

HDT ANNUAL REPORT 2025



INTRODUCTION

Welcome to HDT's Annual Report for October 2024 to September 2025. A landmark year for our wonderful organisation as we celebrated 20 years of work, community spirit, and achievement.

In September, we marked the occasion in true Headingley fashion with the launch of a book *HDT: The First Twenty Years*, at the Farmer's Market. We were delighted to be joined by the deputy Lord Mayor of Leeds, Cllr Barry Anderson who kindly gave a short speech. The creation of the book feels like a reflection of the Trust's wider history: A group of dedicated individuals focussed on achieving something that leaves a positive mark for the wider community. A huge thanks to Helen Seymour, Richard Tyler, Alan Beswick, Richard Honey and Jane Williams for their work in capturing and synthesising the key moments in our history.

The past year has also been one where we've looked ahead to the society's next chapter. Our community share offer aka HIF2025 was a tremendous success, raising over £170,000 in share capital through investment from both long-standing and new members. It's a clear sign of the strong support we know is out there for our work and values, and we are very grateful to those of you who were able to invest and took the decision to do so. If you missed the

window, but are still keen to invest, do get in touch as there is still scope for existing members to buy additional shares.

We have already taken steps to move forward in line with the HIF2025 proposals, with further investment to pay down mortgage capital on the mortgage for the property where the greengrocer and butcher are based, offering further security to local high street business. Further, there are steps under way to support a more sustainable approach to energy use through solar panels at HEART and 50 North Lane – a practical way to tackle rising energy costs while reducing our environmental impact. These investments, and more to come are calculated to deliver on the central aims of HIF and HDT, to help community-minded local businesses thrive while offering a fair return on investment by investors who share our passion for Headingley.

Alongside these developments we have also made positive strides in our aims to strengthen the financial footing of our core enterprises. In 2023/24 we saw a significant overall loss for the HDT group – mostly due to the challenging trading conditions – albeit with clear positive signs emerging. In response, the HDT Board took steps to work closely with its subsidiaries at HEART, The Headingley Greengrocer and others to focus on future budgets and maximising opportunities for growth. The response in 24/25 has been incredibly positive. HEART finished the year in profit, and the greengrocer's losses are reduced, with a clear plan in place to breakeven through new offers such as a revamped website and the option to subscribe to a veg box. The Board and I offer our sincere thanks and congratulations to the teams at our subsidiaries who put in huge effort to achieve these positive results.

The Trust as a whole remains in a healthy position, with a number of assets that continue to generate income that supports the ongoing strength of the wider Headingley Investment Fund (HIF).

This coming year is a vital one for the future development of the trust, and where more than ever we are keen for wider involvement. The success of HIF2025 shows that people want us to keep doing what we do, and to be bold about where we go next. The exact direction we go is less obvious, and will require close consideration. Our plan remains to sell the Headingley Mount home, handing a family house back to the local market. Together with remaining HIF2025 funds this will give us a strong basis to invest further in arising opportunities, where these support our core mission: helping Headingley be an even more welcoming and neighbourly place with a vibrant economy. We welcome your ideas as part of the conversation on how we best do that. As ever, we are also in keen need of new 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

Thank you all for your ongoing support and dedication to our organisational efforts. As we step into our second twenty years, we do so from a position of real strength - a strength that comes from our shared desire to care for, support and grow what we've built together.

Sam Schwab, Chair HDT Board



HEADINGLEY INVESTMENT FUND (HIF)

The big news this year was the launch of our HIF2025 fund at the AGM. By the time it closed at the end of July the share offer had raised £171,260 and had:

- gained 99 individual investors, 3 institutional investors (and 1 community choir!);
- used Crowdfunder to reach out to younger investors and people investing smaller sums;
- offered our investors a choice of interest rates for the first time

Our priorities for support were:

- swapping out existing high cost loans with cheaper HIF funds;
- the long-term sustainability of our assets - HEART and the Headingley Greengrocer;
- establishing Reserves in Readiness for future “prospects.”

These priorities were translated into 3 initial projects which we have subsequently begun to invest in:

- paying down the 50 North Lane Mortgage (£60,000);
- installing solar panels and a battery to supply the Greengrocer and our tenants at the Headingley Farm Butchers shop (£15,000);
- providing additional HEART solar panels and battery (£25,000).

With around £70,000 still to be invested we are now looking for ideas for our next projects!

Meanwhile, our original HIF fund (aka HIF2018) has continued to pay investors at 2% pa financed by the returns from our original investments in HEART, Headingley Homes and the Greengrocer.



HIF Development Committee 2024/25: Isobel Mills (Chair), Alan Beswick, Helen Seymour (resigned August 2025), John Hall, John Chandler, Hazel Dimsdale (Treasurer), Alex Barrie.

A year at HEART

In these rather gloomy and anxious times, finding things that bring a bit of joy is incredibly important, and it is clear you think so too, as HEART actually finished 2024/2025 in surplus, due in part to a private donation, and a generous grant from Leeds City Council for some vital repairs and refurbishment. Donations matter and we should be proud of them; it is unlikely we would have received these gifts if we had not been able to demonstrate so powerfully how much the community values HEART.

The underlying financial performance, though, is still one of slow recovery, and without the grant and donation we would be in deficit – albeit booking a much-reduced loss in comparison with previous years. Highlights worth noting:

- The growing diversity of people who use HEART. Our reach into different communities, age groups and family structures is increasing all the time and is wonderful to see;
- The success of a number of HEART’s cost lines, notably ABK, which out-performed expectations by £30k; Pulse, which beat its forecast by £10k, and ticket sales and events which, together, over-performed by £28k;
- The amazing range and variety of the HEART “offer”. We have had pantomimes (oh, yes we have...); supper clubs; life drawing; music for babies; Rosie’s Tea Bar; Jujitsu; craft fairs (watch out for the ceramics market in March); and everything in between. What is especially clear from the many

choirs that book with us and the huge turn-outs for Ceilidhs is that you want to sing and dance – and where better to make a noise and bust some moves than HEART!

With so many similar enterprises having to close their doors, we should never stop celebrating the simple fact that HEART is still here, thriving, inclusive, loved, nearly sixteen years on. None of what we do would be possible without the one-team approach of our staff and volunteers, and their tireless ingenuity, energy and sheer hard grind. And it goes without saying we are forever grateful for the confidence, patronage and trust of customers and users – so thanks as always and see you at HEART! *Isobel Mills* **Chair of HEART**

As many of you will know, in October we lost Becky Moore, a dear, dear member of the HEART community. Becky had played a vital role in the HEART journey almost from the beginning and was the inspiration behind many of our art exhibitions, creative events, and fairs and festivals. She had such flair, imagination and style; everything she did brought colour and joy. Becky will remain part of us through the Steve Trattles Gallery and, of course the Green Yard, which was a project precious to her - as it is to us. We will miss her always, and our thoughts are with her family. *Pamela Reynell*

HEART Board: *Andrea Smart, Atam Verdi, Lucy Graham, John Chandler, Tim Goodall, Janet Matthews and Isobel Mills.*

heartcentre.org.uk Follow us on Facebook and Instagram

THE HEADINGLEY GREENGROCER

The year ending September 2025 was disappointing, with a loss of £15,521. Although customer numbers remained fairly steady the basket size was smaller; as we have often exhorted: spending just few pounds more each week makes a huge difference to us.

The shop has looked lovely with a wonderful range of veg, salad, fruit and plants in season, with organic options and sourcing as locally as possible. And led by the indomitable Kathy Beels, staff have worked hard for us. It’s well to remember that the work is hard and unrelenting: ordering, pricing, cleaning, keeping shelves stocked and serving customers with

professionalism – and always on your feet. We are very grateful to all staff for their commitment and good humour.

Our dismay at the financial outturns has galvanised some important developments:

- We are looking closely at staff costs and with a heavy heart reducing where we can – difficult with increased NI etc.
- We are developing new product lines, such as eco kitchen equipment, and have developed some great complete meal offers. These are proving very popular with young people.
- We have increased marketing through leafletting, and more importantly a better social media presence.

But most importantly we have (at Feb 2026)

- installed solar panels which will help with our energy costs and raise a contribution by supplying Headingley Farm Butcher
- begun a delivery service! After some very positive market research we now supply wonderful boxes of veg, fruit, salad and more recently milk and eggs, all ordered and paid for on line. Staff and board members, especially the energetic Alan Beswick, have worked well together to make this happen.



The Headingley Greengrocer was established to serve and support the wider community with high quality

produce. A greengrocer has been on this spot for 100 years. Please shop with us – in person or online - to ensure the business continues for another 100!

HDTCL board: Alan Beswick, John Chandler (Finance director), Jane Haworth, Helen Seymour (Chair), Jane Williams.

THE FARMERS' MARKET

The Headingley Farmer's Market has now been a cherished monthly event by local residents for a whopping 19 years, with another successful year in 2025. The markets brought together traders, customers and visitors of all ages offering everything from fresh eggs and seasonal vegetables to artisanal bread, cheese, and many other locally produced staples.

The market has continued to host local bands and musicians throughout the year, who add so much to the market atmosphere and always draw a crowd. We'd like to thank all the musicians who came to play in both rain and sunshine!

Our popular children's games continued to delight young visitors, encouraging counting, creativity, and observation. The market prides itself on being a family friendly community event, and it was lovely to see the youngest visitors enjoying their Saturday mornings at the farmers' market, along with parents, guardians and grandparents.

Fundraising efforts this year saw a successful raffle, raising money for PAFRAS and supporting refugees and asylum seekers in our community.

None of this would be possible without the dedication of our core team of volunteers, our ever-reliable market manager Ahmet Un, and the enthusiastic young staff who start their days before dawn to help everything run smoothly. A huge thanks to Julia Baxter, Sue Furniss, Rachel Harkess, Sophie Hutchison, Gill Redfearn, Helen Seymour, Indra Singh, Yizhou Wang, Amelia Wetherley-Ashcroft, Emily Boothroyd, and Ahmet Un, who all are very wonderful and the reason the market keeps going.

The Market is held in the Rose Garden on the second Saturday of every month 9am - 12.30pm.

Here's to another year of fresh food, friendly faces, and wonderful music at the local Headingley Farmers' Market.

headingleyfarmersmarket.co.uk Follow us Instagram

HEADINGLEY OPEN GARDENS

It was so lovely for HEART to host Open Gardens 2025. A mix of private gardens, community green spaces and allotments had opened their gates to the public for our annual event.

Some offered short tours and plant sales, this adding to the true adventure of peeking over the wall into the secret gardens of Headingley.

'Assembly Bar + Kitchen' at HEART stayed open for refreshments. Also offering a hub to meet, rest and talk with like-minded people about our love for plants.

With big thanks to the amazing Volunteers and Gardeners who gave their time and energy to this event. We couldn't do it without you. Also, thanks to all who attended. There were over 200 tickets sold, with the funds all contributing to the ongoing community

garden project. Hoping to make HEART in Headingley a green space for all to enjoy for years to come.

With the longer days approaching and bird songs filling the morning sky, HEART and the team are very much looking forward to Open Gardens 2026. This year's dream to celebrating all the local beauty and green fingered talent that inspires and educated us all.

For more info on how to get involved please email Fundraising@Heartcentre.org.uk



Street Care out in force.

HEADINGLEY



OPEN



GARDENS '25



- E-Tickets can be purchase today at reception or on Ticket Source. The Physical ticket will be available for collection at HEART from Monday 16th June.

STREET CARE GROUP

The Street Care Group (formerly Graffiti Group) has again been inactive this year. However, one of the group's founding members, Nilesh Chohan, has carried on their work with the Ash Road Area Neighbourhood Watch group. Over the last year they have cleaned illegal tagging off all the gable ends, telecoms boxes and bins in the Ash Road area, aiming to clear any recurrence within 72 hours. Supported by HEART based Good Gym Leeds they are now tackling North Lane with regular clean-up sessions. To get involved please [contact Nilesh](#) .

ZERO CARBON HEADINGLEY

It has been another busy year for ZCH, working on several different fronts. We had some meetings with the Rhinos Club about heir environmental strategy and

work on: energy use, transport and engaging with fans about climate impact.

We responded to the Connecting Leeds Transport Strategy, about reducing the need to travel and the allocation of road space. Please see [Connecting Leeds](#) for details.

We are a partner with the Leeds University project 'INFUZE', looking at new ways to get around in Leeds. We have also worked with landscape students on some green initiatives.

We produced some new large panels focused on positive aspects of adapting to climate change, they were illuminated in a Headingley shop window. We are now looking for new sites for them

We had stalls at Far Headingley Village Society and Friends of Beckett Park summer events - great conversations on both days!

Our Low Carbon Homes Club organised some fascinating visits in Headingley where the homeowners had done a lot of energy saving work.

We organised a 'RETROFIT One Stop Fair' for September last year but had to postpone it until November - so we will have to save that for *next year's* round up!



climatechange



We're looking to expand local involvement - anyone interested in helping in any way, please get in touch!

ZCH Steering Group: *Tony Herrmann, Liz Westmorland, Bill Walton, Dave Webb, Jenny Lawrence, Paul Marchant, Isobel Mills, Vivien Badaut, and Mike Sells.*

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CAFÉ SCIENTIFIQUE

We held 10 sessions at the New Headingley Club during 2025. Our programme ranged from 'Quantum Computation' to 'The Future of Sustainable, Healthy Foods' and 'The Universe of Mathematics' to 'Why do my joints hurt?'. The talks are always interesting and informative, and our speakers are usually working at the frontiers of their subject. The £4 door entry covers room hire and speaker costs and any extra is donated to HDT. Two of us (Paul and Dave, organisers since 2012) are aging rapidly and we could really do with some extra helpers to help Tawfiq. If you are interested in getting involved, please get in touch!

hdtcafesci@gmail.com. Thanks to all who come to speak and to listen, ask such excellent questions (our speakers are usually very impressed with those) 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 Tawfiq Morshed*

FILMS AT HEART

We have shown 11 core films this year, 4 filmfeasts and 3 'others'. In total we sold 654 tickets, took £4,789, expenses – licences, DVDs – were £3,146, leaving a profit of £1,651, which is about double last year.

Of the core films the most successful was, by a long way, **Perfect Days**. We sold 86 tickets. It is clearly the 'Perfect' film.

In March our core film was **The Wonder** which was shown at the HPPH. We didn't make much money, but it was a great experience and hopefully got our name out there.

The filmfeasts continue to do very well. This year was had a Palestinian night, a Moroccan and a Swedish.

The 4th was a retrospective + filmfest. To honour the wonderful Maggie Smith, we showed A **Private Function** (52 tickets sold). 2 of the 'other' films were also retrospectives – **Wild at Heart** David Lynch and **Night Moves** Gene Hackman. The 3rd was the last film of a series of films by women directors which we started last year – **Wuthering Heights**.

Steering Group – is going well. We have monthly meetings to look at how things are going and come up with fresh ideas. The group also take on the various jobs on film nights.

External Links – as previously noted, we put on a film at the HPPH and continue to get advice and support from the Picture House. We also attended the first meeting of the Leeds Film Network in December. Another successful external link was with the Palestinian Film Group. They have been showing films for quite a while now, but the March filmfeast was in collaboration with them. They chose the film, *Brez* made a wonderful makluba and there were 2/3 stalls selling produce. An excellent night which we hope to repeat in the near future. (64 tickets sold).

Trailer Night – once again we had a brief AGM followed by trailer night on 6th November. We tried to widen the range of films by asking audiences to suggest their favourites and get staff to put forward a few ideas.

HEART Fest – we showed 3 children's films on the day, all free. Again, not a money-making venture, but good marketing.

Audience – one of the interesting changes has been in the audience make-up. It has been noticeable from June onwards when we took a bit of a risk and showed **Midsommar**. It attracted a much wider age range, and some people came with beautiful midsummer flowers in their hair. We also did an audience feedback form on that night a got a much wider range of suggestions for future films and interest in being on the steering group. Well worth the risk!

Popcorn – during the year we have started selling popcorn. This suggestion came from a volunteer in the group, who gathered information on various popcorn machines, and we agreed on a lovely red/white striped one. The popcorn sells for £1 a bag and while it is popping away produces an enticing retro cinema aroma.

HEADINGLEY HOMES

This last year has seen a winding down of activity by the project group and at the end of December the two properties with lease agreements ended.

The Headingley Mount house has recently been placed back on the market with Castlehill following the collapse of the sale last year and its subsequent re-tenanting. It is being marketed to first time buyers and families and we are hoping for a sale as soon as possible after the current tenancy expires in May this year. We will still continue to have a property to manage - the 50 North Lane building housing the greengrocer and butcher's- but for the time being at least, and for the first time in many years, we will have no residential properties in our portfolio.

The project group: *Sarah Johal, Atam Verdi, Alan Beswick, Isobel Mills, Hazel Dimsdale and John Chandler*

TALKING HEADS AT HEART

Talking Heads has had another interesting and successful year. Once more we are very grateful to a range of experts from universities and elsewhere who have given freely and enthusiastically of their time and expertise.

Topics have been wide ranging including, 'trends in addiction recovery', 'the role of food banks', 'decolonising the outdoors-Black and Asian access to the countryside', 'democratic innovations and AI', 'rewilding issues and processes', 'after Grenfell results from the enquiry', 'Civic Trust and Urban development', and 'the legacy of David Oluwale in Leeds'.

The audience has always been fully attentive to the presentations and engaged in active questions and discussion. The aim of the sessions is to share knowledge and expertise, raise questions and leave people with opportunities for follow up thinking about the topic.

We would welcome more participants in the audience. It's a pay as you feel event to cover the cost of the room hire and any speaker expenses.

Contact Alan Murphy at talkingheadsheart@gmail.com

HEADINGLEY COMMUNITY ORCHARD

2025 was an active year for Headingley community orchard.

In early spring TCV (Holybush conservation volunteers) replaced the octagonal bench in the orchard, funded by a grant from WADES foundation.



In May we ran our very first blossom day festival event with a relaxed invitation to come with your picnic to join in with the garden games, art activities or orchard quiz. This event was funded by a grant from Love Leeds Parks in conjunction with the National Trust.

In June we took part in the popular Headingley Open Gardens day, again with refreshments as well as a plant stall.



It was a bumper harvest year for fruit, and as well as supplying apples for apple day, several crate loads went down to Rainbow Junction Cafe, a PAYF CAFE, using waste food in Hyde Park.

At Apple Day, in the HEART Centre, our juicing workshop, and stall was busy all day, and enjoyed by adults and children.

In autumn we planted more bulbs in the orchard, both for wildlife value, and to brighten the area up.

The core group remains active, and meets regularly, but we are still trying to reach out to encourage more participation, so please join us. Contact:

Headingleycommunityorchard1@gmail.com

TABLE TENNIS AT HEART

Table tennis in the Shire Oak Hall has continued on Monday evenings at HEART and been much enjoyed by a group of regular players together from time to time with newcomers, some of whom become regulars. The spirit is sociable rather than fiercely competitive (with some unnamed exceptions!). All standards, including those who've never picked up a table tennis bat before are welcome. Bats and balls are provided. We are very grateful to HEART for making the hall available to us for a modest donation each week. We may not all be *Marty Supremes* but we all definitely do have great fun. Organiser pauline.fleck@btinternet.com.



PROMOTING HEADINGLEY

Promoting Headingley’s main project is the HeadingleyLeeds website, at <https://www.headingleyleeds.com/>. The website was launched eight years ago, in 2017, it has expanded steadily ever since, and now comprises some five hundred pages, unrivalled for information about Headingley, in its past and its present, from Hyde Park to West Park. Most of the pages helpfully list the facilities of Headingley, like housing, medical, professional & community services, societies, heritage, greenspaces, transport, shops, sport, culture, eating & drinking, schools and so on. These facilities are grouped into six main themes: Eat, Explore, Learn, Live, Play and Shop in Headingley. Many of these pages also feature articles by local people about their organisations, describing their contribution to Headingley, some 125 articles so far. In addition, fifty of the website’s pages are fascinating photo galleries, together comprising hundreds of images of Headingley’s neighbourhoods, parks, places and people, now and in the past. The website also has a lively presence on social media, with over a thousand followers on Facebook at ‘HeadingleyNo1’ and a new presence on Instagram at ‘headingleyleeds’ (replacing Twitter/X). **Website:** Richard Tyler **Social Media:** Alan Beswick **Contact:** info@headingleyleeds.com



Photos from the website:

Parade Chambers on North Lane, in 1935 and 2025

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 2025: Alex Barrie (Society Sec), John Chandler (Treasurer), John Hall, Sam Schwab (Chair), Matthew Spence and Archie-Wright Beattie.