

Minutes of Headingley Development Trust Annual General Meeting Held at HEART on Wednesday 29th March 2023

40 members were in attendance. There were 7 apologies

1. Introduction

Isobel Mills introduced herself, noting that this would be her last AGM as Chair. She was delighted to see such a good turnout and thanked members for coming. She then outlined the agenda for the evening, highlighting that after the 'procedural' part of the AGM the second half of the meeting was being devoted to a discussion about where members felt we should be focusing our efforts in both the short and longer term.

2. Minutes of the 2022 AGM

It was noted that there was a correction required at 4.4 to record that the presentation was by Sarah Johal. Following this correction they were approved as an accurate record.

3. Overview of the Year

Isobel gave a review of the year. She began with the issues raised at the last AGM. HDT took onboard the frustrations expressed at last year's AGM about the Otley Run and the general rise in ignorant and anti-social behaviour. HDT:

- Wrote immediately to Environment at Leeds City Council about the glass situation
- Has worked with the new Town Team which brings together committed Headingley businesses to lobby various council teams like Licensing, and also to cudgel the pubs and breweries. We have made links to the Pub Watch meetings that bring together the pubs, the police and council teams
- With the Town Team, has written to the regional managers of the two main breweries.
- Has joined forces with the North Headingley and Hyde Park Residents' Association with a view to having a meeting with the West Yorkshire Deputy Police and Crime Commissioner
- Is talking also to our neighbourhood associations about a joint Arts Trail - as Mike Sells floated last year
- Has stepped up its signposting of people to relevant planning applications.

- Is in regular contact with local elected members and our MP with evidenced concerns about alcohol tourism and the immiseration it causes - to the community, to traders, to families.

Another big topic of debate over the year had been the environment. It is certain to be a priority for HDT that we restart the Graffiti Project.

What has really concentrated minds, however, has been all the turbulence and fret associated with:

- Covid being far from "post"
- Changes in people's sense of certainty, stability, and confidence.
- Recovery being far slower than we might have imagined or could ever have planned for
- The coming together of a whole set of external crises that have heaped pressure on performance and outcomes

These are not excuses but they have contributed to a year where grind, to an extent, has had to come before imagination.

In closing her review of the year Isobel focused not on the struggle, but on the possibilities

- the Farmers' Market remains just lovely, especially now the children's games are back.
- We have set up an Energy Group for HEART working hard not just to future proof this building, but to test out new and leading-edge technologies
- We are looking in a much more focused way at the grants world - drawing in new sources of funding, income and support is going to be a big part of who we are and what we do - for which we will need help and creativity
- Headingley Homes what might be done to improve Headingley's poorer, older housing stock
- HEART has taken on Tiny Boo, and the potential for reaching out to different demographics and different schemes and services is huge

And ...the HEART playground.

During lockdowns, the playground became something of an island of calm and reflection, car-free and inclusive. It seemed to HDT that people wanted this to be what the future looked like - and that is what consultation overwhelmingly told us.

As it transpired, our 2011 planning permission was predicated on the playground only being used as a car park - and for 24 or so cars. We did a lot of work on putting together a case for changing this condition drawing on the consultation, Leeds Council's own Putting People First policies and even academic findings on the levels of pollution in the streets around us which are among the most polluted in the country.

But we were turned down, partly because of a Highways intervention. Isobel explained that later in this AGM she will be asking whether you want us to press on with this project. We could give up, and say "ok, we'll keep it as a 24-space car park". Or there's a possibility we could settle on a smaller number of spaces - though that wouldn't leave much for anything else. Or we could re-apply, with a new application, and a new vision, increasing disabled access and drop-off for musicians, improving cycling facilities - and, most importantly, creating something wonderful and green and nourishing for the centre of Headingley.

It would take work, skills, expertise, time and money. But if it came off, it would make a difference, it would be transformational.

During the subsequent discussion members indicated that there was a strong level of support for this.

5. Financial Overview of the Last Year

Alan Beswick outlined our financial position. Group income was up significantly at £814,262 (2021: £665,672) an increase of 22%, with Gross Profit rising by 35% to £490,313 (2021: £361,558). Operating margins reflected difficult economic conditions along with the ending of government pandemic support and in 2022 the Group made a loss of £34,570 (2021: a profit of £25,277)

The Headingley Greengrocer (THG) performed well in a year of continuing tough trading conditions on the "High Street", making a small loss of £2,944 on turnover of £282,774, compared with a small operational profit of £10,821, on a turnover of 382,000, in the previous year. The programme of regular weekly contributions to local foodbanks, established during the pandemic, continued through this year.

2022 was another challenging year for HEART as an energy driven inflation "crisis" reflected in a 267% increase in utility costs reported for the building in Bennett Road. Despite these problems, turnover increased by almost 97% to £496,079 from £251,889 in 2021. Overall HEART made an annual operating loss of £40,960 (compared to a surplus of £5,431 in 2021).

The Group Balance Sheet reflects the impact of the operational losses incurred this year, with a fall in net asset value to £589,343 (2021: £643,273) but, the balance

sheet remains very strong and both trading subsidiaries have been able to repay long-term loans to the parent company in accordance with original schedules.

The 2022 Group accounts reflect an estimated monetary "Value-Added" of over £1.3 million created to the benefit of the wider Headingley Community (Income + Local Purchases + Local Salaries), compared to over £1.1 million in the previous year

Despite another year of challenges with the pandemic, energy driven inflation pressures and rising interest rates in the economy the Board remains comfortable with the long term financial position of the Headingley Development Trust (the HDT Group).

Alan concluded by noting and thanking:

- The loyalty of customers and users;
- The hard work of volunteers and paid staff.

Questions and Answers

Cllr Al Garthwaite outlined some of the actions taken and measures being discussed for tackling the Otley Run. The Cumulative Impact Area had been extended to cover Woodies and the Public Space Protection Order had been amended so that on-the-spot fines could be issued. Tim Goodall noted that the Police need to receive reports of anti-social behaviour as they will only get funding if they have evidence that there are problems. It was recommended that the West Yorkshire Police Live web Chat was the best way of recording problems as they happen.

Other items of discussion included the question of whether HEART could charge for car parking, could lockable (chargeable to users) bike storage be provided, and on HEART's future plans for managing the centre. As noted earlier there was also support for pressing on with developing options for the playground.

6. Approval of Accounts and Appointment of Auditors

- The accounts presented were approved by the members.
- HDT recommended that current auditor, Third Sector Accountancy, be re-appointed for 2023 with the Board intending to go out to competitive tender for 2024 for a new three year contract. Members approved this recommendation.

7. Membership and Elections to the HDT Board

Emma Cosgrif was elected unopposed to the HDT Board for a three-year term.

John Hall was re-elected unopposed to the HDT Board for a second three-year term.

8. HDT Strategy Options discussion

Sam Schwab gave a presentation and led a discussion on the short and long term strategy options that the HDT Board have been considering.

He began by reminding the meeting of our strategic vision and the four 'pillars' that support this vision

HDT supports Headingley to become an attractive place to live, work and visit, with a sustainable, inclusive and balanced community, one welcoming and neighbourly, guided by strong fairness and environmental principles and practice, and that offers a good mix of housing and a successful and diverse local economy

- 1. Feels welcoming & neighbourly for people of all ages and different backgrounds*
- 2. Offers **a good mix of housing** so that people can live here throughout their lives and raise their families*
- 3. Has **a vibrant local economy** that creates work for local people, meets the needs of all residents*
- 4. **Thinks about the future**, protecting the environment and making sure important community assets are not lost*

Proposed short term priorities under Pillar 1 included

- Refresh graffiti/cleaner Headingley Group to focus on remove undesired vandalism but also develop local murals
- Maximise existing groups and assets run by HDT family in terms of local attendance including improved diversity.
- Scope and develop a walking tour exploring local history and culture

For Pillar 2 they included

- Headingley Homes to continue work assessing local market and managing existing portfolio
- Raise awareness and support local interest in 'greening' property by:
 - Develop local resource library to support local homeowners/businesses.

- Explore feasibility of replicating local audit/walk in Headingley (using Roundhay model)
- Develop case study material relating to on historic property refit

For Pillar 3

- Explore ways for HDT family / wider partners to support each other e.g. Cross business loyalty scheme
- Sit on town team meetings and cultivate further links with and between local business
- HEART to review model for PULSE workspace (with HDT input)

And for Pillar 4:

1. Taking forward the proposal to develop HEART outdoor space to offer a new public use outdoor space for Headingley including:
 - Consultation
 - Vision and specific plans for usage
 - Planning application to council
 - Development of headline costs and fundraising proposals

Sam asked for views from the attendees on these short term priorities and on what they considered should be the longer term focus.

In terms of the short term priorities there was strong support for refreshing the graffiti group and on any measures to help 'green' Headingley (including measure to support and attract wildlife). Other short term measures suggested included reinstating the Talking Heads sessions.

There was a lot of discussion around Headingley Homes and a **Housing Strategy** - particularly around the idea of working with other groups on retrofitting energy saving/insulation measures into older housing stock. The idea of working with Joseph Aspdin Trust/Leeds College of Building/ Leeds Building Society to develop a demonstration home which could be used to give practical training opportunities for apprentices was particularly well received. A question was asked about how much of the Headingley Investment Fund (HIF) remained uninvested and could be available to support such an initiative.

On the **Environment** it was reported that Zero Carbon Headingley had held exploratory meetings with the stadium and there could be opportunities for joint initiatives and to attract funding via their sustainability strategy.

On the **Community** it was noted that Meanwood had been very effective in developing community-led activities, getting local businesses to sponsor Christmas lights etc. On the Headingley Walking Tour idea it was noted that HDT's Promoting Headingley website describes a number of tours and that perhaps this could be built upon. There was a reminder that any strategy should ensure that it considers the needs of Child Friendly Society.

It was suggested that a 'planning for real' Community Futures event could be a good way to stimulate interest and provide the opportunity for a new membership drive to attract people to take the new strategy forward.

9. Closing Remarks

Isobel Mills returned to the chair and thanked those present for their enthusiastic and valuable contributions to the discussion this evening.

She then went on to thank the three retiring members of the board – Liz Jeffrey, Claude St Arroman and Lucy Graham for all their hard work on behalf of HDT over the last three years and noted her delight that Lucy was now 'crossing over' to join the HEART board.

Helen Seymour from The Headingley Greengrocer also thanked Richard Norton, who is standing down from the board of the Greengrocer (and later this year from the HEART board) for all the work he has done for both businesses (and for HDT over many years) and asked the meeting to join her in a round of applause for him.

Isobel went on to note that she, Hazel Dimsdale (HDT Treasurer) and Alan Beswick (Society Secretary) would all be stepping down from the HDT Board at the end of the year as they reached the end of their terms and she put a reminder out to anyone else who would be interested in joining the board that they would be most welcome!

At 20:30 the Chair closed the meeting by once again thanking those who had attended, and all HDT's other members, for their support.