



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

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 Mowll 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

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 28th 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"> 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. 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. 3. A successful joint funding application to Trust for London to take forward the Place Champions work started at St George in the East. <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"> 4. Launching the No Place Left Behind Commission into Prosperity and Community Placemaking and receiving a total of £82,500 funding for it. 5. Setting up the Creating Places Academy with a new webpage and the creation of an educational video on Design Codes. <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>1. Place Champions – funded by Trust for London</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 revaluated to incorporate 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 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 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"> • ‘Cycling uphill’. In August the Commission published the Cycling uphill? 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. • Phase 1 – 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. • Funding. 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. <p>4. Public realm research</p> <p>Process and outputs</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"> 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 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 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.
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Create Streets Foundation

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

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

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 £
	Note				
Receipts					
Charitable Activities	2	22,973	138,244	161,217	55,870
Total Receipts		<u>22,973</u>	<u>138,244</u>	<u>161,217</u>	<u>55,870</u>
Payments					
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
Total Payments		<u>16,392</u>	<u>67,727</u>	<u>84,118</u>	<u>69,231</u>
Net of receipts/(payments)		6,581	70,517	77,099	(13,361)
Net movement in cash funds		6,581	70,517	77,099	(13,361)
Reconciliation of funds:					
Cash funds brought forward		19,063	4,600	23,663	37,024
Cash funds carried forward		<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

	Unrestricted £	Restricted £	2020 £	2019 £
Assets				
Cash at bank and in hand	25,644	75,117	100,762	23,663
Liabilities				
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

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