



## Report of the Director of Neighbourhoods & Housing Department

### Inner North West Area Committee

Date: 7<sup>th</sup> December 2006

### Subject: Headingley Development Trust

#### Electoral Wards Affected:

Headingley

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council  
Function

Delegated Executive  
Function available  
for Call In

X

Delegated Executive  
Function not available for  
Call In Details set out in the  
report

### Executive Summary

Headingley Development Trust was established in 2005 by a group of local residents wishing to undertake positive interventions within their community.

The organisation has a range of projects it is currently delivering or planning, including a Deli Market, proposals for an enterprise and arts centre and intervention in the housing market.

### 1.0 Purpose Of The Report

1.1 The purpose of this report is to provide the Area Committee with information about Headingley Development Trust (HDT), its work and aspirations for the ward of Headingley.

### 2.0 Background Information

2.1 At September 2006 Area Committee, it was agreed that information about Headingley development Trust should be included as an item at the December Committee.

### 3.0 The Organisation

3.1 HDT was formed in summer 2005 by a group of local residents, who wished to start to undertake a range of positive interventions, aiming to restore sustainability to Headingley as a community.

- 3.2 HDT was established with the aim of creating an organisation that could play a distinct and proactive role in the community, by undertaking a wide range of activities that would contribute to the goal of sustainability. This was viewed as a distinct, but complementary role to the activities of other groups in the area.
- 3.3 HDT have adopted the structure of an Industrial and Provident Society (IPS), for the benefit of the community. The IPS structure allows for greater flexibility and a wider range of activities, including commercial activities, than the more common charitable company structure. One of the aims of HDT is to operate without dependence on ongoing grant funding, and the IPS structure allows, not only for enterprise activities to be undertaken, but also for funds to be raised through mechanisms such as share issues.
- 3.4 The founding members of the Trust form its current board (see section 4.1) and have been responsible for all the activities of HDT to date, with support on specific projects from other HDT members.
- 3.5 At an early date the Board set itself the target of achieving a membership of 500 by the date of its first AGM, January 2007. Currently there are over 350 members, so HDT are confident of achieving their goal. Membership is open to any individual or organisation that supports the aims of HDT, regardless of their place of residence. The majority of the current members are residents of Headingley and adjacent areas, but there are also a number of local community organisations and local businesses.
- 3.6 In early 2006, the HDT Board adopted a statement of Vision, Values and Aims, setting out the goals and values of the organisation. As noted previously, HDT was set up with a clear remit to complement, not duplicate existing services, provision and activities.
- 3.7 The view of the HDT Board is that there are partnership links with many of the key stakeholders in the area, including business, as well as the community and public sectors. It particularly identifies HDT's potential role with regard to the implementation of Headingley Renaissance.

#### **4.0 The Board**

##### **4.1 Members of HDT Board are:-**

Richard Crossley, a Headingley resident since 1985.

Rachel Harkess, a Headingley resident since 1967.

Chris Hill, is a director of The Camberwell Project, a Leeds management consultancy.

Lesley Jeffries, a Headingley resident for 25 years.

Linda Robbins, a Headingley resident for 13 years.

Janie Percy-Smith, a Headingley resident for nearly 20 years.

Richard Norton, a Headingley resident since 2001.

Helen Seymour, a Headingley area resident since the late 1970s.

Richard Tyler, a Headingley resident for over forty years.

Jane Williams, a Headingley resident for the last 15 years.

## 5.0 Projects and Activities

### 5.1 Café Scientifique

This was the first HDT project to become active, and aims to provide a forum in which people can come together to discuss topics of local and wider interest. Meetings are held monthly, with a number having already taken place.

### 5.2 Deli Market

The first Yorkshire Deli Market was held on the Rose Garden in September. The market was a great success and all stalls sold out before the advertised finishing time. The market, which focuses on locally produced food, will be held on the second Saturday of every month. Local businesses, despite initial reservations reacted very positively to the first market, and two in particular (the local whole foods shop and greengrocer) reported significantly increased trade that day.

### 5.3 Housing in Headingley

Headingley suffers an imbalance of local housing towards the private rented sector. On average about 10% of houses in any given area would be private rented, but in Headingley it is at least 60%. HDT has drafted a short paper on the subject, *Housing in Headingley*, and is currently pursuing a three part strategy to tackle this:

a) *Headingley Homes* - Aims to help maintain a balanced, sustainable community in Headingley, by providing homes for families wanting to move in, and by finding family buyers for those who have to move out.

b) *Affordable Homes* - HDT is pursuing avenues, with housing associations and other housing agencies, to see if houses can be made available in Headingley which are affordable for long-term residents to buy or rent.

c) *Market Research* - The future development of housing in Headingley is seen as dependent on the evolution of the local housing market. Proper understanding of this is viewed as essential, HDT has therefore become involved in a research project on housing in Headingley, being carried out by Dr Rachael Unsworth, of Leeds University, an expert on housing in Leeds (she co-authored *Twenty-First Century Leeds* [2004] and wrote *City Living in Leeds* [2005]).

### 5.4 Business Involvement

From the outset HDT sought to actively engage with local businesses and has already succeeded in attracting a significant number into its membership. Recently, a meeting was held of local businesses, strong interest was expressed in establishing a local Business Forum. HDT has identified this as a new project and is looking at how best to take this forward.

### 5.5 Headingley Primary School

With the closure of Headingley Primary School in July 2006, HDT has put forward aspirations to use the building to create Headingley Enterprise and Arts Centre (HEART).

The key elements of the Trust's proposal are:-

- The first floor of the building will be converted to form a business hub or Catalyst Centre, offering workspace to start up businesses on sliding membership scale. It is proposed that this element of the proposal will not only be a self-sustaining enterprise, but also able to subsidise the community activities that will take place on the ground floor.
- There will be three discrete sections to the ground floor that have the potential to be used together as well as separately. The three sections are: events and exhibition area (based around the school hall); training/meeting rooms for rent (based in the new block at the front of the school); and a café (based in the old reception class area).
- Significant investment in and re-modelling of the current buildings, including the addition of a new entrance and reception area linking the new block to the main building, and a conservatory at the front of the school that will form an additional area for the café.

Translating these plans into reality will require a level of further work beyond what has already been undertaken. Significant funds will be required for refurbishment and also as working capital, to get the new Centre functioning to the point where it moves into balance and becomes self-sustaining. However, current financial modeling and structures that have been adopted will mean that while some grant funding will certainly be required, HDT believes that it will be able to raise a good proportion of the necessary funds through other means.

The Trust are seeking agreement from the Council to a period of time to firm up their business plan, during which time they will apply for the necessary funding to realise their objectives. This is subject to an Executive Board report and decision due in December 2006. If this were to be granted, marketing of the property would only take place should the Trust not be able to achieve its goal of securing enough funding for the project.

## **6.0 Recommendations**

- 6.1 The Area Committee is asked to note the contents of the report.