



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

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 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, 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"> 1. <i>Place Champions Programme</i>. Continuing and extending our Place Champions Programme with community groups in Tower Hamlets, Grimsby and Bristol. Funded from core funding from private donors. 2. <i>Creating Places Academy</i>. Broadening our education programme by offering our first in a series of architectural drawing workshops and starting preparation for our first Summer School. <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"> 3. <i>Trusting Communities Programme</i>. Funding and leading this programme for community-led design and development from a private donor. 4. <i>Research programme</i>. Obtaining funding to conduct further research following the No Place Left Behind Commission <ol style="list-style-type: none"> i. 'Place based regeneration' research project (<i>Case for Place</i>); and ii. 'Right to Regenerate' research project (<i>Recreating the platoons of place</i>). <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"> • <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> <p>1. Place Champions programme</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>Process and outcomes</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 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 12th 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 un-funded:
 - 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"> • 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 <p>4. Research Programme</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>Process and outputs</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 Inside Housing.</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>5. Fundraising</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>
Performance of fundraising activities against objectives set	Our indicative fundraising target for 2022 was £125,000 and we received donations of £126,582.

Investment performance against objectives	NA
Other	NA

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

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 16th 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

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 £
Receipts					
Charitable Activities	2	11,495	115,087	126,582	69,210
Total Receipts		<u>11,495</u>	<u>115,087</u>	<u>126,582</u>	<u>69,210</u>
Payments					
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
Total Payments		<u>26,437</u>	<u>117,915</u>	<u>144,352</u>	<u>122,867</u>
Net of receipts/(payments)		(14,942)	(2,828)	(17,770)	(53,657)
Net movement in cash funds		(14,942)	(2,828)	(17,770)	(53,657)
Reconciliation of funds:					
Cash funds brought forward		25,719	21,386	47,105	100,762
Cash funds carried forward		<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

	Unrestricted £	Restricted £	2022 £	2021 £
Assets				
Cash at bank and in hand	10,777	18,558	29,335	47,105
Liabilities				
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

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	11,495	115,087	126,582	69,210


2022 Charity annual report 161023 final

Final Audit Report

2023-10-17

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

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