



HCD
HACKNEY
CO-OPERATIVE
DEVELOPMENTS

pioneering community
economic development

HCD aims to promote social cohesion linked to sustainable wealth creation. Its mission is to help people realise these aims, by acting locally and inter-locally, to promote a virtuous circle of social and economic development, which we call Community Economic Development.

Annual Report 03/04

Report From Chair and Director

The last year has seen further emergence of HCD as a key social enterprise in Hackney, impacting at strategic and operational levels, locally and further abroad. We have been visited by delegations from Korea, Japan and Europe, as well as UK organisations in Bristol, Nottingham and London, all keen to see how the principles and practices of

community and co-operative enterprise can inform the real regeneration agenda. Closer to home we have played a full part at many levels of the Hackney Strategic Partnership, contributing to the development of the Local Community Strategy, the cornerstone prospectus for the Borough's plans and operations for the next ten years. All this work is on top of our day to day project delivery and premises management work, and

places considerable demand on our resources.

We have been successful in securing project funding from Europe and the Neighbourhood Renewal Fund for our ongoing business support and community economic development work. However a major disappointment last year was our failure to obtain funding dedicated to this strategic work, from either national or local sources. In the long run

this situation cannot be sustained but is unlikely to change until the devolution agenda brings about real community empowerment. We are not there yet!

In the meantime, we are now drawing up specific plans to address this issue on a project by project basis. For instance we are formulating funding bids that will provide focussed community involvement and development services as part of the process

for ensuring that Gillett Square can be a really successful urban space for Dalston. In general by clearly identifying the full scope of our activities, we will now seek to extend our funding base into new territories and help to create new local structures for the development of sustainable community and social enterprise. In this endeavour there is plenty of cause for optimism for a step change at HCD and new horizons over the next few years.

Finance

In 2004 there was a 21% increase in turnover made up of 10% on gross rent receivable, 2% on other premises related income and 38% on revenue grant receivable.

The results for the year ending 31 March 2004 showed a surplus of £31,181 before deduction of capital depreciation / amortisation of £49,660.

The overall expenditure showed an increase of 24% based on our current level of activities compared to the previous year.

In 2004 the net assets after deduction of all liabilities showed a net worth of £1,493,142. In the current year with the inclusion of the Dalston Culture House we estimate an increase of 60% on fixed assets.

Copies of the full audited financial statements can be obtained from the Company Secretary, HCD Limited, 62 Beechwood Road, London E8 3DY.

Anthonia Faponlle
a.faponlle@hcd.co.uk

Premises and Lettings

HCD premises continue to be in demand with an average of 50 enquiries a month, particularly for retail units and small offices. This year we have seen the arrival of 6 new businesses with 6 of our established companies moving to bigger premises (4 within HCD). In partnership with our tenants we have developed close links with the Local Authority and the Community Police Unit and are close to resolving the chronic refuse problems of the Bradbury Street area, and are starting to reduce anti social behaviour in this neighbourhood. Other initiatives will follow next year in the light of the proposals for the management of the new Gillett Square.

A new energy saving heating system has been recently installed at the Kingsland High Street site.

To ease disruptions to our Gillett St traders we have been working closely with the main contractors on the Dalston Culture House, Durkan Pudelek. The opening of the Culture House will bring even greater interest in our premises in the future.

Leah Keene
l.keene@hcd.co.uk

Dalston Culture House, Gillett Square

This is HCD's current flagship project and is described in the accompanying leaflet. This most impressive fluorescent building is due to be completed in the new year and promises to light up Gillett Square, and Dalston, in more ways than one. The Vortex Jazz Club and Cafe are moving in on the ground and first floors, and the therapeutic arts group the Studio Upstairs is the first occupant of the upper floors. This is a powerful combination and we are now working with the Hibiscus Dance Group and other BME local arts organisations to ensure that they can take full advantage of this new facility. In time it is likely to become a nerve centre and trigger point for an arts hub for this area of London.

Throughout this year we have played an active role in the Gillett Square Partnership and are achieving steady progress with the plans and funding for Gillett Square. In September in association with Groundwork, the GLA and the Vortex we organised a very well attended public exhibition day in front of our Bradbury St Workspace, receiving 100% local support for this exciting initiative.

Adam Hart
a.hart@hcd.co.uk

Community Economic Development (CED) Project

HCD are leading a partnership with Hoxton Hall and Springboard Hackney which has successfully bid for European funding for work in community economic development. The project started in April 2004, with a development team of four staff at HCD and a new well equipped resource room for our clients and the development team. The project is match funded by the Hackney Strategic Partnership.

Our focus is on new or existing small businesses, social enterprises, job creation, job retention, the development of neighbourhood partnerships and affordable workspaces.

Within this context HCD brings its own style of delivery; that is community based, one to one, informal, accessible. It builds upon HCD's extensive client / member network of BME groups, women, cultural / creative industries, social enterprises, construction businesses, ICT and managed workspace providers.

We look to the partnership and our other associate agencies not just as a means to securing funding for our future development work but a very real opportunity to build an expanding, complementary network of CED support for Hackney.

Bryn Watts
b.watts@hcd.co.uk

Liz Hughes
pool@hcd.co.uk

Hackney Means Business/Hackney Enterprise Network

HCD are in partnership with The Innovatory, Mazorca Projects, NatWest, and HSBC, on the highly successful NRF funded Hackney Means Business grant scheme. All registered Hackney businesses are eligible to apply to a bi-monthly panel where grants of £3500 or £5000 are awarded. The scheme dovetails grant application with participation in Hackney's broad network of business support - now relaunched under the umbrella of the Hackney Enterprise Network. HCD are active members of the awards panel, hold business support seminars and one-to-one consultancy on business planning and grant applications.

Bryn Watts
b.watts@hcd.co.uk

Article

HCD's Co-operative Interpretation / Translation Project has now evolved into an independent trading co-operative (ARTICLE) with a membership of 10 local community language speakers. The day-to-day management of ARTICLE has transferred from HCD to the co-operative members. We remain actively involved as business advisers to ARTICLE and on their steering group with prominent Hackney Registered Social Landlords and the Workers' Educational Association. The project recently won the prestigious 'Outstanding Achievement in Social Housing in England' category at the UK Housing Awards.

If you require Translation / Interpretation services contact ARTICLE on 020 7249 6578 or info@articletranslation.co.uk

Haggerston Pool Community Trust / London Pools Campaign

Both the Haggerston Pool Community Trust and London Pools Campaign are based at, and facilitated by HCD.

This year was the centenary of Haggerston Pool; hundreds of local people came to the street party hosted by Haggerston Pool Community Trust to highlight the pool's continued closure.

The nearby Laburnum school is to be re-opened as a City Academy sponsored by financial services company UBS. There are strong moves to refurbish Haggerston Pool and include it in the school development - with access also for the whole community. Progress is very slow, but the outcome should be clear in the new year.

London Pools Campaign has gone from strength to strength this year, which has been an indication of the size of the issue of pool closures in London. The campaign is now in touch with 18 pool campaigns and user groups around London. The main effort has been getting the points into the media, and this has been very successful. The focus of the activity centred around the production of a touring exhibition of photographs of closed and threatened pools as a resource for pool campaigns. The exhibition was launched with a cross-London swim which featured on the ITV London news - including the opening of the event by MP Kate Hoey and Olympic gold medallist Duncan Goodhew.

Liz Hughes
pool@hcd.co.uk

General Council Members 2003 - 2004

Chair
Peter Ottino
Vice Chair
Rod Campbell-Taylor
Treasurer
Emmanuel Oloyede

Beverley Davis
Rob Devoy
Vivienne Nicholls
Barbara Susman
Marva Antoine
Alex Robinson
Peter Lyons
Joyce Francis
Sarah Cheyne
Keith Ashurst

Staff 2003 - 2004

Social Enterprise & Asset Development Support Worker
Stanley Cameron
Tenant Support Worker
Robert Devoy
Deputy/Finance Director
Anthonia Faponlle
Administrator
Jasmin Freeman *Joined June 2004*
Executive Director
Adam Hart
Community Development and Partnership Contract Manager
Liz Hughes
Premises Manager
Leah Keene
SME Business Advice Manager
Bryn Watts

We would like to say many thanks to Cecilia Ediale, Helen Heys, Benedicta Oboh and Juvelina Vieira for assisting us on a temporary basis until we found a new Administrator. We wish Emma Johnson, Buzz Johnson and Aida Kisanga all the best in their new employment. A big welcome to Jasmin Freeman.

Many thanks to Mike Crook for his continued work on the design and use of our website, and to Greg McNeill for his work on the development and management of our IT network.

Last but not least many thanks from the staff of HCD to our chair and all General Council members, whose painstaking and unpaid involvement in HCD's affairs is of great value to the company and much benefit to the local community.

HCD is keen to build up its membership in order to enhance its accountability to the local community and to the community of interest in its work. We also need to draw upon a wider pool of human resources for membership of the annually elected General Council - HCD's Board of Directors - as we continue to expand our activities and have to deal with local issues of increasing complexity, responsibility towards our clients and concern with our local environment.

Gillett Square exhibition



Gillett Street retail units



Haggerston Pool Community Trust's Laburnum Street Party



The Dalston Culture House emerges



Launch of 'Pools Now and Then' exhibition



Photo from exhibition by Balthazar Serreau

