# Create Streets Foundation

## Charitable Incorporated Organisation (CIO)

**Charity Number: 1171928**

# TRUSTEES' ANNUAL REPORT

FOR THE YEAR ENDED

## 18 DECEMBER 2025



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# Create Streets Foundation

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# Create Streets Foundation

## Reference & administration details

| | |
|---|---|
| **Trustees** | Harry Briggs, Chair (appointed 29 April 2021)<br><br>Fabian Richter, Treasurer (appointed 7 March 2017)<br><br>Clare Mirfin (appointed 29 April 2020)<br><br>Robin Edwards (appointed 26 January 2023)<br><br>Alex Hickman (appointed 28 April 2025) |
| **Charity registration number** | 1171928 |
| **Principal address** | 81 Lambeth Walk<br>London SE11 6DX |
| **Independent Examiner** | Ms K Spooner<br>KS Accountancy<br>114 Whitmore Road<br>Harrow<br>HA1 4AQ |



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# Create Streets Foundation

## Trustees' report for the year ended 18 December 2025

The trustees present their annual report together with the financial statements of Create Streets Foundation for the year ending 18 December 2025.

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

### Structure, Governance & Management

Create Streets Foundation is a Charitable Incorporated Organisation (CIO) registered with the Charity Commission and governed by its constitution, adopted on 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. Alex Hickman was appointed as a new trustee on 28 April 2025, bringing the board to five trustees.

During the year the trustees reviewed and approved an updated safeguarding policy, which is now circulated to all staff and trustees.

### 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

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



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# Create Streets Foundation

## Trustees' report (continued) for the year ended 18 December 2025

### Achievements & Performance

| | |
|---|---|
| **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.** | Our key achievements this year:<br><br>1. *Place Champions Programme*. Continuing and significantly expanding our Place Champions Programme with community groups in Bootle (including new work at St Paul's, Litherland), Grimsby and Southwark, and beginning a new project with the Salvation Army in Blackpool, which has since paused following a change in their local leadership.<br>2. *Creating Places Academy*. Delivering our third Summer School, in conjunction with ADAM Architecture, alongside new short courses including an Urban Planning Masterclass and 'Living with Listing'.<br>3. *Ukraine Reconstruction Vision Project*. Continuing our work with Ukrainian citizens in the UK and Ukraine to capture what they value about their places, moving into a new phase of co-design work.<br>4. *Policy development and promotion*. Advancing national and local policy on greening up our towns and cities, including new front garden networks, and continuing to campaign for better local transport through the Tram Network.<br><br>These activities meet both our charitable objectives – providing training to community groups in neighbourhood planning and urban design activities, and promoting study and research in the built environment and disseminating the useful results of that study to the public at large. |
| **Achievements against objectives set** | 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<br>• providing training (above all in economically and socially disadvantaged areas) in the context of neighbourhood planning and urban design activities<br><br>**1. Place Champions programme**<br><br>*Process and outputs*<br>CSF continued and expanded its Place Champions programme in 2025, working with community groups in four locations across England, including a new project launched in Blackpool.<br><br>**i) East Marsh, Grimsby**<br>CSF continued to support the East Marsh United (EMU) community group with its Greening the Marsh programme. Building on earlier planting in Grant Thorold Park, the programme expanded significantly during the year: the team planted 96 trees and over 1,000 whips (to form hedges) across all eight schools on the East Marsh, with every year group taking part. This work has since grown into an ongoing nature engagement programme with three of the schools, providing regular nature-based workshops and field trips. Furthermore, these nature based activities have allowed the team to form a relationship with the Phoenix Academy, a school that focuses on teenagers who have struggled in mainstream education. 5-8 of the boys at Phoenix were drawn to EMU's |



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outdoor programme and have started showing a greater commitment to scheduled activities. In parallel, the team continued to advocate for, fundraise towards, and develop the vision for transforming Rutland Street into 'Rutland Avenue', including engagement with council teams on Active Travel funding and street design, and gardening works at a number of identified sites along the street. CSF made a number of visits to Grimsby over the course of the year to support the EMU team, drawing on external expertise to help mentor the Greening the Marsh programme.

**ii) Blackfriars Green Network, Southwark**

CSF continued to support the Blackfriars Green Network with its plans to green up and improve streets in their neighbourhood, specifically Boyfield and Lancaster Streets. Following a co-design workshop with residents, office workers and stakeholders including LUC, London Living Streets and Trees for Cities, the group has continued to develop a detailed design brief for street improvements, using the Create Communities app to gather wider community feedback. LUC developed the detailed design for the street following the results of the engagement. Create Streets, acting as ongoing expert adviser to BGN, provided feedback on these designs and in particular their feasibility and impact on movement. We helped BGN present their findings to Southwark Council, who took the next step by commissioning a feasibility study to ensure there were no hidden obstacles to the project. With that study now complete (finding no adverse consequences to the project), BGN continues to build a broad consensus with our support, following a change in council leadership in Southwark. We continue to advise them as the next stage – official community consultation – begins. Once this is complete we will focus with them on funding for this project.

**iii) Christ Church, Bootle**

During the year, Create Streets Foundation (CSF) continued to support SAFE Regeneration and the Diocese of Liverpool in developing proposals for the refurbishment of the historic vicarage and the delivery of new homes at Christ Church, Bootle, alongside emerging plans for St Paul's, Litherland. The goal was to start to test and develop the community's co-designed vision for bringing the historic site back into productive use, with new social housing at its heart. Our role has focused on design support, community engagement and helping to establish a viable route towards delivery. At Christ Church, the vision document and initial feasibility study have now been completed. CSF secured a further £20,000 from the Architectural Heritage Fund to support development of the proposals, while the Archbishop's Fund provided £50,000 directly to SAFE Regeneration (this funding does not pass through CSF's accounts). The project has also secured support from local MPs and the Diocese of Liverpool. An agreed pathway is now in place for further feasibility and structural assessment work, leading towards an outline planning submission. Work has also begun at St Paul's, Litherland, where the next stage is to undertake a feasibility study and develop the emerging proposals through co-design with the local community. The first co-design workshop was held in October 2025, with further engagement planned for 2026. Progress at Christ Church was slower than originally anticipated following a change of vicar and associated liaison with the Diocese of Liverpool.

**iv) Blackpool**

CSF began a substantial new Place Champions project in early 2025, working with the Salvation Army in Blackpool on their Citadel community centre. The team ran workshops with both the Citadel's leadership team and the wider



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community, producing a shared vision for the public and private realm around the building, with priorities including re-greening the area, providing gathering spaces, improving accessibility to Sparrow's Park, and addressing parking. In late 2025, leadership changes at the Salvation Army in Blackpool led the new team to focus immediately on restoring the Citadel's leaking tower, and our work with them has therefore been paused. We have since been approached by a new potential partner in Blackpool, *Revoelution*, a charity focused on the neighbouring and highly deprived Revoe area – and are beginning to develop a possible programme of work with them, addressing how to retain the existing community while improving the surrounding area and building new housing. We expect to work more closely with this partner through 2026.

*Outcomes*
The Place Champions programme continues to deliver on the charity's first objective, providing training and support to community groups in neighbourhood planning and urban design activities, with tangible outputs including a major expansion of tree planting and engagement with schools and young people in Grimsby, a new community vision for Blackpool, funded feasibility work in Bootle, and growing council engagement in Southwark.

**2. Ukraine Reconstruction Vision Project**

*Process and outputs*
CSF continued its project supporting eventual Ukrainian reconstruction, working with UK-based and Ukrainian citizens, and closely with Olexiy Pedosenko, a fellow in urban planning at LSE. The Create Communities app continued to be used to crowd-source Ukrainian citizens' views on their favourite places, buildings and streets. In January 2025, the charity held a public exhibition at the Create Streets offices, featuring images of Ukrainian towns and buildings by Ukrainian artists and illustrators alongside highlights from Create Communities app submissions. Further donations of £6,500 were received during the year to continue the work, and applications were progressed for further grant funding, including from INTBAU and House of Europe. The project has since moved into a new phase, with an informal partnership now established with urban designers Algorytm in Lutsk who are working on a vision for Luchanka, a former garment factory in Lutsk. A co-design workshop is planned.

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

**3. Creating Places Academy**

*Process and outputs*
CSF delivered its third annual Summer School in 2025, once again in conjunction with ADAM Architecture. Feedback was again excellent – participants described the programme as ‘an amazing experience’ and praised the addition of a craft day. As in previous years, donor support helped keep pricing accessible to students, and the trustees continue to refine the programme's format and marketing ahead of an expanded 2026 offering.
The foundation also launched two new short courses during the year: a two-day Urban Planning Masterclass on designing ‘gentle density’, and ‘Living with Listing’, a new course for owners and prospective owners of listed buildings.



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| | The popular Dare to Draw workshops continued, with consistently strong participant feedback.<br><br>*Outcomes*<br>The Creating Places Academy continues to broaden its offer and reach, providing training in urban design, architecture and traditional building crafts to students, professionals and members of the public, and meeting the charity's first charitable objective.<br><br>**4. Policy development and promotion**<br><br>*Process and outputs*<br>CSF continued to campaign on greening up our towns and cities. The charity worked with Peers for Planet and members of both the Conservative Environment Network and SERA (Labour's Environment Campaign) on drafting policy for 'façade gardens' as well as front gardens. CSF also supported the CPRE in establishing the first Community Front Garden Network, which has held three well-attended meetings and now produces a regular newsletter, and this in turn prompted CSF to set up a parallel London Council Officers Front Garden Network, whose first meeting was attended by 15 London officers and councillors and demonstrated strong appetite for further action in this area.<br>CSF also continued to support the Tram Network, a mission incubated by Create Streets and the Campaign for Better Transport in 2024 to help build the local transport that towns and cities need to thrive, by advocating for trams and more sustainable transport, speaking at events, and engaging with local councils across the UK.<br><br>*Outcomes*<br>This work meets the charity's second objective of promoting study and research into the built environment and disseminating the useful results of that study to the public at large, helping to shape emerging national and local policy on greening and sustainable transport.<br><br>**5. Fundraising**<br>The charity continued to develop its fundraising base during the year, securing support from a number of new donors alongside continuing relationships with existing supporters (see Financial Review). This included running a day Symposium at Hatfield House, supported by corporate sponsorship which together contributed £8,820 towards the event and helped strengthen the charity's wider fundraising network. |

| | |
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| **Performance of fundraising activities against objectives** | The charity's total receipts for 2025 were £167,377, broadly stable against 2024 (£174,501) despite the conclusion of several historic grant relationships. This was offset by strong new corporate and foundation donor development during the year, and continued substantial support from private donors, whose contributions rose to £103,500 (2024: £65,837). |
| **Investment performance against objectives** | The charity continued to hold its reserves in an easy access savings account during 2025. The trustees are investigating higher-rate savings options, including NatWest 95-day notice accounts, to improve returns on cash balances while retaining appropriate liquidity. |
| **Other** | N/A |



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# Create Streets Foundation

## Trustees' report (continued) for the year ended 18 December 2025

### Financial Review

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| **Review of the charity's financial position at the end of the period** | Cash in hand on 18/12/25 was £108,878, an increase of £7,267 on the year (2024: a decrease of £7,721). Total receipts for the year were £167,377 (2024: £174,501) and total payments were £160,110 (2024: £182,222). Liabilities at the year end comprised a professional fee of £615 (2024: £585).<br>During the year the charity established a Designated Funds category for the first time, reflecting funds earmarked by the trustees for specific future purposes, including the potential development of a tertiary education project. The trustees intend to strengthen fund-tracking processes as the charity's financial governance capacity develops. |
| **Statement explaining the policy for holding reserves stating why they are held** | Reserves are held to pay for outstanding invoices, to support core operational costs, and to fund specific designated activities as agreed by the trustees. |
| **Amount of reserves held** | At 18/12/25 unrestricted reserves held were £65,892 (2024: £85,001), with a further £41,459 held in Designated Funds and £1,527 in Restricted Funds. |
| **Reasons for holding zero reserves** | N/A |
| **Details of fund materially in deficit** | N/A |
| **Explanation of any uncertainties about the charity continuing as a going concern** | N/A |
| **The charity's principal sources of funds (including any fundraising)** | Donations from private donors<br>Donations from corporate and foundation donors (including The Persimmon Foundation, NPT UK/The Magic Trust, Heartaches Ltd, and new supporters including the D C Harding Foundation, SAV Development Ltd, Lightwood Strategic Ltd, C.G. Fry, Pinsent Mason LLP, Brooks Murray Architects and Ashden Climate Foundation)<br>Income from courses, the Summer School and education workshops |
| **Investment policy and objectives including any social investment policy adopted** | The charity maintains a prudent approach to cash management, prioritising operational liquidity over investment returns given current funding levels and ongoing commitments. Reserve funds are held in readily accessible accounts to meet operational expenses and contractual obligations. During 2025 the trustees continued to review options to optimise returns on cash balances, including higher-rate notice accounts, while maintaining the flexibility required for charitable activities. |
| **A description of the principal risks facing the charity** | The principal risks facing the charity are the following:<br>1. Key person risk: Grants from charities pay for specific work which sometimes requires Create Streets Ltd's competencies. Create Streets Ltd Chairman Nicholas Boys Smith has been key to the successful performance of this work – this risk continues to diminish as the wider reputation of the Foundation and the team within Create Streets Ltd grows. |



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| | 2. Financial risk: should fundraising not continue successfully – this risk remains stable. The charity has a low level of fixed cost and liabilities, several multi-year donor relationships, and continuing interest in funding its work from foundations and individual donors.<br>3. Socio-political risk: should the charity's agenda no longer be seen as worthwhile – this risk continues to diminish as the wider debate increasingly focuses on the quality and sustainability of places as well as the quantity of homes built.<br>4. Programme delivery risk: the Creating Places Academy's 2025 Summer School required donor support to remain financially viable due to lower-than-expected enrolment. The trustees are reviewing pricing, length and marketing ahead of 2026 to address this. |
| **Other** | CSF has a service level agreement with Create Streets Ltd: CS Ltd renders administration services in support of the CSF Activities which are then invoiced to CSF. During the year trustees considered a proposal to transfer part of the working time of two Create Streets Ltd staff members directly to CSF; the financial implications of this proposal were under review by trustees at the year end. |



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# Create Streets Foundation

## Trustees' report (continued) for the year ended 18 December 2025

### 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 30 September 2026

and signed on their behalf by:



Harry Briggs – Chair



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# Create Streets Foundation

## Independent examiner's report for the year ended 18 December 2025

**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 2025, which are set out on pages 13 to 16.

### *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: 10 / 07 / 2026

Ms K Spooner

KS Accountancy

114 Whitmore Road

Harrow

HA1 4AQ



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# Create Streets Foundation

## Receipts & payments accounts for the year ended 18 December 2025

| | Note | Unrestricted Funds | Designated Funds | Restricted Funds | Total Funds 2025 £ | Total Funds 2024 £ |
|---|---|---|---|---|---|---|
| **Receipts** | | | | | | |
| Charitable Activities | 2 | 37,845 | 122,652 | 6,880 | 167,377 | 174,501 |
| **Total Receipts** | | 37,845 | 122,652 | 6,880 | 167,377 | 174,501 |
| | | | | | | |
| **Payments** | | | | | | |
| Project Expenses | | 5,662 | 72,050 | 21,964 | 99,676 | 141,616 |
| Raising Funds | | 14,362 | - | - | 14,362 | 8,454 |
| Staff Costs | | 18,932 | 9,143 | - | 28,074 | 19,500 |
| Admin Services | | 16,503 | - | - | 16,503 | 9,394 |
| Trustee Liability Insurance | | 270 | - | - | 270 | 270 |
| Other | | 1,226 | - | - | 1,226 | 2,988 |
| **Total Payments** | | 56,954 | 81,193 | 21,964 | 160,110 | 182,222 |
| | | | | | | |
| **Net of receipts/(payments)** | | **(19,109)** | **41,459** | **(15,083)** | **7,267** | **(7,721)** |
| | | | | | | |
| **Net movement in cash funds** | | **(19,109)** | **41,459** | **(15,083)** | **7,267** | **(7,721)** |
| | | | | | | |
| **Reconciliation of funds:** | | | | | | |
| Cash funds brought forward | | 85,001 | | 16,610 | 101,611 | 109,332 |
| | | | | | | |
| **Cash funds carried forward** | | **65,892** | **41,459** | **1,527** | **108,878** | **101,611** |



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# Create Streets Foundation

## Statement of assets & liabilities as at 18 December 2025

| | Unrestricted | Designated | Restricted | 2025 | 2024 |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| **Assets** | | | | | |
| Cash at bank and in hand | 65,892 | 41,459 | 1,527 | 108,878 | 101,611 |
| **Liabilities** | | | | | |
| Professional Fee | 615 | | | 615 | 585 |

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

Harry Briggs

Name: Harry Briggs, Chair

Date: 10 / 07 / 2026

The notes on page 15-16 form part of these financial statements.



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# Create Streets Foundation

# Notes to the financial statements for the year ended 18 December 2025

## 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.

### *1.4 Designated funds*

During the year the trustees designated funds reflecting income received for specific future purposes, including a sum earmarked towards the potential development of a tertiary education project, alongside other elements of the charity's programme and core costs. This is the first year the charity has used a Designated Funds category, and the trustees intend to formalise more detailed fund tracking as the charity's financial governance capacity develops.



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## 2. Receipts

| | Unrestricted Funds | Designated Funds | Restricted Funds | Total Funds 2025 | Total Funds 2024 |
|---|---|---|---|---|---|
| | | | | £ | £ |
| The Centre for Theology | | | | - | 25,040 |
| GY 1900 Ltd | | | | - | 10,000 |
| The Persimmon Foundation | | 5,000 | | 5,000 | 5,000 |
| NPT UK/The Magic Trust | | 5,000 | | 5,000 | 5,000 |
| Ibstock Bricks | | | | - | 5,000 |
| Heartaches Ltd | | | 4,000 | 4,000 | 15,000 |
| The Golden Bottle | | | | - | 2,000 |
| Lightwood Strategic Ltd | | 5,000 | | 5,000 | - |
| D C Harding Foundation | 10,000 | | | 10,000 | - |
| SAV Development Ltd | | | 1,980 | 1,980 | - |
| C G Fry | | 4,320 | | 4,320 | - |
| Pinsent Mason LLP | | 3,000 | | 3,000 | - |
| Brooks Murray Architects | | 1,500 | | 1,500 | - |
| Ashden Climate Foundation | | | 900 | 900 | - |
| Private donors | 23,500 | 80,000 | | 103,500 | 65,837 |
| Summer School fees | | 15,400 | | 15,400 | 17,771 |
| Education workshops | | 3,432 | | 3,432 | 1,981 |
| Other donations | 4,345 | | | 4,345 | 21,872 |
| Total | 37,845 | 122,652 | 6,880 | 167,377 | 174,501 |



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# Audit trail

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## Document History

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