



Create Streets Foundation

Charitable Incorporated Organisation (CIO)

Charity Number: 1171928

TRUSTEES' ANNUAL REPORT

**FOR THE YEAR ENDED
18 DECEMBER 2021**

Create Streets Foundation

Contents

	Page
Reference and administrative details of the charity	2
Trustees' report	3 - 9
Independent examiner's report	10
Receipts & payments accounts	11
Statement of assets & liabilities	12
Notes to the financial statements	13

Create Streets Foundation

Reference & administration details

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

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 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.

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. 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. 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. 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. <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. 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. <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, 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>

	<p>Process and outputs</p> <p><i>Site.</i> 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.</p> <ul style="list-style-type: none"> • 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. • <i>Workshops.</i> 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.” <p>Outcomes</p> <ul style="list-style-type: none"> • <i>Educating on urban design.</i> • 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. <p><i>1.2 The Riding School, Ealing</i></p> <p>Process & Outputs</p> <ul style="list-style-type: none"> • <i>Site.</i> The single site consists of an existing riding school and open space to the south. • <i>Workshops.</i> 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. <p><i>1.4 Place Champions next steps</i></p> <p>Extending the programme</p> <ul style="list-style-type: none"> • <i>How it works.</i> 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. <p><i>1.1 St George in the East, Tower Hamlets</i></p> <p>Process and outputs</p>
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- **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"> • <i>Funding:</i> CSF received £20,000 of funding from a private donor. • <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.
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"> 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 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 and on how patterns and quality of urban

	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

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

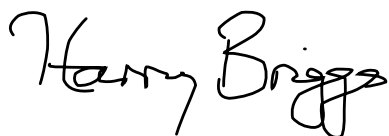
	Not e	Unrestrict ed Funds	Restricted Funds	Total Funds 2021	Total Funds 2020
				£	£
Receipts					
Charitable Activities	2	18,008	51,202	69,210	161,217
Total Receipts		<u>18,008</u>	<u>51,202</u>	<u>69,210</u>	<u>161,217</u>
Payments					
Research		9	47,314	47,323	500
Community Engagement		0	5,158	5,158	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
Total Payments		<u>17,934</u>	<u>104,933</u>	<u>122,867</u>	<u>84,118</u>
Net of receipts/(payments)		74	(53,731)	(53,657)	77,099
Net movement in cash funds		74	(53,731)	(53,657)	77,099
Reconciliation of funds:					
Cash funds brought forward		25,645	75,117	100,762	23,663
Cash funds carried forward		<u>25,719</u>	<u>21,386</u>	<u>47,105</u>	<u>100,762</u>

Create Streets Foundation

Statement of assets & liabilities as at 18 December 2021

	Unrestricted £	Restricted £	2021 £	2020 £
Assets				
Cash at bank and in hand	25,719	21,386	47,105	100,762
Liabilities				
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

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 2021 £	Total Funds 2020 £
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	18,008	51,202	69,210	161,217


CSF Accounts 2021 signed HB


Final Audit Report


2022-10-07


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