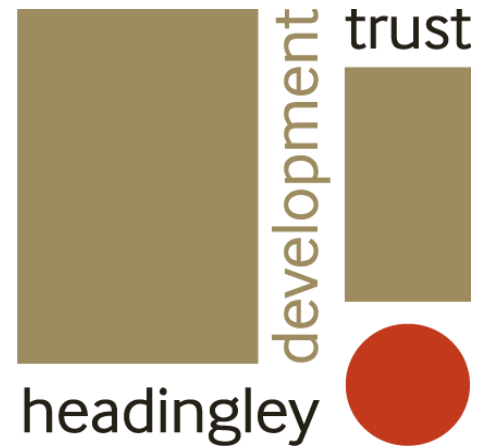


HDT ANNUAL REPORT 2024



the HDT board has worked closely with the Boards of HEART and THG to focus on budgets for the coming year, focussing on areas of potential growth such as improved marketing and use of space. Our aim is for both businesses to break even in the coming year, to be followed by profit in future years. Having completed the purchase of 50/50a North Lane via mortgage, we have brought security to the future of the Greengrocer, and will continue to make prudent long-term decisions where opportunity arises.

The Trust is still in an overall healthy position, with a number of assets that continue to generate income that supports sustained health of the Headingley Investment Fund (HIF). Our intention remains to sell our property at Headingley Mount, which is expected to realise a valuable surplus, on top of achieving the original mission of restoring a family home to the local market.

When HIF was launched back in 2018, I'm not sure even our most optimistic members would have been able to predict its success. Raising over £480,000 in shares bought by community members, the greengrocer building purchase was the latest addition to a portfolio of assets that generates a consistent return for its investors. The strength of this model, and the virtuous circle it supports is something we want to build on and expand. 2025 sees the 20th anniversary of the establishment of HDT – what more fitting occasion than to launch our new community share offer, HIF2025?

There are lots of exciting details and plans for HIF 2025, which we will be bombarding you with in the coming weeks and months. What lies at the heart of our ambition remains the same as ever. We're doing what

INTRODUCTION

Welcome to HDT's Annual Report for October 2023 - September 2024. I want to start with a huge thank you to all our members, volunteers, staff and customers for their time and energy in supporting our small but impactful set of organisations. Since taking over the Chair of the HDT Board in April I have seen afresh how important our people are to HDT and our constituent organisations. You are helping us make a tangible difference day-in, day-out, and we need you now more than ever!

This has been one of the Trust's most challenging financial years in recent memory, albeit one that is ending with tangible positive signs for future years. Our two major businesses, HEART and The Headingley Greengrocer (THG) both made losses for the year, which has contributed to our overall loss as a group totalling £46,000. This is despite annual turnover for HEART being at an all-time high (over £500,000!). This serves to highlight the degree to which external factors play a significant role in affecting the position of community-led businesses. The monthly profit/loss figures for HEART tell a more promising story, with a recent trend of increasing surpluses suggesting that – under Manager Pam's fantastic stewardship – we are heading in a much more positive direction. In addition,

we're doing to make Headingley a more welcoming and neighbourly place, acting where we can to support a vibrant economy whilst also having mind to the future.

Despite tough conditions – there's no doubt we have a great base to build on. Across the HDT portfolio last year we estimate we generated over £1.3m in social value to the Headingley community – an increase on the previous year.

The range of our offer continues to expand. From an under 5s play area, to a professional co-working space, to jazz sessions and everything in-between. It is this part of the mission that speaks most personally to me. Striving to ensure a better local offer for *everyone* in the local area, offering opportunities for collaboration and having fun across a range of ages and backgrounds. Going the extra mile to cultivate our thriving community.

HDT has done amazing things in this space in its first 20 years. Please continue to support us either through our businesses, or with your time so that we are able to continue to do so in the future.

We continue to urgently need members for the HDT Board. Please get in touch if you are at all interested, and we can talk about the commitment you feel able to offer, members@hdtleeds.org.uk

Sam Schwab, Chair HDT Board

HEADINGLEY INVESTMENT FUND (HIF)

We entered our 2023/24 financial year with three ongoing investments – HEART, 50 Headingley Mount and The Headingley Greengrocer – and ended the year with a fourth, having purchased the freehold to 50 North Lane, the building housing our greengrocer business and the Headingley Farm Butchers, in May 2024.

With the acquisition of this freehold HIF is to all intents and purposes fully invested for the first time since we launched it in 2018.

All of our investments continued to make their monthly interest and loan repayments again this year and as a result we were able to pay our investors 2% as usual, but with only around £24,000 of our original £480,000 fund remaining uninvested we are about to launch

HIF2025 to generate funds to enable us to take forward our next set of investments in Headingley!

HIF Development Committee members: Alex Barrie, Alan Beswick, John Chandler, Hazel Dimsdale, John Hall, Isobel Mills (Chair), Helen Seymour and Hugh Rollo (adviser)

THE HEADINGLEY GREENGROCER

The Headingley Greengrocer has had a challenging period and closed the financial year with a loss of around £12,000. We have responded by paring staff hours down, taking a hard look at pricing and continuing to look for produce that entices people to shop with us.

We serve a broad demographic, from students and older people and families on tight budgets, to those who are less price conscious and just want us to stock the very best – which we do! We have a substantial organic range, produce from local farms and smallholdings as well as the best our wholesaler can provide from further afield. A widened stock now includes a range of different sort of mushrooms from the Yorkshire Mushroom Emporium and fruit trees from Fruitworks in Pudsey.

This year we did our best to brighten the high street that is North Lane by commissioning a fabulous mural on the closed shutter, quickly followed by Simon Warner Hair and the Headingley Farm Butcher (OWLS had already led the way on this!). We sponsored the Original Oak Football team who now wear the Headingley Greengrocer logo. We are concentrating far more on marketing in the year ahead because ultimately we have to bring more people through the door spending more money.

We are very conscious that we serve a diverse community, and support local food projects with food donated and at cost. Our waste is small, and what we do have goes to Plate2Plate which turns it into compost – a real virtuous circle.

We're very lucky indeed in our staff team. Kathy Beels, our manager, and our assistant manager Daisy Earl, work tirelessly to make the shop welcoming, full of good things and functioning well. They lead a great team of hard working young people: Amy, Sol, Joe, Nico and Emil. We are hugely grateful to them all.



The HDTCL

Board: Maggie Burden, John Chandler, Jane Haworth, Helen Seymour (Chair), Jane Williams.

Follow us on Facebook and Instagram or our [website](#)

HEART

After a period of considerable turbulence and stress, our appointment in October 2023 of Pam Reynell as Centre Manager, and the calm, creative way in which she and her crew have rebuilt the “one HEART” we all love, is beginning to produce tangible results as well as intangible ones. We have the strongest ever staff team. New volunteers are joining all the time, and the profile of volunteers is changing, as is their skills mix. We have put on an enormous, diverse range of events and classes, from Brazilian Ju-jitsu to Afrobeat Workshops, to our Young Makers’ Markets. Friday Night Live gigs are regularly standing room only, and our Films at HEART has never been more vibrant, generating a useful profit - and showing an extraordinary variety of films from Viking slasher vengeance (*The Northman*), to Ida Lupino’s little known 50’s noir *The Hitchhiker*. ABK has consistently delivered monthly sales of approaching £27,000, hot-desking in Pulse is almost completely taken up, and room hire by the end of the Business Year had reached well over £9,000 in a single month. In September we made a healthy operating surplus of £3,139 before depreciation and amortisation. This built on smaller surpluses of just short of £1,000 in April, July and August - and £6,423 in June. Total turnover has exceeded £40,000 in eight of the last twelve months, with Tiny Boo adding £18,416 in the FY. This gave us an overall turnover in 2023/24 of £521,401. We believe this is the first time in our 13-year history we have seen turnover of more than half a million pounds!

Let us be clear, though. HEART faces exacting challenges and its business model, which relies largely on earned income, is being tested every single day. Of our annual non-pay administrative costs of £81,000, 45% goes on utilities (despite our having switched our energy provider.) And while we want to be an exemplary employer - and could not be HEART without our extraordinary staff - recent Budget announcements will add significantly to our wage bill, already 68% of total turnover. So while every aspect of HEART from ABK to Zumba classes is on the up, just like many, many organisations in our sector, we remain vulnerable to economic and inflationary shocks, and to sharp alterations in customer behaviour. As an example of the roller coaster ride we are still on, the first couple of months of the new business year were wonderfully promising, while December was a bit of a disappointment.

I said we relied largely on earned income. Actually, and as you might expect, we have begun to explore with much more purpose grants and other fund-raising opportunities. We were part way through an application to the previous Government’s Community Ownership Fund when the scheme was abandoned. While this was frustrating, it means we have put together a powerful narrative, and have collected some excellent data and stories, so have a strong foundation on which to build as other chances to bid emerge. We are also working hard to ensure potential funders really understand the diversity of HEART’s services, facilities, and users, and the contribution we make not just to community connection and place-making, but also to food and fuel poverty, through our Food Bank and the provision of warm and safe spaces, and to supporting good mental health and well-being.

Finally, a special shout out to those members of the HEART family who moved on this year, and especially Lesly Best who stood down as a director but will remain as engaged as ever in the wider volunteering effort and especially Films at HEART. Lesly will also continue as a director of Tiny Boo. A belated welcome, too, to Andrea Smart, who joined the Board in the Spring.

I hope Andrea would agree there has never been a more exhilarating time to be involved - in whatever capacity - with HEART. What keeps us all going is the

unending support, warmth and loyalty of our users, customers, partners and investors. We look forward to a bright, bountiful 2024/2025! Thank you.

HEART Board: *Isobel Mills (Chair), Janet Matthews, Lucy Graham, Andrea Smart, Tim Goodall, John Chandler, Atam Verdi.* heartcentre.org.uk Follow us on Facebook and Instagram

THE FARMERS' MARKET

A valued monthly staple in the calendar of Headingley residents now for 18 years, the Headingley Market has had a fantastic 2024. The community involved in running the market is small, but the impact for the many customers is great, bringing them in contact with local food growers and suppliers, from eggs and vegetables to chocolate and juice. Music was also a sweet and common sound at the market this year, with different local artists performing every month for market goers and staff alike, and to see people dancing was not an uncommon sight!

The market has continued the monthly games where children can practice their counting and drawing for a small prize. This has spread joy to young visitors even on the drizzly and chilly market days. The market is also rarely seen without its well behaved canine visitors, who unanimously pick Mash Top Farm (local meat producers) as their favourite stall.

This year the farmer's market held a raffle in which £100 was raised for PAFRAS by generous participants. One lucky winner also took home a delicious food hamper, with items from the stall holders. The £100 raised combined with a £500 donation from the market committee means the total raised for PAFRAS this year was £600, which we are very proud of.

2024 marked a year since the passing of our friend and fellow volunteer, Liz. Two crab apple trees were ceremonially planted by the Lord Mayor in December '23 in memory of Liz; we are pleased to report they are growing well and will blossom soon come spring.

This year's successful markets would not have been possible without our dedicated team of volunteers, our market manager, and the young staff who help us set up in the early hours. Thank you to *Julia Baxter, Sue Furniss, Rachel Harkess, Sophie Hutchison, Gill*

Redfearn, Helen Seymour, Indra Singh, Yizhou Wang, Amelia Wetherley-Ashcroft, Jess Baker and Ahmet Un.

headingleyfarmersmarket.com Follow us Instagram

HEADINGLEY OPEN GARDENS

Bulbs are starting to grow; temperature is on the up and we have just sewn our first seeds for the year. This can only mean that it is time to roll back our sleeves and digging deep for Open Gardens 2025!

We are so grateful to all that participated in last year's wonderful day. We are so grateful for those that took time to send feedback, we plan to put your ideas into action for this year.

HEART and the Local Community are planning Headingley Open Gardens 2025. This year's event will fall on Sunday the 22nd June 2025. HEART's small team of passionate volunteers and staff are looking for people who would love to be involved showcasing your green space. Do you live in the local area and have a; Yard, Garden, Allotment, Community Green Space or Window Box we love them all!?

For more info on how to get involved please email fundraising@heartcentre.org.uk



A collage of some of the fantastic gardens

STREET CARE GROUP

After a flurry of activity removing tagging in late 2023 the Street Care Group was not active in 2024.

However, thanks to one of the group members, Helen Seymour, we have begun to realise one of the group's founding ambitions – to create a series of murals on the shutters of shops windows in North Lane.

Beginning with our very own Headingley Greengrocer shop we now have murals at Headingley Farm Butcher's, Simon Warner Hair and at Quiff Hair and Beauty joining the longstanding artwork at our neighbours, Owls.

If anybody is interested in re-starting the Street Care Group please get in [touch](#)



ZERO CARBON HEADINGLEY

We have had new people join us on the steering group this last year, a warm welcome to Vivien and Dimitra.

Zero Carbon Headingley had stalls at Far Headingley Village Society and Friends of Beckett Park events, both were well attended, relaxed and enjoyable community events. We had many good conversations with people about their concerns about the climate crisis, air travel and road traffic, and green environments.

We are lucky enough to still be able to use the shop front in Headingley, next to Sainsburys, and we have just created two new panels to go up there. This time we are focussing on positive aspects, so the new panels are showing successful projects tackling climate change from around the UK and worldwide. We are aiming to get some lighting and screens to improve the 'look' of the window as a whole - watch that space!

We have just launched a new campaign with our **Low Carbon Homes Club**. The first meeting was well attended and went really well. Lucy Meredith, who is the lead on housing for Climate Action Leeds, talked about retrofit for housing and some of the advantages as well as problems to watch out for.

Ken Patterson, from JAST (Joseph Aspdin Skills Trust) explained how the trust is supporting training in green skills here at the Leeds Building College.

The workshop which followed generated a range of ideas: retrofit, draught proofing, simple insulation, particularly for older housing stock, and visits to successful green conversions were all key subjects for future meetings. We will also be looking at how we can provide easy access to key information about what householders can do. See our website or newsletters for more information / future events.

We are a partner with an exciting new major Leeds University project 'INFUZE', which is looking at completely new ways of how we travel and get around in Leeds.

We meet regularly with all of our local Councillors. 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 Herrmann, Liz Westmorland, Bill Walton, Dave Webb, Jenny Lawrence, Paul, Marchant, Vivien Badaut, and Mike Sells. Dimitra Kalos [left early in 2025].

zch.hdtleeds.org.uk Follow us on Facebook and Instagram



Celebrating Moor Road's, now annual, road closure in June

CAFÉ SCIENTIFIQUE

We held 10 sessions at the New Headingley Club during 2024. Our programme ranged from 'Cardiovascular Aging' to 'Cosmic Dust' and 'Natural Flood Management' to 'Conditions for Life in our Solar System'. Talks are always interesting and informative,

and our speakers are usually working at the frontiers of their subject. Our audiences are always appreciative and ready to pose interesting and probing questions. The £4 door entry is to cover room hire and speaker costs. Any extra is donated to HDT. We were happy to welcome Tawfiq to the team in April, but we could really do with one or two more helpers to enable Paul and Dave to take a back seat (they have been organisers since 2012). So, we are still looking for help – if you are interested in getting involved, please get in touch! hdtcafe@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 <http://cafesci.hdtleeds.org.uk> for details of past and future talks, and to sign up to the mailing list.

Project Team: Dave Webb, Paul Marchant and (from April) Tawfiq Morshed

FILMS AT HEART

This year has been eventful and fruitful for Films at HEART, with significant achievements in various areas. Our diverse program included filmfeasts, themed screenings, and special events that drew in audiences and fostered community engagement.

We hosted three filmfeast occasions featuring Romania, India, and Greece. These events were well attended and featured excellent cuisine from ABK. The Greek night was particularly successful with a sell-out.

We presented two films focusing on women directors as part of our "Through Her Lens" series, a film for Black History Month, Student Showcase Evening: this event was a great success, bringing in new audiences and allowing students to present their films. A Wilding film show, which has developed into "Wild at HEART" aiming to be a hub for future activities.

Following last year's AGM, we expanded the steering group, which now consists of 10 active members meeting monthly.

This year has seen various successful events and strengthened community engagement for Films at HEART. We look forward to building on this momentum in the coming year. If you would like to get involved, please contact Lesly Best, fah@heartcentre.org.uk

HEADINGLEY HOMES

During the last year the two leased houses have had settled tenants, and the Headingley Mount house was put on the market for sale. Unfortunately, the house sale subsequently fell through, after the tenant had moved out. This is enabling us to complete a number of repairs required to the external gable end, plus some internal decorative repairs caused by a leak. It is important that we invest in repairs to ensure we provide good quality accommodation, and the house will be re let for another year following the work. Discussions will take place later in the year to consider the sale of the house, which is our current intention given the housing landscape and legislation, as well as the continuance of leasing the existing two properties.

The project group consists of Sarah Johal, Alan Beswick, Isobel Mills, John Chandler, Hazel Dimsdale and Atam Verdi. If you are interested in getting involved please contact us on members@hdtleeds.org.uk

TALKING HEADS AT HEART

Talking Heads at HEART is a public discussion forum taking place on the fourth Thursday of the month. The forum invites experts to discuss a wide range of political, economic, and social topics for around 50 minutes, followed by a discussion.

The forum covers a broad range of topics, including society, social policy, law, economics, international relations, climate emergency, ecology, and Brexit. The discussions are based on expert opinions and factual evidence backed by academic research.

Some of the liveliest discussions have been on Brexit, Islamophobia, Grenfell Tower, North Korea, China and Europe, antibiotic resistance, and censorship. The discussion on censorship, for instance, left participants with more questions than answers, highlighting its cultural and historical aspects.

Contact Alan Murphy or Mike Bird at:
talkingheadsheart@gmail.com

HEADINGLEY COMMUNITY ORCHARD

The orchard trees at St Chads are now quite mature, and it is lovely to see how a vision has transformed into reality, to create a welcoming and productive space. The benches are well used, providing a place for passers-by, dog walkers, school children, to take a

moment away from the busy road. The Bramley apple tree, behind the parish hall did particularly well this year, producing several crates of lovely fruit. Some of the other trees took a year off...which can happen with fruit trees, as they tend towards 'biennial bearing', ie: one year on one year off! Usually the early fruit, like the shiny red 'Discovery', usually go from the trees pretty quick, but they are best eaten fresh, so let's hope they were enjoyed at their best . At Shire Oak School, the trees that we planted there and have trained as cordons, continue to crop really well, and children enjoy going to pick the fruit in September, and the kitchens do a fantastic job to use the fruit for school meals. Most of the fruit that we picked from St Chads, went to support the Apple day at Heart, but a few crate loads also went to *Rainbow Junction* to their 'Pay as you Feel' cafe, where they cook up delicious meals twice a week which are a real life line for those living with very limited means. Apple Day was as popular as ever, and this year, many more people helped with the whole process of juicing and enjoyed the juice of their labours!



This year a new development for the orchard was the planting of wildflowers, in an attempt to establish a pollinator friendly strip between the trees opposite the mixed border. Fingers crossed it will put on quite a spectacle in the summer with all the flowers. If this goes well, we will try and further expand the areas for wildflowers and make it a truly 'Bee Friendly' garden. Fortunately the core group of volunteers who turn out on a Sunday morning, usually once a month, are pretty friendly, and anyone who is interested in fruit growing, wildlife gardening, or just getting outdoors for a social

chat, would be very welcome to come and join in. The new contact for Headingley Community Orchard is **Jenny Lawrence** jelawrence62@gmail.com

TABLE TENNIS AT HEART

Table tennis sessions, currently on Monday evenings, continue in the Shire Oak Hall, where all are welcome to take part, regardless of previous experience or level of ability - complete beginners are welcome and all equipment is provided. No pre-booking is necessary - players can just turn up. For any queries, please contact HEART or the table tennis organiser pauline.fleck@btinternet.com.



The HDT stall at every Farmers' Market

PROMOTING HEADINGLEY

The Promoting Headingley project works mainly through the HeadingleyLeeds website, at www.headingleyleeds.com. 2024 saw the seventh year of the promotion of Leeds Number One Suburb – when the website continued to receive an average of over 5,000 visitors every month. They came for the listings of Headingley's resources (shops, transport, restaurants, and so on), for the fifty galleries of photos of our area (neighbourhoods, parks, places of interest, now and in the past) and for articles by local people

about their activities (societies, heritage, cafes, schools, etc). The website is regularly expanded, either with updates of existing pages (such as the shopping centres) or with new pages (there are now nearly twenty suggested walks, as well as features on transport and entertainments). Visits are encouraged by monthly postings on social media, with over a thousand followers on both Facebook and Twitter/X (both at 'HeadingleyNo1').

Website: Richard Tyler **Social Media:** Alan Beswick
Contact: info@headingleyleeds.com



Photos from the website: The Skyrack and Original Oak circa 1900 and 2024



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 You can also follow us on Facebook and Instagram.

HDT Board members 2023-2024: Alex Barrie, Alan Beswick John Chandler, Emma Cosgrif, Hazel Dimsdale, John Hall, Ed Manley, Isobel Mills, Sam Schwab, Matthew Spence, Nathan Walker and Archie-Wright Beattie.