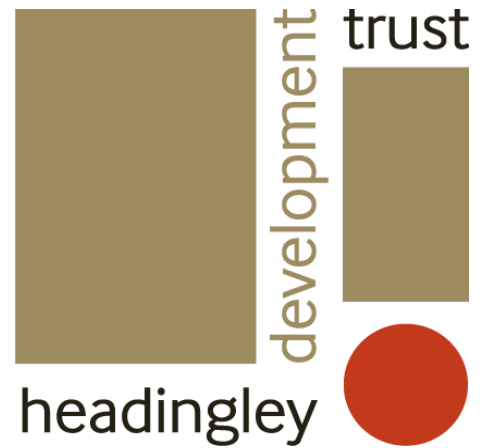


# HDT ANNUAL REPORT 2023



HEART's outdoor space. Perhaps most excitingly, we are at the final stages of buying the freehold of 50 North Lane which houses not just *THG*, (the trading concern for which we acquired with members' help in 2018 through the Headingley Investment Fund), but also the *Headingley Farm Butcher's*. The project has been a demonstration of the power of working together, and a shining example of what community ownership of a much-loved local asset can look like.

As for the gloom, like many other enterprises, HDT and its subsidiary companies hoped that Covid was "history", but its aftershocks still reverberate, especially in respect of HEART. Despite this, and as you will doubtless have noticed, the Assembly Bar and Kitchen is absolutely buzzing, events are wonderfully vibrant, and Tiny Boo has been a star performer, amply repaying our investment.

There is never enough space to mention all of our projects – and that incredible variety and range is part of the joy of HDT – but Headingley Homes continues to make a healthy contribution to HDT's balance sheet, and old favourites like the Farmers' Market thrive, and are a real celebration of what is best about Headingley: its warmth, vibrancy, and inclusivity.

Looking forward, I am struck by the changes in HDT in just the six short years I have been on the Board. We now have our own Investment Fund, HIF, and hope to be launching another shares offer in 2024. Through HIF we have become "asset rich": we own 50 Headingley Mount and with its refurbishment have put a family home back into the housing market. We have acquired the trading concern of THG – and are on the verge of buying the whole freehold of 50 North Lane. We have paid down HEART's high-cost loan and repatriated it on a cheaper basis to community investors – to you. But for all the changes, HDT's vision remains the same, for a welcoming and neighbourly Headingley, with a good mix of housing, a vibrant local economy, and one that thinks about the future. Next year HDT will celebrate its 20<sup>th</sup> birthday. This is an extraordinary milestone for a community-based and led organisation and gives us

## INTRODUCTION

Welcome to HDT's Annual Report for October 2022 - September 2023. As this is my sixth and therefore last year as a Director of HDT, (and third as Chair), I hope you can forgive both a looking back, and a looking forward.

Economic conditions were challenging over the period, and still are, although it goes without saying HDT was far from alone in experiencing both light and gloom. The HDT Group, (so the whole and wholly wonderful portfolio of projects), had a turnover of just shy of £800,000 in 2022/2023 and ended the year with a small deficit of around £34,000, a small but welcome improvement on the previous year's loss of around £35,000. What matters just as much is the impact our work has. We calculate that with turnover from HEART, The Headingley Greengrocer (THG) the wages we pay to employees, and the sourcing from local businesses, **we give back to the Headingley community almost £1.3 million** in what might be called social value. This is a tangible tribute to our projects, the staff and volunteers that make them happen – and more than anything, our members, and all our other users, customers and investors.

This year has also seen us take forward a number of the priorities flagged by members at the last HDT AGM. These range from the return of the Graffiti Project (renamed Street Care group) and Talking Heads, to the variety of consultations on making the best use of

the opportunity to make a lot of noise and have some fund-raising fun. I hope we can use the AGM and the coming months to do what we do best: commit, collaborate and make a difference.

So many of our team members are volunteers, as are Directors of HDT, HEART, THG and Tiny Boo: my personal thanks to each and every one of them, to our amazing staff, and to all our wonderful users and customers, without whom HDT wouldn't exist.

If any of these ideas resonate with you, or you want to be involved in any way, do please speak to us at the AGM, or through the website, HDT newsletter, or via [members@hdtleeds.org.uk](mailto:members@hdtleeds.org.uk)  
**Isobel Mills, Chair**

### HEADINGLEY INVESTMENT FUND (HIF)

The fund has continued to perform well. All three main investments – to HEART, to The Headingley Greengrocer and to Headingley Homes – have met their loan payments on time throughout the year and at 30<sup>th</sup> September 2023 the fund balance stood at £140,080, up from £116,706 a year earlier. Investors who had opted to receive interest were paid 2% as planned.

The big news during the year was the opportunity to start the purchase of the Freehold of 50 North Lane, the building occupied by both the Greengrocer and the butchers next door. When this is completed HIF will be fully invested and we have begun thinking about a new HIF Community Share Offer. Tentatively titled HIF24, this will enable HDT to continue investing in and shaping the future of Headingley.

A number of investors generously donated their shares back to HDT this year, something which we are very grateful for and which allows us to do more with the money we have. If this is something that you would consider – either now, or as part of your estate planning you can find out more at [hif@hdtleeds.org.uk](mailto:hif@hdtleeds.org.uk). As with so many of our activities we are also very keen to hear from people who could join our HIF Committee to help us run the fund – a commitment of typically three one-hour meetings a year. Please use the email address above if you think you can help.

**HIF Committee:** Hazel Dimsdale, Sarah Johal, Hugh Rolo (external expert), Helen Seymour, Alan Slomson, John Hall, John Chandler, Alan Beswick and Isobel Mills

### THE HEADINGLEY GREENGROCER

Since we took over the greengrocer business from RK Harris five years ago we have had a roller coaster ride: staffing challenges, the pandemic and now a serious cost of living crisis. We went from no profits at the

beginning, to bumper profits during Covid (when people were keen to shop locally) and then lower profits each year. This year we have made a small loss before taxation of £1,215 (2022: a loss of £2,943). However, our balance sheet is strong and we feel sanguine as we look forward to a secure future as tenant of HDT.

Our aims in taking over the business were providing high quality fruit and vegetables at fair prices, contributing to the health of the high street, to provide fair wages to staff and support the community in general. We are proud to have succeeded at all of these, particularly in our regular support to Meeting Point in Armley, BARCA Care Bears and Rainbow Junktion.

Under the strong leadership of Kathy Beels and Daisy Earl we have a team of committed staff, stock a wide variety of produce, including organic, and where possible source from local farms including Kirkstall Valley and Whiteley's in Pudsey. But there's no denying that trade is tough. We know that we're not the cheapest in Leeds, but we are one of the very few independent greengrocers left in the city providing a viable and greener alternative to supermarket shopping. A greengrocer has been in this spot over a hundred years and we have a loyal customer base so we hope that with your continued support we will be able to carry on that tradition for many years yet!  
[theheadingleygreengrocer.co.uk](http://theheadingleygreengrocer.co.uk)



**The HDTCL Board:** Maggie Burden, John Chandler, Jane Haworth, Helen Seymour, Jane Williams.

Follow us on Facebook and Instagram

### HEART

HEART has been much buffeted by the inflationary crises that have affected everyone. As an example of this, HEART's energy costs have almost trebled over the period 2022-2023. The grant we got from Power to Change to help us be more resilient to hikes in gas and electricity bills was really useful, but we have to be more ambitious, and may be applying for a grant/loan to the Key Fund's Energy Resilience Fund to support boiler upgrades, better insulation, a smart building management system and other energy saving measures.

Our income, while slowly climbing back up, is still struggling to keep pace with our outgoings. Although the operational loss we made in 2022/23 was significantly lower than the previous year, (and is largely down to those energy costs), it is still a loss, which the Board and our fantastic staff and volunteers are spending all of our time addressing. We are tussling with a complex bundle of issues: trying to reduce our environmental impact, treating all staff and local suppliers fairly, while always ensuring we deliver a welcoming experience for our customers. We also, as custodians of a much-loved but elderly building, face a daily battle to keep up repairs and maintenance. We invest on average £14,000 a year on this alone – and it is never enough!



Despite these challenges anyone visiting HEART can't fail to notice that the Assembly Bar and Kitchen is busier than ever, and our Events and Arts programme is wonderfully vibrant, with classes from Brazilian Ju Jitsu to Colour and Chill. Tiny Boo is much loved by its users and has been a star performer, too, amply repaying our investment. We have also continued to develop our thinking on how to make the best of HEART's precious outdoor space, which could be such an asset not just to HEART, but to Headingley. You will have seen the Landscape Architecture students from Leeds Beckett University, who have been helping with this over the summer. The energy and imagination they brought to the "exam question" about using the space differently were inspiring. 2024 will be the year we move this much further forward – with plenty of conversations still to be had.

And although, strictly speaking, her arrival fell outside the HEART business year, how could I not say a huge welcome to Pamela Reynell, our new Centre Manager! Bringing all her insights as a HEART volunteer with her, Pam has got off to a flying start and is already making a massive contribution to what we know will be a brighter 2023/2024 for HEART. But 2022/23 really belonged to the interim leadership team and, in particular, the wonderful Fay Clarricoates. Thanks not just for doing a phenomenal job but doing it with such grace and generosity. Our thanks also go out to the rest of our staff, to all our volunteers - and to our many, many users, customers, and friends. HEART will turn 15 in 2026 – and HDT itself will have had its 20<sup>th</sup>

birthday in 2025. We want to celebrate both events by having a lot of fun, by getting noticed - and, with luck and your help, generating the resources that will ensure our grand old building can withstand the challenges of its third century.

**HEART Board:** *Isobel Mills (chair), Janet Matthews, Lesly Best, Lucy Graham, Tim Goodall, John Chandler, Atam Verdi.*

[heartcentre.org.uk](http://heartcentre.org.uk)

Follow us on Facebook, Twitter/X and Instagram

### HEADINGLEY OPEN GARDENS

Open Gardens last July was very successful, with a wider variety of gardens big and small, and a lot of visitors young and old - despite uncertain weather. Quite a few of the gardens were opened for the first time, and a couple of these were south of the Otley Road, to better represent the whole of Headingley. We looked for other gardens in the Beckett and St Chad's area without much success, so if any of you reading this feels like contributing, it would be lovely to have you this time around. We also introduced new gardening themes, with a fruit and vegetable allotment and a permaculture experiment, and if there are more sustainability ventures in Headingley that you know about, please let us know! We were also wondering if there were any arty gardens, mixing sculptures among vegetation for example, to showcase ideas that others might want to try out.



Many of those who opened their gardens said that it could be slightly earlier in the year, when spring meets early summer and many gardens are at their best. Fay Clarricoates will be organising the 2024 event for 9th June. Last year, we had the best weather of the year in May and June, so this is probably a good time indeed.

*Organiser 2023 Claude St Arroman. Organiser for 2024: Fay Clarricoates [fay@heartcentre.org.uk](mailto:fay@heartcentre.org.uk)*



## THE FARMERS' MARKET

In September 2023 the market was 17 years old. It started with just 10 stalls and now has over 20, from meat to organic veg, cheese, bread, honey pies, eggs and more - all high quality food stuffs, mostly grown, produced or processed locally and sold by the people who make them. This indeed is the core definition of a farmers' market.

The market continues to thrive and bring in 800-1000 shoppers each month. Some come just to buy, others are enticed by the music provided by local musicians and singers, and others are dragged along by their children who want to play the game run from the HDT stall.

The market's income comes from the stall-holders fees, from which are paid the wonderful market manager, Ahmet Un, and his team of young people, various fees, insurance and the services of our social media whizz Jess Baker. We also make an annual donation to PAFRAS which provides support to refugees and asylum seekers.



The organising group is a small number of volunteers which has sometimes struggled during holiday periods. However, never doubt the power of women! We have four new recruits, three under thirty and one of them a student from China. We now have the strength to carry on another 17 years.

**Organising Group:** Julia Baxter, Sue Furniss, Rachel Harkess, Sophie Hutchinson, Gill Redfearn, Helen Seymour, Indra Singh, Yizhou Wang, Amelia Wetherley-Ashcroft.

[headingleyfarmersmarket.com](http://headingleyfarmersmarket.com)

Follow us on Twitter/X and Instagram

## STREET CARE GROUP

After a three-year covid-related hiatus the graffiti group returned in the late summer of 2023 with a new name and a broader focus on tackling issues that blight our local streets and on the opportunities to make them more attractive. To date we have raised funds through our local councillors and have been focusing on

cleaning up telecoms boxes around local schools with plans to commission local artists to decorate them.



We now need more people to help plan and run the group and to join in on our cleaning and painting 'action days'. Contact us at: [hdt.graffiti@gmail.com](mailto:hdt.graffiti@gmail.com).

## ZERO CARBON HEADINGLEY

It has been another busy year for us:

In the summer we had a stall at the very successful **Far Headingley Village Society's 'CLEAN AIR DAY'**. Moor Road was closed off to bring people together without the traffic, noise and pollution. There were stalls and entertainment, people told us about their concerns around the climate emergency and the impact of traffic there. A number of ideas were welcomed: a one-way system for Cottage Rd / Moor Rd; bus and train services free at the weekend; and ... more Car Free Days !

ZCH was at the **'Picnic in the Park'** organised by Friends of Beckett Park. Once again we found growing concern about the climate crisis.

Other activities included:

- Our Transport Group completed the ZCH contribution to the **A660 consultation process**.
- We've had regular meetings with some of our **local ward councillors**
- We distributed many of our **new publicity leaflets**.
- **The Greening Up** group have worked on the HEART garden area.
- **Our shop window display**- next to Sainsbury's in Headingley is still looking good and has been up for over a year now. We are hoping to move to another shop window if we can.

- We have continued to meet with **Leeds Rhinos**, we hope to support them in being greener.
- AND we have a new person on the Steering Committee - welcome Jenny Lawrence!

We're looking to expand - anyone interested in helping with projects, working groups or the Steering Group - join us if you can! Ideas for public meetings? Please let us know.

**ZCH Steering Group:** Tony Hermann, Liz Westmorland, Bill Walton, Dave Webb, Jenny Lawrence, Paul Marchant and Mike Sells.

[zch.hdtleeds.org.uk](http://zch.hdtleeds.org.uk)

Follow us on Facebook and Twitter/X

### CAFÉ SCIENTIFIQUE

We held 9 sessions at the New Headingley Club during 2023. Our programme ranged from 'Artificial Intelligence in Medical Research' to 'The Environmental impacts of Commuting', and 'Creating the Conditions for Life in the Solar System' to 'Medicine from Poisons'.

Our audience continues to be friendly, enthusiastic and is always ready to pose interesting and probing questions. Charge for entry is now £4 to cover room hire and speaker costs. Any extra is donated to HDT. The current organising team is finding it difficult to arrange meetings for every month now and could really do with some help to contact possible speakers and set out the room for the meeting.



We are looking for help – so if you are interested in getting involved, please get in touch via [hdtcafesci@gmail.com](mailto:hdtcafesci@gmail.com).

Thanks to all who came to speak and to listen and to those who stay on to continue the discussion in the bar afterwards. See our website for details of past and future talks, and to sign up to the mailing list.

**Project Team:** Dave Webb and Paul Marchant

[cafesci.hdtleeds.org.uk](http://cafesci.hdtleeds.org.uk)

### FILMS AT HEART

HEART took on the HDT Films at HEART group in September 2021 and the first film we showed was *Minari* on 8<sup>th</sup> December 2021. HEART was asked to take on the running of the FaH as many of the original members of the film group had left Leeds or didn't want to be involved any more. The group had not started up again after Covid.

Initially John Hall, Martin Cook and Lesley Cook from the original group became part of the HEART group. That small group was enlarged with the addition of Lesly Best, Jackie Parsons, Gurj Khan and Bill Walton. Martin and Lesley have subsequently left, but following the AGM in November 2023, we now have a larger steering group which has met three times.

From January 2022 we had regular monthly films with much the same remit as the original group. In addition we also put on 'one-offs' for special occasions such as Black History Month, Women's Day or the death of a particularly important film person. We also continued with Film and Food which showcases a particular country's film and food, the food being prepared by the HEART cafe.

We showed 9 regular monthly films + 6 specials during this period. We sold 201 tickets for the monthly films and 179 for the specials.

The outstanding ones were *In the Heat of the Night* which we showed to commemorate the death of the wonderful Sidney Poitier and two of the Food and Films were a sellout. In the regular monthly films the most popular was *After Love* a tale of betrayal and redemption.

If you would like to get involved, please contact [fah@heartcentre.org.uk](mailto:fah@heartcentre.org.uk)

### HEADINGLEY HOMES

The last year has seen settled tenants in the two leased houses and our Headingley Mount house. However, the Headingley Mount tenant is likely to be moving out of the area in the autumn so change is looming. There are also changes ahead with housing legislation around tenancies and this will cause increasing challenges and costs for HDT as a landlord. With mortgage payments greatly increased due to higher interest rates and our stated desire to offer an affordable rent this culmination of issues poses significant questions for HDT about its role as a landlord.

The responsibility is considerable and we are in the midst of debate and discussion that will continue in the coming months as we consider if we should stick with the current model or if there are other, more



effective, ways to engage in the housing market moving forward.

*The project group consists of Sarah Johal, Hazel Dimsdale, Alan Beswick, Isobel Mills, John Chandler, Ed Manley and Atam Verdi [members@hdtleeds.org.uk](mailto:members@hdtleeds.org.uk)*

### TABLE TENNIS AT HEART

Table tennis sessions have continued in the Shire Oak Hall every Monday evening from 6.00 to 8.00 p.m. All players, including beginners, are welcome and no advance booking is required. Bats and balls are provided. The sessions are perhaps more social than highly competitive but we have a lot of fun regardless of level of ability. New players are very welcome!

**Organisers:** *Pauline Fleck + support from HEART staff.*  
[pauline.fleck@btinternet.com](mailto:pauline.fleck@btinternet.com)

### PROMOTING HEADINGLEY

The main initiative of the Promoting Headingley project remains the HeadingleyLeeds website, at [headingleyleeds.com](http://headingleyleeds.com). The website is based on listings of resources in and around Headingley, about where to Live, Shop, Play, Eat, Learn and Explore in the area. These are accompanied by articles by many local people who provide these resources. And to show off our neighbourhood, the website has fifty galleries of photos of the area, now and in the past. The website expands steadily, with additions every month. Some are updates of existing pages, like the regular updates of the shopping centres, others are additions, like new galleries (cinemas) and new pages (cash machines). Visitors to the website currently average 4,000 every month. And these are encouraged by postings on social media, with well over a thousand followers on both Facebook and Twitter/X (both at 'HeadingleyNo1').

*Website: Richard Tyler Social Media: Alan Beswick*  
[info@headingleyleeds.com](mailto:info@headingleyleeds.com)



### TALKING HEADS AT HEART

Talking Heads remained inactive in 2022-2023 but following a summer of planning it restarted again in October and November 2023 with a full programme.

**Organisers:** *Alan Murphy, Mike Bird.* Join the mailing list for details of future events:  
[talkingheadsheart@gmail.com](mailto:talkingheadsheart@gmail.com)

### HEADINGLEY COMMUNITY ORCHARD

Last year's bad weather had an adverse effect on our fruit crop, and three successive Autumn storms together with winter rain have meant that the St Chad's Remembrance Garden orchard has been waterlogged for much of the winter. More positively the trees have produced beautiful shows of blossom and mistletoe and the St Chad's Orchard provides a pleasant green space for people to sit away from the Otley Road. Apple Day at Heart in October was, once again, a success – we completely sold out of juice – and everyone, especially the children, enjoyed the activities on offer.



At Shire Oak primary school the trees continue to be productive and the children have enjoyed cooking and eating the fruit. Like our trees, the members of the Community Orchard Group are now rather 'mature'; we would welcome the addition of new members.



**Steering Group:**  
*Sarah Dunton, Fleur Gething, Jo Habib, Andy Lawrence, Jenny Lawrence, Nigel Lees, Janie Percy-Smith*

**HEART OUTSIDE SPACE – DESIGN CONCEPTS**



**DESIGN 1  
VISUAL DEVELOPMENT**



Main Event Space- Visual



During 2023 two groups of Final Year students from Leeds Beckett University Landscape Architecture Department visited HEART on several occasions and met with users, staff and volunteers to discuss our outside space and how we could make the best use of it.

On this page we've included a handful of the dozens of sketches and design ideas that they came up with and presented to us at an exhibition in the Shire Oak hall.

We will be looking to exhibit them again in 2024 and get your views how we make take some of them forward in the future.



## NEW MEMBERSHIP FEES

*All of HDT's efforts are made possible thanks to the generosity of our members. HDT has had the same membership structure almost since its beginnings: a one-off £5 joining fee. Of course, some members generously pay larger sums, some make donations, and others choose to pay on an annual basis. The HDT Board has been looking long and hard about how to make our membership offer and fee structure reflect how the Society and its activities have evolved, and how it can help support members' ambitions for turning the HDT vision into reality. We have been thinking, for example, about "membership with benefits" – so concessions for families, and "vouchers" for some of our enterprises and activities.*

*As a first step, though, we plan to change the membership fee to an annual £10. This will come into effect for all new members after the AGM at the end of March 2024. We will be asking existing members to pay £5 in 2024, and £10 annually thereafter if they are able to do so.*

*We are acutely conscious that we are making this change in the midst of the cost-of-living crisis and would like to reassure members that nobody's membership will be revoked if they are unable to pay.*

**Headingley Development Trust** is a community business with over 1,200 members. Our aim is to develop initiatives that promote and sustain Headingley. We are pleased to be members of Locality and of Co-operatives UK. If you are interested in finding out more about HDT, or to join, please see our website: [hdtleeds.org.uk](https://hdtleeds.org.uk) You can also follow us on Twitter/X, Facebook and Instagram.

**HDT Board members 2023:** Alan Beswick (Society Sec), John Chandler, Hazel Dimsdale (Treasurer), Lucy Graham, John Hall, Liz Jeffery, Ed Manley, Isobel Mills (Chair), Claude Saint-Arroman, Sam Schwab and Emma Cosgrif. Nathan Walker and Archie-Wright Beattie were co-opted Directors.