



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

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

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

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 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"> 1. Place Champions Programme. Continuing and extending our Place Champions Programme with community groups in Tower Hamlets and Grimsby. Funded from core funding from private donors. 2. Creating Places Academy. 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. Trusting Communities Programme. Funding and leading this programme for community-led design and development from a private donor. 4. Research programme. 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"> 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>). 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. <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 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'.

	<p>'I learnt more in these three days than my three-year degree!'</p> <p>'Fabulous course... my mind was buzzing.'</p> <p>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.</p> <p>3. Trusting Communities Programme</p> <p>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.</p> <p>Activities, success, ongoing actions and results include the following:</p> <ul style="list-style-type: none"> • 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): <i>"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."</i> • 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>This programme ended end early 2023.</p> <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>4.i 'Place Based Regeneration' research project (Case for Place)</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-</p>
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	<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 Inside Housing.</p> <p>4.ii 'Right to Regenerate' research project (Recreating the little platoons)</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>5. Fundraising</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 8th 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, stylized 'H' and 'B'.

Create Streets Foundation

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

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

		Unrestricted Funds	Restricted Funds	Total Funds 2023 £	Total Funds 2022 £
	Note				
Receipts					
Charitable Activities	2	52,554	110,748	163,302	126,582
Total Receipts		<u>52,554</u>	<u>110,748</u>	<u>163,302</u>	<u>126,582</u>
Payments					
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		1,232	107	1,338	725
Total Payments		<u>29,022</u>	<u>54,283</u>	<u>83,305</u>	<u>144,352</u>
Net of receipts/(payments)		23,532	56,465	79,997	(17,770)
Net movement in cash funds		23,532	56,465	79,997	(17,770)
Reconciliation of funds:					
Cash funds brought forward		10,777	18,558	29,335	47,105
Cash funds carried forward		<u>34,309</u>	<u>75,023</u>	<u>109,332</u>	<u>29,335</u>

Create Streets Foundation

Statement of assets & liabilities as at 18 December 2023

	Unrestricted £	Restricted £	2023 £	2022 £
Assets				
Cash at bank and in hand	34,309	75,023	109,332	29,335
Liabilities				
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

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	52,554	110,748	163,302	126,582


2023 Draft Charity annual report 280924 - signed


Final Audit Report


2024-10-13


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