144,352</u>
<b>Net of receipts/(payments)</b>		<b>23,532</b>	<b>56,465</b>	<b>79,997</b>	<b>(17,770)</b>
<b>Net movement in cash funds</b>		<b>23,532</b>	<b>56,465</b>	<b>79,997</b>	<b>(17,770)</b>
<b>Reconciliation of funds:</b>					
Cash funds brought forward		10,777	18,558	29,335	47,105
<b>Cash funds carried forward</b>		<u><u>34,309</u></u>	<u><u>75,023</u></u>	<u><u>109,332</u></u>	<u><u>29,335</u></u>

# Create Streets Foundation

## Statement of assets & liabilities as at 18 December 2023

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	Unrestricted	Restricted	2023	2022
	£	£	£	£
<b>Assets</b>				
Cash at bank and in hand	34,309	75,023	109,332	29,335
<b>Liabilities</b>				
Professional Fee	585		585	585

The financial statements were approved by the trustees and signed on their behalf by:



Name: Harry Briggs, Chair

Date: 08/10/2024

The notes on page 14 form part of these financial statements.

# Create Streets Foundation

Notes to the financial statements for the year ended 18 December 2023

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## 1. Accounting policies

### 1.1 Basis of preparation of financial statements

These accounts have been prepared under the historical cost convention and 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) (effective 1 January 2019).

Create Streets Foundation constitutes a public benefit entity as defined by FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The trustees have taken advantage of the provisions of the SORP Update Bulletin 1 not to prepare a cash flow statement.

### 1.2 Going concern

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

### 1.3 Receipts and payments

These accounts have been prepared under a receipts and payments basis. The charity is allowed under section 133 of the Charities Act 2011 to prepare receipts and payments accounts as its gross income is below £250,000.

## 2. Receipts

	Unrestricted Funds	Restricted Funds	Total Funds 2023 £	Total Funds 2022 £
The Centre for Theology		25,714	25,714	8,138
Power to Change grant		7,540	7,540	6,540
Karbon Homes grant		19,480	19,480	20,467
The Grayling Trust			-	1,942
Archel Homes			-	5,000
The Persimmon Foundation			-	10,000
Sustrans grant		5,000	5,000	
Delancey		5,000	5,000	
NPT UK/The Magic Trust		5,000	5,000	
Wates Family Enterprise Trust		5,000	5,000	
Ibstock Bricks		5,000	5,000	
Private donors	42,350	12,650	55,000	63,500
Summer School fees		11,667	11,667	
Dare to Draw workshops		2,450	2,450	
Other donations	10,204	6,247	16,451	10,995
Total	<u>52,554</u>	<u>110,748</u>	<u>163,302</u>	<u>126,582</u>


# 2023 Draft Charity annual report 280924 - signed

Final Audit Report


2024-10-13

Created:	2024-10-12
By:	nicholas boys smith (constance@createstreetsfoundation.org.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAAifeseOW6l6SP2aDMKWNZCdYUAcyrJ3Gy


## "2023 Draft Charity annual report 280924 - signed" History

 Document created by nicholas boys smith (constance@createstreetsfoundation.org.uk)

2024-10-12 - 7:57:47 AM GMT

 Document emailed to Katy Spooner (katyspooner@hotmail.com) for signature

2024-10-12 - 7:57:51 AM GMT

 Email viewed by Katy Spooner (katyspooner@hotmail.com)

2024-10-13 - 2:17:27 PM GMT

 Document e-signed by Katy Spooner (katyspooner@hotmail.com)

Signature Date: 2024-10-13 - 2:23:26 PM GMT - Time Source: server

 Agreement completed.

2024-10-13 - 2:23:26 PM GMT

**CREATE STREETS FOUNDATION**

England & Wales - Charity number 1171928

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# Accounts

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# **Create Streets Foundation**

Charitable Incorporated Organisation (CIO)

Charity Number: 1171928

## **TRUSTEES' ANNUAL REPORT**

**FOR THE YEAR ENDED  
18 DECEMBER 2022**

# **Create Streets Foundation**

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# Create Streets Foundation

## Reference & administration details

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### Trustees

Harry Briggs, Chair (appointed 29 April 2021)

Fabian Richter, Treasurer (appointed 7 March 2017)

Clare Mirfin (appointed 29 April 2020)

Lucille Briance (appointed 30 September 2020 – resigned 20 December 2022)

Robin Edwards (appointed 26 January 2023)

**Charity registration number** 1171928

**Principal address** 81 Lambeth Walk  
London SE11 6DX

**Independent Examiner** Katy Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Trustees' report for the year ended 18 December 2022

---

The trustees present their annual report together with the financial statements of Create Streets Foundation for the year ending 18 December 2022.

The trustees confirm that the annual report and financial statements comply with the Charities Act 2011, the constitution and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

### **Structure, Governance & Management**

Create Streets Foundation is a Charitable Incorporated Organisation (CIO) registered with the Charity Commission and governed by its constitution, adopted on 28<sup>th</sup> February 2017.

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- (a) providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities; and
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We conduct research into associations between different types of building and popularity, wellbeing, long term economic value and density. We provide training to community groups, officials and students on neighbourhood planning, urban design, place-making and sustainable development.

The trustees declare that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

# Create Streets Foundation

Trustees' report for the year ended 18 December 2022

## Achievements & Performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Our key achievements this year:</p> <ol style="list-style-type: none"> <li>1. <b>Place Champions Programme.</b> Continuing and extending our Place Champions Programme with community groups in Tower Hamlets, Grimsby and Bristol. Funded from core funding from private donors.</li> <li>2. <b>Creating Places Academy.</b> Broadening our education programme by offering our first in a series of architectural drawing workshops and starting preparation for our first Summer School.</li> </ol> <p>These activities meet our first charitable objective - providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities.</p> <ol style="list-style-type: none"> <li>3. <b>Trusting Communities Programme.</b> Funding and leading this programme for community-led design and development from a private donor.</li> <li>4. <b>Research programme.</b> Obtaining funding to conduct further research following the No Place Left Behind Commission             <ol style="list-style-type: none"> <li>i. 'Place based regeneration' research project (<i>Case for Place</i>); and</li> <li>ii. 'Right to Regenerate' research project (<i>Recreating the platoons of place</i>).</li> </ol> </li> </ol> <p>These activities meet our second charitable objective which is to promote study and research in such subjects and disseminating the useful results of such study to the public at large.</p>
<p>Achievements against objectives set</p>	<p>Objectives: To advance the education of the public in subjects related to the built environment, successful development and the associations between urban form and mental health, physical health, community cohesion and pro-social behaviour by</p> <ul style="list-style-type: none"> <li>• <i>providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities</i></li> </ul> <p><b>1. Place Champions programme</b></p> <p>CSF have extended the Place Champions programme by 1) obtaining a further grant from Trust for London jointly with the Centre for Theology and Community for St George in the East, and also 2) running it on unrestricted funds for community groups in Bristol and Grimsby selected following a call for applications at the end of 2020.</p> <p><i>i) St George in the East, Tower Hamlets</i></p> <p><b>Process and outcomes</b></p> <p>Our focus has been on supporting the community on three potential opportunities for the neighbourhood; new homes, place and local swimming pool. Regular steering group meetings have been held</p>

throughout the year. Despite some slow progress, there have been some significant wins:

- New homes
  - Work has progressed on obtaining information, such as utility records, to assess the viability of the proposed housing scheme.
  - At the May 2022 Tower Hamlets mayoral election, the community asked the candidates to support the proposal of community led housing on land next to St George in the East, and the two main candidates committed to meeting with the group after the election.
  - However, after the change in political situation the group has paused the work on this as they worked out how to deal with the new administration and build relationships with new councillors and cabinet members.
- Place
  - We secured funding from Breathe London, an initiative of Imperial College, to install an air quality monitor on the site to assess the impact of pollution from the Highway. These were installed in April 2022. This data is publicly available, and the community group recently held a workshop on how best to use this data to highlight the problem of air pollution.
  - Following efforts by the team to meet council officers, we have secured money from the council to install communal bins to deal with the major problem of refuse on Cannon Street Road. The council have offered additional CIL and S106 funding for public realm improvements and we have been consulting residents on how they'd like to use this.
- Swimming Pool
  - While not part of our original brief, we have been assisting the community in conversations with the council about retaining a pool in Shadwell. The council have now committed to providing a new pool on the site and have promised to engage with the community group throughout the design process.
  - We have been able to feed into the council's brief for the architects for the new pool building, adding more focus on community led design and co-creation.

Moving forward

- Funding has been awarded for ongoing support. This has allowed allow CTC and Create Streets to continue working with the community to deliver change along the themes of Housing, Place and Pool.

*ii) East Marsh, Grimsby*

**Process and outputs**

Through the Place Champions programme CSF have been running a series of workshops with East Marsh United (EMU) community group to identify ways to improve the East Marsh for local residents.

We identified two priorities that we could help EMU with in the short term - planting street trees and cleaning up and painting houses along Rutland Street. Rutland Street is a mile-long street that leads to the docks, yet it has been neglected and uncared for, is often used as a rat run and has become a focal point for much anti-social behaviour and bad press. It is our hope that gradual improvements along this central street on the East Marsh will start a cycle of interventions that repair pride of place for the residents of this part of Grimsby.

### Outcomes

CSF helped EMU successfully apply for funding from the Urban Tree Challenge Fund and with additional generous funding from the Berkeley Group and support from Cadent Gas, we now had a plan and a team to plant 60 trees in the neighbourhood: 30 in Grant Thorold Park in 2023 and 30 trees along Rutland Street in 2024.

A co-design workshop and a community tree planting day was prepared during 2022 and successfully held in early February 2023 with the community-led planting of 30 trees.

### *iii) Filwood Broadway, Bristol*

#### Process and outputs

Sessions followed the usual format ('Walk', 'Talk', 'Do') as described in 2021 annual report and finished early 2022.

We ran a concluding day long workshop with the community group in Bristol in February, following which a report was published with suggested next steps which the community have taken forward with Bristol City Council.

## 2. Creating Places Academy

### Process and outputs

CSF is increasing our capacity to support education of neighbourhood groups, councillors and professionals. The ambition is to create training courses and videos ready to give to one or more of a) planning authorities, b) highways teams, c) neighbourhood groups, d) councils and e) housing and regeneration teams

The purpose of the programme is to share our research and practical experience with as many of these groups across the UK and positively impact the well-being, health, and sustainability of as many and places as possible.

- *Free Online Videos.* A range of free resources (in video format) are available on a microsite. One 10 minute video on beautiful places and 4 short 3 min ones on: Design codes, Short term interventions for long term change, Community engagement and digital community engagement. These have been viewed or downloaded approximately 1,900 times during 2022 (this number is an under-estimate as it is not possible to aggregate views from all channels)
- *At cost presentations and workshops.* These are both digital and in-person to the target market. There are 4 in total, a

presentation both on-line and in-person as well as a workshop, again, both on-line and in-person.

- *We have started a programme of 'at cost' Saturday drawing workshops from our office in London.* Our first took place on 12<sup>th</sup> November 2022. Feedback from students has been incredibly positive and we have been able to schedule and run 3 more workshops during 2023. Key feedback includes “*The session gave me the confidence I needed and reenergised my interest to develop my architectural drawings further*”, “*Great teacher, good pace, great sized class, came away having learnt a bunch*”, “*You make us feel welcome by giving a space for people with similar interests to meet and talk about their day-to-day challenges in their fields.*”
- *During 2022 we started planning our first summer school which we were able to run in summer 2023.*

### **3. Trusting Communities Programme**

The Trusting Communities programme is a programme of (i) top-down policy development and promotion alongside (ii) bottom-up support to communities ‘on the ground’ to support them and champion their ability to deliver and take ownership whilst (iii) pooling resources to seek further funding and partners.

Activities, success, ongoing actions and results include the following:

- Supporting additional team time and focus, as part of our Restitch May 2022 conference in London and Halifax, to run several components which were otherwise unfunded:
  - The breakout session in London on ‘Should we give communities more control over development’ with John Penrose MP, Dr Riette Oosthuizen (HTA Design), John Myers (London YIMBY), Shreya Nanda (IPPR) and Mustafa Latif-Aramesh (BDP)
  - The lunchtime soapbox events
  - Sharing work on Community Ownership and Stewardship with political attendees to Restitch conference (including Lisa Nandy MP and Richard Bacon MP) and potential funders and supporters (including L&G, Berkeley Group etc)
  - Lobbying successfully for inclusion of a definition of community-led development in the glossary of the December 2022 proposed changes to the National Planning Policy Framework (NPPF). This is significant in helping local authorities who have been reluctant to support community-led development due to a lack of recognition in the NPPF. It reads (nearly as we suggested):

*“Community-led developments: Community-led developments are those that are driven by non-profit organisations that are owned by and accountable to their community members. The community group or organisation owns, manages or stewards the homes and other assets in a manner of their choosing, and this may be done through a mutually supported arrangement with a Registered Provider that owns the freehold or leasehold*

	<p><i>for the property. The benefits to the specified community are clearly defined and legally protected in perpetuity.”</i></p> <ul style="list-style-type: none"> <li>• Lobbying successfully for the inclusion in the NPPF of extended “air rights” above homes to increase the scope for self-build and community build (paragraph 120 e) and for “street vote” options in the Levelling Up and Regeneration Bill.</li> <li>• Supporting the Community Land Trust Network in their draft response to the new draft NPPF</li> </ul> <p><b>4. Research Programme</b></p> <p>Following on from the successful publication of the No Place Left Behind Commission report in September 2021, two further research projects were funded and delivered on issues of community-led placemaking and development.</p> <p><i>4.i ‘Place Based Regeneration’ research project (Case for Place)</i></p> <p><b>Process and outputs</b></p> <p>Following on from the successful launch of the No Place Left Behind Commission, CSF received funding from Karbon homes to set out the prosperity, social equity, health and well-being case for place-based regeneration of left behind places.</p> <p>Based on interviews, site visits and a literature review, the <i>Case for Place</i> report was discussed with a wide range of officials, academics and politicians of both centre-left and centre-right. Though not in any way partisan, it was the subject of a breakfast meeting at the Conservative Party Conference in 2022 and was published in April 2023. It was picked up in the specialist media including <a href="#">Inside Housing</a>.</p> <p><i>4.ii ‘Right to Regenerate’ research project (Recreating the little platoons)</i></p> <p>Also following on from the successful launch of the No Place Left Behind Commission report in 2021, CSF received funding from the Power to Change fund to explore a community right to acquire derelict land and property following the government’s Jan 2021 announcement of a consultation into a proposed new ‘Right to Regenerate’.</p> <p>This project developed the proposal for a Right to Regenerate outlined in the final report of the No Place Left Behind Commission, and will share it with key figures in government and the wider public debate as they define the levelling up policy programme.</p> <p><b>5. Fundraising</b></p> <p>Started a campaign of fundraising dinners to allow CSF to hire a part time Development Manager. £21,942.00 donations were received from the first dinner in November 2022. Further fundraising dinners are due to happen in 2023, with a first one scheduled for 7th February.</p>
<p>Performance of fundraising activities against objectives set</p>	<p>Our indicative fundraising target for 2022 was £125,000 and we received donations of £126,582.</p>

Investment performance against objectives	NA
Other	NA

## Create Streets Foundation

### Trustees' report (continued) for the year ended 18 December 2022

#### Financial Review

Review of the charity's financial position at the end of the period	Cash in hand on 18/12/22 was £29,335 with pledged or anticipated income within six months of £49,873 and anticipated liabilities of £17,147.
Statement explaining the policy for holding reserves stating why they are held	Reserves are held to pay for outstanding invoices and to hire a development manager within CSF.
Amount of reserves held	At 18/12/22 reserves held were £10,777.
Reasons for holding zero reserves	NA
Details of fund materially in deficit	NA
Explanation of any uncertainties about the charity continuing as a going concern	NA
The charity's principal sources of funds (including any fundraising)	Grants from charities (Trust for London via Centre for Theology, Power to Change) Donations from private donors Donations from corporate donors (Karbon Homes, Persimmon, Archel Homes)
Investment policy and objectives including any social investment policy adopted	N/A at present, as too little leftover to invest, and held back for outstanding payments due.
A description of the principal risks facing the charity	The principal risks facing the charity are the following: <ol style="list-style-type: none"> <li>1 Key person risk: Grants from charities pay for specific work which sometimes requires Create Streets Ltd's competencies. Create Streets Ltd Director Nicholas Boys Smith has been key to the successful performance of this work – this risk is diminishing as Create Streets Ltd grows</li> <li>2 Financial risk: should fundraising not continue successfully – this risk is stable. We have a very low level of fixed cost and liabilities, have several multi-year donations and are continuing to see interest in funding our work from several foundations.</li> <li>3 Socio-political risk: should our agenda no longer be seen as worthwhile – this risk is diminishing as the wider debate focuses increasingly on the quality of places as well as the quantity of</li> </ol>

	homes built.
Other	CSF have a service level agreement with Create Streets Ltd: CS Ltd renders administration services in support of the CSF Activities which then get invoiced to CSF.

## Create Streets Foundation

Trustees' report (continued) for the year ended 18 December 2022

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### Statement of Trustees responsibilities

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

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

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 16<sup>th</sup> October, 2023

and signed on their behalf by:

Harry Briggs – Chair



# Create Streets Foundation

Independent examiner's report for the year ended 18 December 2022

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## Independent examiner's report to the trustees of Create Streets Foundation

I report to the trustees on my examination of the accounts of the charity for the year ended 18th December 2022, which are set out on pages 12 to 14.

### Responsibilities and basis of report

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

I report in respect of my examination of the Charity'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 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:

Date:

  
Katy Spooner (Oct 17, 2023 23:07 GMT+1)

17/10/2023

Katy Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Receipts & payments accounts for the year ended 18 December 2022

	Note	Unrestricted Funds	Restricted Funds	Total Funds 2022 £	Total Funds 2021 £
<b>Receipts</b>					
Charitable Activities	2	<u>11,495</u>	<u>115,087</u>	<u>126,582</u>	<u>69,210</u>
<b>Total Receipts</b>		<u>11,495</u>	<u>115,087</u>	<u>126,582</u>	<u>69,210</u>
<b>Payments</b>					
Project Expenses		0	83,093	83,093	52,481
Raising Funds		1,373	0	1,373	0
Staff Costs		3,793	34,363	38,156	59,405
Admin Services		20,736	0	20,736	9,527
Trustee Liability Insurance		270	0	270	270
Other		265	460	725	1,184
<b>Total Payments</b>		<u>26,437</u>	<u>117,915</u>	<u>144,352</u>	<u>122,867</u>
<b>Net of receipts/(payments)</b>		<b>(14,942)</b>	<b>(2,828)</b>	<b>(17,770)</b>	<b>(53,657)</b>
<b>Net movement in cash funds</b>		<b>(14,942)</b>	<b>(2,828)</b>	<b>(17,770)</b>	<b>(53,657)</b>
<b>Reconciliation of funds:</b>					
Cash funds brought forward		25,719	21,386	47,105	100,762
<b>Cash funds carried forward</b>		<u><u>10,777</u></u>	<u><u>18,558</u></u>	<u><u>29,335</u></u>	<u><u>47,105</u></u>

# Create Streets Foundation

## Statement of assets & liabilities as at 18 December 2022

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	Unrestricted	Restricted	2022	2021
	£	£	£	£
<b>Assets</b>				
Cash at bank and in hand	10,777	18,558	29,335	47,105
<b>Liabilities</b>				
Professional Fee	585		585	583

The financial statements were approved by the trustees and signed on their behalf by:



Name: Harry Briggs, Chair

Date: 16/10/2023

The notes on page 14 form part of these financial statements.

# Create Streets Foundation

Notes to the financial statements for the year ended 18 December 2022

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## 1. Accounting policies

### 1.1 Basis of preparation of financial statements

These accounts have been prepared under the historical cost convention and 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) (effective 1 January 2019).

Create Streets Foundation constitutes a public benefit entity as defined by FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The trustees have taken advantage of the provisions of the SORP Update Bulletin 1 not to prepare a cash flow statement.

### 1.2 Going concern

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

### 1.3 Receipts and payments

These accounts have been prepared under a receipts and payments basis. The charity is allowed under section 133 of the Charities Act 2011 to prepare receipts and payments accounts as its gross income is below £250,000.

## 2. Receipts

	Unrestricted Funds	Restricted Funds	Total Funds 2022 £	Total Funds 2021 £
Placeshapers Sponsorship			0	5,000
The Centre for Theology		8,138	8,138	16,000
Rochdale Boroughwide Housing			0	5,000
Livin Housing			0	1,500
Private donor	500	58,000	58,500	20,000
Local Trust donation			0	2,900
Power to Change grant		6,540	6,540	
Karbon Homes donation		20,467	20,467	
The Grayling Trust		1,942	1,942	
Archel Homes		5,000	5,000	
Private donor		5,000	5,000	
The Persimmon Foundation		10,000	10,000	
Other donations	10,995		10,995	18,810
Total	<u>11,495</u>	<u>115,087</u>	<u>126,582</u>	<u>69,210</u>

# 2022 Charity annual report 161023 final

Final Audit Report

2023-10-17

Created:	2023-10-17
By:	nicholas boys smith (constance@createstreetsfoundation.org.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2b6Sj4UHqmTAsha0tldgNbyg0hma3rm

## "2022 Charity annual report 161023 final" History

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 Signer katyspooner@hotmail.com entered name at signing as Katy Spooner

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 Agreement completed.

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**CREATE STREETS FOUNDATION**

England & Wales - Charity number 1171928

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# Accounts

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# **Create Streets Foundation**

**Charitable Incorporated Organisation (CIO)**

**Charity Number: 1171928**

## **TRUSTEES' ANNUAL REPORT**

**FOR THE YEAR ENDED  
18 DECEMBER 2021**

# **Create Streets Foundation**

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# Create Streets Foundation

## Reference & administration details

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### Trustees

Harry Briggs, Chair (appointed 29 April 2021)

Fabian Richter, Treasurer (appointed 7 March 2017)

Claire Mirfin (appointed 29 April 2020)

Lucille Briance (appointed 30 September 2020)

### Charity registration number

1171928

### Principal address

81 Lambeth Walk  
London SE11 6DX

### Independent Examiner

Katy Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Trustees' report for the year ended 18 December 2021

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The trustees present their annual report together with the financial statements of Create Streets Foundation for the year ending 18 December 2021.

The trustees confirm that the annual report and financial statements comply with the Charities Act 2011, the constitution and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

### **Structure, Governance & Management**

Create Streets Foundation is a Charitable Incorporated Organisation (CIO) registered with the Charity Commission and governed by its constitution, adopted on 28<sup>th</sup> February 2017.

The board of trustees has responsibility for the activities of Create Streets Foundation. They are appointed at the AGM by a quorum of 3 of the trustees and are to be professionals with relevant experience.

### **Objectives & Activities**

The object of CSF for the public benefit is to advance the education of the public in subjects related to the built environment, successful development and the associations between urban form and mental health, physical health, community cohesion and pro-social behaviour by

(a) providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities; and

(b) promoting study and research in such subjects and disseminating the useful results of such study to the public at large.

We conduct research into associations between different types of building and popularity, wellbeing, long term economic value and density. We provide training to community groups above all in the context of neighbourhood planning and urban design.

The trustees declare that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

## Achievements & Performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Our key achievements this year:</p> <ol style="list-style-type: none"> <li>1. Completing our Place Champions training programme, funded by the third tranche of the £74,000 grant received from Trust for London in 2018, which funded the work undertaken in Greenwich, St George in the East, Ealing and Whipps Cross.</li> <li>2. Working up a programme of place-improvement and community-led housing with The Centre for Theology and Community at St George in the East thanks to a further £80,000 grant from Trust for London £37,332 of which for CSF.</li> <li>3. Running our place champions programme for two community groups who responded to the CSF call for applications at the end of 2020. The two successful applications were East Marsh in Grimsby and Filwood Broadway in Bristol and were funded by CSF unrestricted donations.</li> </ol> <p>These activities meet our first charitable objective - providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities.</p> <ol style="list-style-type: none"> <li>4. The No Place Left Behind Commission into Prosperity and Community Placemaking continued the work started in 2020 and worked together to study best practices around the country and produce a report which was launched publicly in September 2021. We received a total of £96,900 funding for it from various foundation, corporate and charitable organisations.</li> </ol> <p>These activities meet our second charitable objective which is to promote study and research in such subjects and disseminating the useful results of such study to the public at large.</p>
<p>Achievements against objectives set</p>	<p>Objectives: To advance the education of the public in subjects related to the built environment, successful development and the associations between urban form and mental health, physical health, community cohesion and pro-social behaviour by</p> <p><i>(a) providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities</i></p> <p><b>1. Place Champions – funded by Trust for London</b></p> <p>CSF has continued its Place Champions programme, funded by a £74,000 grant from Trust for London. This grant (awarded in November 2018) has funded the work undertaken in Greenwich -(site 1 - 2019), St George in the East (Site 2 – 2019), Ealing (Site 3 – 2020/21) and Whipps Cross (Site 4 - 2021). Sites 1 and 2 were covered in last year's report.</p> <p><i>1.1 Whipps Cross, London</i></p>

#### Process and outputs

*Site.* Whipps Cross Hospital in North London is being rebuilt as part of the hospital rebuilding programme. The focus of our work was on the hybrid planning application (211245) submitted by Barts Health Trust to Waltham Forest Council on 23rd April 2021. The application was a so-called 'hybrid application' some 'outline' and some 'full' Outline application was for (i) the demolition of some existing buildings; (ii) the creation of up to 1,500 homes and (iii) the creation of up to 5,000sqm flexible floorspace under use class E (which permits retail, café, restaurants, co working space, community space, gym or visitor centre). Full application was for change of use of part of the existing hospital to residential and commercial/community use.

- Outputs were to inform a “critical friend” review of the development plans submitted to the council for the redevelopment of the Whipps Cross hospital site (phase 2 of development) and to make recommendations about the future development’s design.
- *Workshops.* Waltham Forest Citizens and members of the Create Streets Foundation Place Champions team have together run two virtual workshop sessions due to the pandemic and one “in real life” event in September. Key feedback words include: “progressive”, “powerful” and “very realistic.”

#### Outcomes

- *Educating on urban design.*
- Educating on mechanisms of community ownership, namely Community Land Trusts helped empower the group to influence positively the new Whipps Cross Hospital site redevelopment happening locally; and
- Ensuring that the development meets the community’s needs.

#### 1.2 The Riding School, Ealing

##### Process & Outputs

- *Site.* The single site consists of an existing riding school and open space to the south.
- *Workshops.* Ealing Citizens and members of the Place Champions team have run sessions 1 and 2 during the course of 2020. Due firstly to covid, then to a change in political leadership of the council, we have still not been able to complete the third and fourth phases which remain outstanding and will be delivered when Ealing Citizens are ready.

#### 1.4 Place Champions next steps

##### Extending the programme

- *How it works.* CSF have extended the Place Champions programme by 1) obtaining a further grant from TfL jointly with the CTC for St George in the East, and also 2) via a call for applications funded by CSF non-restricted donations.

#### 1.1 St George in the East, Tower Hamlets

##### Process and outputs

- *Site*. The site is three options for community-led housing and temporary homeless accommodation by Grade I listed, St George in the East. The site is split into three sections which were labelled A: the land south of the church, B: the land to the east of the church and C: the 'land-banked' site south of the main road.

#### Outcomes

- *Increased sense of agency*. During the course of the St George in the East process almost 200 members of the community have increased their ability to influence what happens in their local built environment. One local resident stated 'A little miracle happened here today' in response to the workshop and possibility of bring affordable housing to the area.

### **2. Place Champions (UK wide). Funded by unrestricted donations.**

Winners have been selected (Bristol and Grimsby) and sessions have been following a similar theme to the previous programme:

- a) A 'talk' session. With leaders about the process of regeneration, planning and the reality of design that supports neighbourliness and wellbeing. This is specifically designed so that we can understand the kind of language developers use to better engage in the process.
- b) A 'Walk' session. to takes leaders on a tour of local developments. This is to show them what good and bad development looks like and to give them an idea of what they would like to see in their area.
- c) A 'Do' session, where leaders can co-design their own plan for a development site or area. To do this, leaders can choose from a panel of 7 architects and urban designers to work and collaborate with. The community-led plan can then be used as a tool to negotiate with in discussions with decision makers.

We have run four events in Grimsby, three online and an in-person site visit and discussion. In addition, our partners in Grimsby (the award-winning community group, East Marsh United) have funded our presence running a stall at a local fair. Feedback has been excellent and we have worked with the neighbourhood to work up a tactical and strategic programme of investments in the neighbourhood, re-greening, street tree planting and community empowerment. We have started a programme of applying for funding (which during 2022 has won Forestry Commission support). The support in Bristol is to kick off in 2022.

### **3. Create Streets Foundation Training Programme – Creating Places Academy**

Process and outputs (too soon for outcomes)

CFS aim systemically to increase our capacity to support education of neighbourhood groups, councillors and professionals. The ambition is to create training courses and videos ready to give to one or more of a) planning authorities, b) highways teams, c) neighbourhood groups, d) councils and e) housing and regeneration teams

The purpose of the programme is to share our research findings with as many of these groups across the UK and positively impact the well-being, health, and sustainability of as many and places as possible.

How it works and progress

- a) *Free Online Videos.* A range of free resources (in video format) will be available on a microsite. One 10 minute video on beautiful places and 4 short 3 min ones on: Design codes, Short term interventions for long term change, Community engagement and digital community engagement. In addition we now have a wide range of videos available from
- b) *At cost presentations and workshops.* These are both digital and in-person to the target market. Workshops have been run for one district council in 2021 with another being planned for Natural England to be run in 2022

*(b) promoting study and research in such subjects and disseminating the useful results of such study to the public at large;*

#### **4. No Place Left Behind Commission**

Process and outputs

Launched at the beginning of August 2020 and published in September 2021, the purpose of the No Place Left Behind Commission into community prosperity and placemaking is to help improve the quality of lives lived in under-valued neighbourhoods, by promoting changes to policy and practice that can improve place, health, happiness, wellbeing and a sense of community and agency. The board consisted of 12 commissioners.

- *Funding.* The Commission successfully secured £96,900, £14,400 of which were received in 2021 from Big Local, Placeshapers, Rochdale Boroughwide Housing and Livin Housing.
- *Publication and impact.* The 167-page final Commission report was published in September 2021 and featured in the national press including the Telegraph. Several hundred guests attended the launch in the offices of U+I plc near Whitehall. The Secretary of State for Business (the Rt Hon Kwasi Kwarteng MP) was due to speak at the launch but was unable to at the last minute due to the energy crisis and was replaced by the Minister for London. The report (in hard copy and online) has been much shared with and discussed with MPs, Ministers and officials and influenced the Government's subsequent Levelling up White Paper discussion on the importance of place, local community empowerment and levelling up.

#### **5. Trusting Communities (TC)**

Trusting Communities aims for systemic change through a significant increase in community ownership of all types in England, especially larger scale community ownership of neighbourhoods and local assets, by getting Government and other mainstream political parties to adopt and implement a comprehensive strategy of policies and programmes. TC's work has generated several potential research topics in key strategic areas, the results of which could inform future

	<p>policy development and raise wider awareness of community ownership and its benefits.</p> <ul style="list-style-type: none"> <li>• <i>Funding:</i> CSF received £20,000 of funding from a private donor.</li> <li>• <i>Outcome:</i> At the end of 2021, TC supplied Government with a <i>Blueprint</i> for Levelling Up through Community Ownership under the headings: infrastructure, law, funding, social housing, and pubs. The <i>Blueprint</i> contains 32 policies based on a synthesis of TC's own programme and proposals from a wide range of sources, both community activist and policy development organisations. The aim is to create a coherent and joined-up narrative of community ownership policy proposals that are mutually supportive, and which will appeal across the political spectrum. The work continues into 2022 thanks to further funding.</li> </ul>
Performance of fundraising activities against objectives set	Our indicative fundraising forecast in 2021 was £60,000. We achieved £69,210.
Investment performance against objectives	NA

## Financial Review

Review of the charity's financial position at the end of the period	<p>Cash in hand (restricted and unrestricted funds) on 18/12/21 was £47,105</p> <p>Donations and grants for a value of around £60,000 in 2021 were anticipated, half from recurring donors, and half for the remainder of the Trust for London grant awarded to St George in the East for Place Champions work, and the No Place Left behind Commission. The anticipated expenditure of around £66,600 of H1 in great majority represent the costs linked to the No Place Left Behind Commission and the Place Champions Programme, both for which funding was received in 2020.</p> <p>The financial position at the end of the year is reasonably healthy.</p>
Statement explaining the policy for holding reserves stating why they are held	Reserves are being held to pay for outstanding invoices, and are being accumulated in order to be able to hire one full time employee.
Amount of reserves held	At 18/12/21 reserves (unrestricted funds) held were £25,719
Reasons for holding zero reserves	NA
Details of fund materially in deficit	NA
Explanation of any uncertainties about the charity continuing as a going concern	NA
The charity's principal sources of funds (including any fundraising)	<p>Grants from charities (Trust for London, Local Trust, Power to Change)</p> <p>Donations from private donors</p> <p>Donations from corporate donors (Karbon Homes)</p>
Investment policy and objectives including any social investment policy adopted	N/A at present, as too little leftover to invest, and held back for outstanding payments due.
A description of the principal risks facing the charity	<p>The principal risks facing the charity are the following:</p> <ol style="list-style-type: none"> <li>1 Key person risk: Grants from charities pay for specific work which sometimes requires Create Streets Ltd's competencies. Create Streets Ltd Director Nicholas Boys Smith has been key to the successful performance of this work – this risk is diminishing as Create Streets Ltd grows and with growing role of other directors such as David Milner and experienced Create Streets fellows such as Toby Lloyd who chaired the No Place Left Behind Commission</li> <li>2 Financial risk: should fundraising not continue successfully – this risk is stable. We have a very low level of fixed cost and liabilities, have several multi-year donations and are continuing to see interest in funding our work from several foundations.</li> <li>3 Socio-political risk: should our agenda no longer be seen as worthwhile – this risk is diminishing as the wider debate focuses increasingly on the quality of places as well as the quantity of homes built and on how patterns and quality of urban</li> </ol>

	development materially influence sustainable living patterns, resilience and use of embodied carbon
Other	CSF have a service level agreement with Create Streets Ltd: CS Ltd renders administration services in support of the CSF Activities which then get invoiced to CSF.

### Statement of Trustees responsibilities

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

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

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 7th October 2022 and signed on their behalf by:

  
Harry Briggs, Chair

# Create Streets Foundation

Independent examiner's report for the year ended 18 December 2021

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## Independent examiner's report to the trustees of Create Streets Foundation

I report to the trustees on my examination of the accounts of the charity for the year ended 18th December 2021, which are set out on pages 7 to 9.

### Responsibilities and basis of report

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

I report in respect of my examination of the Charity'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 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:   
Katy Spooner (Oct 7, 2022 17:26 GMT+1)

Date: Oct 7, 2022

Katy Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Receipts & payments accounts for the year ended 18 December 2021

	Unrestrict ed Funds	Restricted Funds	Total Funds 2021	Total Funds 2020
Not e			£	£
<b>Receipts</b>				
Charitable Activities	2 18,008	51,202	69,210	161,217
<b>Total Receipts</b>	<u>18,008</u>	<u>51,202</u>	<u>69,210</u>	<u>161,217</u>
<b>Payments</b>				
Research	9	47,314	47,323	500
Community Engagement	0	5,158	5,158	16,261
Raising Funds	0	0	0	5,725
Staff Costs	7,196	52,209	59,405	31,479
Animation/Video	0	0	0	5,000
Admin Services	9,527	0	9,527	6,427
Trustee Liability Insurance	270	0	270	63
Other	932	252	1,184	18,664
<b>Total Payments</b>	<u>17,934</u>	<u>104,933</u>	<u>122,867</u>	<u>84,118</u>
<b>Net of receipts/(payments)</b>	<b>74</b>	<b>(53,731)</b>	<b>(53,657)</b>	<b>77,099</b>
<b>Net movement in cash funds</b>	<b>74</b>	<b>(53,731)</b>	<b>(53,657)</b>	<b>77,099</b>
<b>Reconciliation of funds:</b>				
Cash funds brought forward	25,645	75,117	100,762	23,663
<b>Cash funds carried forward</b>	<u><b>25,719</b></u>	<u><b>21,386</b></u>	<u><b>47,105</b></u>	<u><b>100,762</b></u>

# Create Streets Foundation

## Statement of assets & liabilities as at 18 December 2021

---

	Unrestricted £	Restricted £	2021 £	2020 £
<b>Assets</b>				
Cash at bank and in hand	25,719	21,386	47,105	100,762
<b>Liabilities</b>				
Professional Fee	583		583	579

The financial statements were approved by the trustees and signed on their behalf by:



Name: Harry Briggs, Chair

Date: 7th October 2022

The notes on page 13 form part of these financial statements.

# Create Streets Foundation

## Notes to the financial statements for the year ended 18 December 2021

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### 1. Accounting policies

#### 1.1 Basis of preparation of financial statement

These accounts have been prepared under the historical cost convention and 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) (effective 1 January 2015), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

Create Streets Foundation constitutes a public benefit entity as defined by FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The trustees have taken advantage of the provisions of the SORP Update Bulletin 1 not to prepare a cash flow statement.

#### 1.2 Going concern

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

#### 1.3 Receipts and payments

These accounts have been prepared under a receipts and payments basis. The charity is allowed under section 133 of the Charities Act 2011 to prepare receipts and payments accounts as its gross income is below £250,000.

### 2. Receipts

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total Funds 2021 £</b>	<b>Total Funds 2020 £</b>
Placeshapers Sponsorship		5,000	5,000	
Centre for Theology		16,000	16,000	
Rochdale Boroughwide Housing		5,000	5,000	
Livin Housing		1,500	1,500	
James Thornton		20,000	20,000	20,000
Local Trust donation		2,900	2,900	25,000
Trust for London grant 2 Place Champions				19,500
Cadogan				6,001
Power to Change grant				42,500
Karbon donation				15,000
Andrew Wainwright Reform Trust				10,000
Other donations	18,008	802	18,810	23,216
Total	<u>18,008</u>	<u>51,202</u>	<u>69,210</u>	<u>161,217</u>

# CSF Accounts 2021 signed HB

Final Audit Report

2022-10-07

Created:	2022-10-07
By:	Constance de Montigny (constance@createstreets.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0DslXIG4FcAtkX-qkNyEQSDtT06kHhCu

## "CSF Accounts 2021 signed HB" History

 Document created by Constance de Montigny (constance@createstreets.com)


2022-10-07 - 11:23:29 AM GMT- IP address: 91.110.136.203

 Document emailed to katyspooner@hotmail.com for signature

2022-10-07 - 11:26:01 AM GMT

 Email viewed by katyspooner@hotmail.com

2022-10-07 - 4:20:54 PM GMT- IP address: 86.140.221.127

 Signer katyspooner@hotmail.com entered name at signing as Katy Spooner

2022-10-07 - 4:26:10 PM GMT- IP address: 86.140.221.127

 Document e-signed by Katy Spooner (katyspooner@hotmail.com)

Signature Date: 2022-10-07 - 4:26:12 PM GMT - Time Source: server- IP address: 86.140.221.127

 Agreement completed.

2022-10-07 - 4:26:12 PM GMT

**CREATE STREETS FOUNDATION**

England & Wales - Charity number 1171928

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# Accounts

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# **Create Streets Foundation**

Charitable Incorporated Organisation (CIO)

Charity Number: 1171928

## **TRUSTEES' ANNUAL REPORT & FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED  
18 DECEMBER 2020**

# **Create Streets Foundation**

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# Create Streets Foundation

## Reference & administration details

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### Trustees

Alexander Stevenson, Chair (appointed 7 March 2017 resigned as chair and trustee on 29 April 2021)

Fabian Richter, Treasurer (appointed 7 March 2017)

Isabelle Irani (resigned 29 April 2020)

Aster Crawshaw (resigned 30 September 2020)

Claire Mirfin (appointed 29 April 2020)

Lucille Briance (appointed 30 September 2020)

Harry Briggs (appointed 29 January 2021, appointed Chair 29 April 2021).

**Charity registration number** 1171928

**Principal address** The Coop Centre  
11 Mowl Street  
London SW9 6BG

**Independent Examiner** Katy Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Trustees' report for the year ended 18 December 2020

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The trustees present their annual report together with the financial statements of Create Streets Foundation for the year ending 18 December 2020.

The trustees confirm that the annual report and financial statements comply with the Charities Act 2011, the constitution and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

### **Structure, Governance & Management**

Create Streets Foundation is a Charitable Incorporated Organisation (CIO) registered with the Charity Commission and governed by its constitution, adopted on 28<sup>th</sup> February 2017.

The board of trustees has responsibility for the activities of Create Streets Foundation. They are appointed at the AGM by a quorum of 3 of the trustees and are to be professionals with relevant experience.

### **Objectives & Activities**

The object of CSF for the public benefit is to advance the education of the public in subjects related to the built environment, successful development and the associations between urban form and mental health, physical health, community cohesion and pro-social behaviour by

(a) providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities; and

(b) promoting study and research in such subjects and disseminating the useful results of such study to the public at large.

We conduct research into associations between different types of building and popularity, wellbeing, long term economic value and density. We provide training to community groups above all in the context of neighbourhood planning and urban design.

The trustees declare that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

# Create Streets Foundation

Trustees' report for the year ended 18 December 2020

## Achievements & Performance

<p>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</p>	<p>Our key achievements this year:</p> <ol style="list-style-type: none"> <li>1. Continuation of our Place Champions training programme, receiving its fourth and final tranche of funding (£19,500) from Trust for London. This £74,000 grant has funded the work undertaken in Greenwich, St George in the East, Ealing and Greenwich.</li> <li>2. Kicking off a new round of our Place Champions training programme, independently run and funded by various CSF donations. This involved the creation of a new website. The application deadline was December 2020 and we received 15 applications in total from across the UK. The applications will be examined during the course of January 2021.</li> <li>3. A successful joint funding application to Trust for London to take forward the Place Champions work started at St George in the East.</li> </ol> <p>These activities meet our first charitable objective - providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities.</p> <ol style="list-style-type: none"> <li>4. Launching the No Place Left Behind Commission into Prosperity and Community Placemaking and receiving a total of £82,500 funding for it.</li> <li>5. Setting up the Creating Places Academy with a new webpage and the creation of an educational video on Design Codes.</li> </ol> <p>These activities meet our second charitable objective which is to promote study and research in such subjects and disseminating the useful results of such study to the public at large.</p>
<p>Achievements against objectives set</p>	<p>Objectives: To advance the education of the public in subjects related to the built environment, successful development and the associations between urban form and mental health, physical health, community cohesion and pro-social behaviour by</p> <p><i>(a) providing training to community groups (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities</i></p> <p><b>1. Place Champions – funded by Trust for London</b></p> <p>CSF has continued its Place Champions programme, receiving its fourth and final tranche of funding (£19,500) from Trust for London. This grant (awarded in November 2018) has funded the work undertaken in Greenwich (site 1 - 2019) , St George in the East (Site 2 – 2019), Ealing (Site 3 – 2020) and Whipps Cross (Site 4 - to be finished in 2021 once the Covid situation has abated).</p> <p><i>1.1 St George in the East, Tower Hamlets</i></p>

### Process and outputs

- **Site.** The site consists of three options for community-led housing and temporary homeless accommodation by Grade I listed, St George in the East. It is split into three sections labelled A: the land south of the church, B: the land to the east of the church and C: the 'land-banked' site south of the main road. Three workshops were conducted with the residents in 2019 to identify the development needs of the local community and create initial designs for the three sites.
- **Outreach training.** Following a further presentation and training session by Create Streets Q4 2019, Tower Hamlet members have now successfully reached out to almost 200 people regarding the idea of community homes at St George in the East. There was then a pause due to lockdown.
- **Create Communities platform.** During Q3 2020 Tower Hamlet Citizens and CSF launched an interactive [map](#) to encourage community engagement within the local area. The page received 72 responses on places people like and dislike within local community.
- **Online Co design session, Creating Communities Conference.** CSF ran an unprecedented online co design event in September 2020 with St George in the East & 10 Tower Hamlets Citizens during the Create Communities 3-day online conference in September 2020. The session confirmed housing numbers (15-20 homes) and building heights (up to 4 storeys) for 'site A'. It also highlighted the opportunity for up to 100 temporary housing units on 'site C', depending on demand.
- The online session received an audience of over 90 people throughout 3 hours, this included a mixture of residents, as well as guests of the Create Communities 2-day Conference. A summary [video](#) was produced following the session and has (at time of writing) been viewed 3,000 times on twitter and 75 times on youtube.

### Outcomes

- **Increased sense of agency.** During the course of the St George in the East process almost 200 members of the community have increased their ability to influence what happens in their local built environment. One local resident stated 'A little miracle happened here today' in response to the workshop and possibility of bring affordable housing to the area.
- **Momentum.** Following the successful co-design events, including the online session, there is growing ambition to independently move the project forward and create community led homes. One member of the Tower Hamlet Citizens also stated that it was 'inspiring' to see new forms of technology used to reach a greater audience, as well as help shape the community.
- **Growing public support.** The success and drive of the project following the latest online session has led to unsolicited support from public figures such as editor of the Pevsner Guide and Heritage advisor to the government, Charles O'Brien and Labour

member of the House of Lords, Maurice Glasman. We remain in touch with both The Georgian Group and Historic England.

### *1.2 The Riding School, Ealing*

#### **Process & Outputs**

- **Site.** The single site consists of an existing riding school and open space to the south.
- **Workshops.** Ealing Citizens and member of the Place Champions team have run two virtual workshop sessions.
  - a) Session 1 May 2020 - During the initial workshop, members of Place Champions team undertook an online session with 6 members of Ealing Citizens, this included a site visit and a presentation on urban design practices.
  - b) Session 2 June 2020 - Due to Covid, a virtual site tour was conducted reviewing sites across England, Europe and further afield. That session was followed by a review of the opportunities and challenges to the site, which included access options and housing densities.
- **Create Communities platform.** Ealing Citizens and CSF launched an interactive [map](#) to encourage community engagement within the local area. The page received over 50 responses on places people like and dislike within Ealing.

#### **Outcomes**

- **Educating on urban design.** Despite the project being in its early stages, members of the Ealing Citizens have expanded their knowledge of the design process and begun to unveil the capacity of the site through good urban design principles.

### *1.4 Place Champions next steps*

#### **Trust for London grant**

- **Short list agreed.** The Place Champions team have now concluded the application process for the fourth and final of Place Champions. The short list includes: Streatham, Waltham Forest & Merton Citizens.

#### **Extending the programme**

- **How it will work.** CSF are in the process of extending the Place Champions programme. This will follow a similar theme to the current programme, though possibly virtual if necessary.
  - a) A 'talk' session. With leaders about the process of regeneration, planning and the reality of design that supports neighbourliness and wellbeing. This is specifically designed so that we can understand the kind of language developers use to better engage in the process.
  - b) A 'Walk' session. to takes leaders on a tour of local developments. This is to show them what good and bad development looks like and to give them an idea of what they would like to see in their area.

c) A 'Do' session, where leaders can co-design their own plan for a development site or area. To do this, leaders can choose from a panel of 7 architects and urban designers to work and collaborate with. The community-led plan can then be used as a tool to negotiate with in discussions with decision makers.

- *Progress.* A [new website](#) was created to provide information about the programme and a link to an application form. This was informed by multiple conversations with experts within the industry. A newsletter was also sent out to the 5K+ Create Streets mailing list to announce a new round of funded support as well as social media posts. The deadline for applications was set to be closed in December 2020 and received 15 applications in total from across the UK. The next stage will be to review the applications.

## **2. Create Streets Foundation Training Programme – Creating Places Academy**

### **Process and outputs (too soon for outcomes)**

CFS aims systemically to increase our capacity to support education of neighbourhood groups, councillors and professionals. The ambition is to create training courses and videos ready to give to one or more of a) planning authorities, b) highways teams, c) neighbourhood groups, d) councils and e) housing and regeneration teams

The purpose of the programme will be to share our research findings with as many of these groups across the UK and positively impact the well-being, health, and sustainability of as many and places as possible.

### **How it works.**

- a) *Free Online Videos.* A range of free resources (in video format) will be available on a microsite. One 10 minute video on beautiful places and 4 short 3 min ones on: Design codes, Short term interventions for long term change, Community engagement and digital community engagement.
- b) *At cost presentations and workshops.* These will be both digital and in-person to the target market. There will be 4 in total, a presentation both on-line and in-person as well as a workshop, again, both on-line and in-person.

*Progress.* A [microsite](#) for the new Creating Places Academy was created. In addition, a video on Design Codes as part of the free resources for training was created [here](#) and had over 400 views in December 2020.

### **A digital approach for CSF**

*Going digital.* Due to the unforeseen events in 2020, A number of projects had to be reevaluated to incorporated a more digital approach, in keeping with Government guidelines.

- *Place Champions* – As mentioned, good progress has been made at moving the Place Champions into a more digital experience. Both Ealing and more recently St George in the East have showcased this with successful site tours and co-design sessions.

- a) *Site tours*. The online version of this stage of the co-design process has been highly successful. Unlike the in-person tours, the virtual tour does not restrict the groups to sites in close proximity. Instead it allows members to view sites from all across the world. This offers the opportunity for a more tailored approach to site visits, ones which are closer urbanistically.
- b) *Co-design*. The online St George in the East session was attended by 10 community members, this was lower than the 30 members seen at earlier workshops. However, this was a decision taken due to the restrictions on the platform 'Run the World' used by the organisers of the conference. Future co-design sessions via Zoom will look to replicate the audience numbers seen pre lockdown.

Online programmes such as Sketchup have been effective to offer a suitable alternative to the conventional hand drawn plans.

- *No place left behind Commission* – Although it is still too early to apprehend, there is the possibility that the case study analysis may have to be done virtually. A more detailed strategy will be formed in the coming weeks.
- *Create Streets Foundation Training Programme* – A conscious effort has been made to ensure that the training programme has a strong virtual element to it. There will be specific visual packages and also online videos.

*Digital exclusion* - There is a concern that by moving to a more digital approach, there is a risk of excluding certain individuals, this is especially relevant for the Place Champions work. Although it is still unclear whether this statement is justified, a strategy will be adopted to mitigate this. For example, in the case of Place Champions, CSF will use draw upon strategies used for other projects such as the Create Streets Ltd West Kensington and Gibbs Green project, where members are followed up after sessions by phone or via a hand posted flyer after an event.

(b) *promoting study and research in such subjects and disseminating the useful results of such study to the public at large;*

### **3. No Place Left Behind Commission**

#### **Process and outputs (too soon for outcomes)**

Launched at the beginning of August 2020, the purpose of the No Place Left Behind Commission into community prosperity and placemaking is to help improve the quality of lives lived in undervalued neighbourhoods, by promoting changes to policy and practice that can improve place, health, happiness, wellbeing and a sense of community and agency. The board consists of 12 commissioners.

- *Phase 0* - The Commission project team has successfully conducted the first phase of the project. This incorporated desk research to review the existing evidence on research questions. The Commission has outlined its hypothesis and is working with project partners Power to Change, Local Trust, Legatum Institute

	<p>and Karbon Homes to develop a typology of places to guide the analysis.</p> <ul style="list-style-type: none"> <li>• <i>‘Cycling uphill’</i>. In August the Commission published the <a href="#">Cycling uphill?</a> research briefing. The research found that prosperous areas were far more likely to have taken early action to adapt streets for the pandemic than councils in former “Red Wall” areas – but also that this started to change following the government’s prioritisation of former “Red Wall” areas through its Emergency Active Travel Fund.</li> <li>• <i>Phase 1</i> – In August 2020, the Commission’s kicked off the call for evidence, seeking responses from a broad range of stakeholders with expertise and experience of living with and seeking to influence the built and natural environment in under-valued places. To date, 10 individuals have responded via the online form. A phone line has also been set up for people to record their evidence, and responses can also be sent via email but these means haven’t been used yet.</li> <li>• <i>Funding</i>. The Commission has successfully secured £82,500 in kind of the £85,350 total funding required. This includes £42,500 from Power to Change, £25,000 from Local Trust, £15,000 from Karbon Homes and £8,000 from Legatum.</li> </ul> <p><b>4. Public realm research</b></p> <p><b>Process and outputs</b></p> <p>Research funded by Cadogan in 2018 was published into a book titled Streets and Squares in 2019. Details of outcomes were published in last year’s report but in addition we have since made many presentations based on the research to industry forums and the research (and summaries of it) have been extensively accessed via social media. It has also been shared extensively via social media. Many tweets or twitter threads from Create Streets’ twitter account (35,400 followers at time of writing) illustrating elements of book and linking to the online copy have gone “semi-viral”. For example, one tweet received 1,100 likes and 182 retweets or quote tweets.</p>
Performance of fundraising activities against objectives set	Our indicative fundraising target for our second year of operations was around £150,000 of successful fundraising. This was achieved.
Investment performance against objectives	NA
Other	NA

# Create Streets Foundation

Trustees' report (continued) for the year ended 18 December 2020

## Financial Review

Review of the charity's financial position at the end of the period	<p>Cash in hand on 18/12/20 was £ 100,761.24</p> <p>Donations of around £6,600 during H1 of 2020 were anticipated, as was the awarding of the joint TfL grant (£82,500.00) for the extension of the Place Champions Programme. The anticipated expenditure of around £41,187.00 of H1 in great majority represent the costs linked to the No Place Left Behind Commission and the Place Champions Programme, both for which funding was received in 2020.</p> <p>The financial position at the end of the year is healthy.</p>
Statement explaining the policy for holding reserves stating why they are held	Reserves are being held to pay for outstanding invoices and are being accumulated in order to be able to hire one full time employee.
Amount of reserves held	At 18/12/20 reserves held were £25,644.00
Reasons for holding zero reserves	NA
Details of fund materially in deficit	NA
Explanation of any uncertainties about the charity continuing as a going concern	NA
The charity's principal sources of funds (including any fundraising)	<p>Grants from charities (Trust for London, Local Trust, Power to Change)</p> <p>Donations from private donors</p> <p>Donations from corporate donors (Karbon Homes)</p>
Investment policy and objectives including any social investment policy adopted	N/A at present, as too little leftover to invest, and held back for outstanding payments due.
A description of the principal risks facing the charity	<p>The principal risks facing the charity are the following:</p> <ol style="list-style-type: none"> <li>1 Key person risk: Grants from charities pay for specific work which sometimes requires Create Streets Ltd's competencies. Create Streets Ltd Director Nicholas Boys Smith has been key to the successful performance of this work – this risk is diminishing as Create Streets Ltd grows</li> <li>2 Financial risk: should fundraising not continue successfully – this risk is stable. We have a very low level of fixed cost and liabilities, have several multi-year donations and are continuing to see interest in funding our work from several foundations.</li> <li>3 Socio-political risk: should our agenda no longer be seen as worthwhile – this risk is diminishing as the wider debate focuses increasingly on the quality of places as well as the quantity of homes built.</li> </ol>

Other	CSF have a service level agreement with Create Streets Ltd: CS Ltd renders administration services in support of the CSF Activities which then get invoiced to CSF.
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## Create Streets Foundation

### Trustees' report (continued) for the year ended 18 December 2020

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#### Statement of Trustees responsibilities

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

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

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

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on:

and signed on their behalf by:

13/10/2021

*Harry Briggs*  
Harry Briggs (Oct 13, 2021 19:32 GMT+1)

# Create Streets Foundation

Independent examiner's report for the year ended 18 December 2020

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## Independent examiner's report to the trustees of Create Streets Foundation

I report to the trustees on my examination of the accounts of the charity for the year ended 18th December 2020, which are set out on pages 13 to 15.

### Responsibilities and basis of report

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

I report in respect of my examination of the Charity'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 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed:



Date:

6th October 2021

Katy Spooner  
KS Accountancy  
114 Whitmore Road  
Harrow  
HA1 4AQ

# Create Streets Foundation

## Receipts & payments accounts for the year ended 18 December 2020

		Unrestricted Funds	Restricted Funds	Total Funds 2020 £	Total Funds 2019 £
<b>Receipts</b>					
Charitable Activities	2	22,973	138,244	161,217	55,870
<b>Total Receipts</b>		<u>22,973</u>	<u>138,244</u>	<u>161,217</u>	<u>55,870</u>
<b>Payments</b>					
Research		0	500	500	7,429
Community Engagement		0	16,261	16,261	42,919
Raising Funds		3,243	2,482	5,725	6,908
Staff Costs		1,660	29,820	31,479	0
Animation/Video		5,000	0	5,000	5,000
Admin Services		6,427	0	6,427	6,911
Trustee Liability Insurance		63	0	63	54
Other		0	18,664	18,664	10
<b>Total Payments</b>		<u>16,392</u>	<u>67,727</u>	<u>84,118</u>	<u>69,231</u>
<b>Net of receipts/(payments)</b>		<b>6,581</b>	<b>70,517</b>	<b>77,099</b>	<b>(13,361)</b>
<b>Net movement in cash funds</b>		<b>6,581</b>	<b>70,517</b>	<b>77,099</b>	<b>(13,361)</b>
<b>Reconciliation of funds:</b>					
Cash funds brought forward		19,063	4,600	23,663	37,024
<b>Cash funds carried forward</b>		<u><u>25,644</u></u>	<u><u>75,117</u></u>	<u><u>100,762</u></u>	<u><u>23,663</u></u>

# Create Streets Foundation

## Statement of assets & liabilities as at 18 December 2020

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	Unrestricted £	Restricted £	2020 £	2019 £
<b>Assets</b>				
Cash at bank and in hand	25,644	75,117	100,762	23,663
<b>Liabilities</b>				
Professional Fee	579		579	579

The financial statements were approved by the trustees and signed on their behalf by:

  
Harry Briggs (Oct 13, 2021 19:32 GMT+1)

Name: Harry Briggs, Chair

Date: 13/10/2021

The notes on page 15 form part of these financial statements.

# Create Streets Foundation

Notes to the financial statements for the year ended 18 December 2020

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## 1. Accounting policies

### 1.1 Basis of preparation of financial statement

These accounts have been prepared under the historical cost convention and 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) (effective 1 January 2015), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102).

Create Streets Foundation constitutes a public benefit entity as defined by FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The trustees have taken advantage of the provisions of the SORP Update Bulletin 1 not to prepare a cash flow statement.

### 1.2 Going concern

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

### 1.3 Receipts and payments

These accounts have been prepared under a receipts and payments basis. The charity is allowed under section 133 of the Charities Act 2011 to prepare receipts and payments accounts as its gross income is below £250,000.

## 2. Receipts

	Unrestricted Funds	Restricted Funds	Total Funds 2020 £	Total Funds 2019 £
Trust for London grant 2 Place Champions Cadogan	2,500	19,500	19,500	37,000
James Thornton		3,501	6,001	
Power to Change grant		20,000	20,000	
Karbon donation		42,500	42,500	
Local Trust donation		15,000	15,000	
Andrew Wainwright Reform Trust		25,000	25,000	
Other donations	20,473	10,000	10,000	18,870
		2,743	23,216	
Total	<u>22,973</u>	<u>138,244</u>	<u>161,217</u>	<u>55,870</u>