

ANNUAL REPORT 2020-21

HCD
HACKNEY
CO-OPERATIVE
DEVELOPMENTS

pioneering community
economic development



HCD
HACKNEY
CO-OPERATIVE
DEVELOPMENTS

pioneering community
economic development

Hackney Co-operative
Developments CIC
62 Beechwood Road
London E8 3DY

020 7254 4829

info@hcd.coop

www.hcd.coop

 @hackneycoops

Registered Company in England
and Wales no. 1673378

Design and layout:
www.causeeffectdesign.co.uk

Contents

Chair's Report	3
Property Subcommittee	5
COFO Report	6
General Council and Staff	9
Dalston Works Project	12
Social Enterprise Development Programme	13
Skills, Training, Employment and Enterprise Support	15
Gillett Square	20
• Community Advice	22
• Gillett Square Impact 2020-21	23
Premises Management	24
Tenant Profiles	27
Financial Statements	29
List of Tenants	33
Acknowledgements	34

CHAIR'S REPORT



ROD CAMPBELL-TAYLOR
Chair, HCD

Although HCD's horizons stretch beyond Dalston, its heart and soul is very much connected with the area. I was interested to see that the consumer magazine *Time Out* recently judged Dalston to be the thirteenth coolest neighbourhood in the world. That's nice to know, isn't it? I then saw that the *Hackney Gazette* had an article about the *Time Out* story, and a list of its own reasons for 'loving Dalston'; the first of which was Broadway Market! Although it is quite a stretch to describe BM as being part of Dalston at all, I suppose it's cool in a way that Ridley Road, perhaps, isn't.

The relationship and contrast between cool Dalston/ poor Dalston is a theme that is never far from the surface of discussions of the HCD General Council (the name HCD, in a term redolent of 1970s Coop movement, gives its board), which I have the

privilege to chair. Since I first rented an office in the newly refurbished Bradbury Street Workspace in 1997 the area has changed massively. A second Overground station arrived (or returned), in the guise of the new Dalston Junction station, Dalston Square was born, and Marks and Spencer and Pret now adorn the High Street. And before that, Gillett Square including the Dalston Culture House with its funky green polycarbonate cladding, together with the pods and dais appeared in 2005, part of a lofty European funded plan to remake London in the image of Barcelona with 100 local squares. Gillett Square was the first, and as far as I know, the last.

Of course, people complained about the changes to Gillett Square when it was just a car park. The loss of parking and the car wash guys, the closure of the ironwork foundry where the

Vortex now sits and the gentrification of the surrounding streets were often cited. Famously, even local Hackney writer Iain Sinclair ridiculed the new development. Nowadays, it is generally recognised that, at its best, Gillett Square offers something unique. Although some still complain the current refurbishment (undertaken as the current workspace was in breach of environmental standards and therefore un-lettable) is going to ruin the Square. The truth is that the refurbishment of Bradbury Street is part of an ongoing process of renewal and change, currently under the custodianship of HCD.

There are many Dalstons; to some extent the hipster Dalston feeds off the 'edgier' rougher Old Dalston. Until, of course, the edginess becomes too raucous and intrusive. There again, does anyone really want drug gangs roaming the Square day and night?

At HCD we are inclusive; we welcome all comers, particularly those whom

economic forces are most likely to push aside. We also know that the dealers have their stories and mourned the violent murder of Patrick Anzy earlier this year. We support fledgling enterprise whilst acknowledging that the struggling and dispossessed also have their place.

As General Council members our role is to look to the long term. Where we have any kind of personal interest we must declare and separate it from what is in the best interests of the company. We need to try and stay dispassionate, without vanity and ego. We want HCD to flourish and we believe that when the new project is finally completed, it will build on previous change in ways that will support social enterprise while sustaining the Square's unique ambiance and the multitudes that use it.

Closer to home, in October 2020 we said goodbye to our ebullient former CEO, Edward Quigley; we thank Ed for his contribution to HCD as we thank Rob Devoy, for many years an

irreverent stalwart of our property team, for his service to HCD. We wish them both all the best for the future.

On behalf of HCD I must also thank our committed and talented team of staff and volunteers for their huge efforts in keeping the ship afloat over the last 20 months, with a special mention for Anthonia Onigbode, our acting CEO, who has worked over and beyond any reasonable expectation, effectively doing two jobs, to steer us through choppy Covid seas.

The GC would like to offer our condolences to all those amongst us that have lost loved ones – whether from Covid or other causes – during this unusual and at times frightening period.

Finally, having survived what we pray is the worst of the pandemic and related fall out, HCD hopes that 2022 will signal the start of a new and vibrant era for both HCD and Dalston.

Rod Campbell-Taylor
Chair

PROPERTY SUBCOMMITTEE'S REPORT



PETER OTTINO

Chair, Property Subcommittee

HCD's continuing strength in the advancement of social enterprise in Hackney since 1982 rests not only on the high quality and enthusiasm of its personnel but also on its ownership of freehold and leasehold property within the borough. This property, situated in Dalston, Kingsland, Homerton and Woodberry Down, offers affordable workspace for local co-operatives and small businesses. It is held and managed by HCD for one overriding purpose: Hackney's local regeneration and community economic development.

Two projects have closely occupied the Property Subcommittee's attention in the past year. In Kingsland, at our site in Downham Road, we have completed the sale of new workspace and residential leasehold units, a final step towards freeing the freehold of that site from encumbrance.

And in Dalston spectacular progress has been made in difficult circumstances in the extension and development of our workspace holdings in Bradbury Street and Gillett Square. Despite manifold problems in the aftermath of Brexit and the economic fallout from Covid-19, HCD stands fundamentally strong and ready to face a challenging future. Fulfilment of this expectation will owe much to these achievements, and not least to the untiring commitment of HCD's busy Chief Operations and Financial Officer Anthonia Onigbode and her team.

Peter Ottino
Chair, Property Subcommittee

COFO'S REPORT



ANTHONIA ONIGBODE

Chief Operations &
Financial Officer

We are pleased to introduce Hackney Co-operative Developments CIC's Annual Report in what has been a challenging year for us and our stakeholders. Firstly, our condolences go out to everyone who lost someone during this period. The enforced shutdown of many businesses and social distancing rules have had a significant effect on the economy and the ability of businesses to operate.

Hackney is well known for its thriving and dynamic creative, technology, arts and cultural sectors and for its retail, service, leisure and hospitality sectors. The borough is home to a significant and thriving small and medium sized business community. It is home to technology firms and a place where businesses start up, scale up and trade alongside and with established large international companies.

A recent report states that there are 21,000 businesses in Hackney, of which around 19,000 were classed as micro businesses with less than 10 members of staff. It is also estimated that about 25,000 Hackney residents are self-employed – equivalent to 1 in 6 Hackney workers.

Hackney businesses, including our tenants, faced acute challenges during the Covid-19 pandemic, particularly those who are unable to access any of the government support available and are consequently at high risk of being forced to close and cease trading.

During this challenging period, we had to put staff on furlough leave to sustain the organisation, putting immense pressure on the remaining team. We assisted our tenants in accessing the government grant provided via the London Borough of Hackney.

A big thank you to Hackney Business Network, a web portal to access business information and weekly updates circulated to the tenants during the pandemic.

Analysis carried out by Hackney Council shows that the government's current initiatives will only reach 49% of businesses. The impact in Hackney is also felt deeper because of the inequities built into the current business rates system, which have been highlighted in recent revaluations.

As the Business Secretary has stated, "the Coronavirus emergency represents a challenge to businesses unlike any other they have faced before" and threatens the survival of many valued local businesses. Hackney's local businesses were not exempted from the struggle faced over the 18 months. The recovery process is prolonged, with other vital factors, i.e. increase in material prices and procuring competitive materials, labour, transportation, delivery and the recent torrential downpours in the capital.



New CEO of Hackney Mark Carroll visiting HCD with the regen team

During this period, we saw the departure of Edward Quigley, our Chief Executive Officer, and Tenant and Maintenance Manager Rob Devoy.

Thanks to our property team - Leah Keene, Victor Faponlle and Jessica Ofori. They have had to take on additional tasks to ensure our premises are Covid secured with all the government stipulated measures put in place. My admiration goes to the Gillett Squared team for their work

during and post Covid-19 (Douglas Racioner, Keyo Yendii, Anja Beinroth and Terry Bednall). Due to the pandemic, events were restricted or prohibited in the borough until July 2021. The team supported the Breakfast Club and other organisations in the community. It was very problematic for the staff and other agencies tackling anti-social behaviour in the square and other issues brought by the pandemic.



New CEO Unity Trust Bank Deborah Hazell
visiting Dalston Works

During this period, Bekele Teklu, our Programme Manager, worked tirelessly and single-handedly, supported by Sara Abrar and other volunteers to upskill and deliver digital training to the residents of Hackney.

My focus has been on sustainability and navigating the organisation during this difficult and challenging times. The major focus has been the redevelopment of Dalston Works, a key regeneration for SME businesses/ community organisations in Hackney. Projects of this nature are always complex, with various moving parts. In February 2020, the initial contractor went into administration, and we had to retender in the height of lockdown and select a new contractor in August 2020. We recognise that there were challenges and that the cooperation and spirit of our tenants and neighbours have been critical. The Dalston Works project was expected to be completed in October 2021 but is now extended to February 2022.

Since our last AGM, Anthony Opoku-Owusu has been recruited as a new board member. He brings with him a wealth of experience from the construction industry. The appointment strengthens the board and helps to ensure we deliver on the current capital project and future capital initiatives.

Finally, I would like to thank our board, funders, staff, volunteers, sub-contractors, tenants and the community in which we work for the support and belief that has been shown in Hackney Co-Operative Developments and look forward to celebrating the opening of Bradbury Works in 2022.

Despite the challenges faced so far, we are optimistic about the opportunities in the future, including the flexibility of a hybrid workforce to widen our resources.

Anthonia Onigbode
Chief Operations & Financial Officer

GENERAL COUNCIL AND STAFF

General Council



ROD CAMPBELL-TAYLOR *Chair*



JEREMY SOMERS *Vice Chair*



EMMANUEL OLOYEDE *Treasurer*



DOUGLAS RACIONZER



KEYO YENDII



PETER OTTINO



OLA OYEWOLA



ANJA BEINROTH



JERRY ABANKWAH

Photo: Sara Sakhatkar



YARED MARKOS



COLIN JONES



**ANTHONY
OPOJU-OWUSU**



ANDREW CLOUGH



ANTHONIA ONIGBODE
Company Secretary

Staff



ANTHONIA ONIGBODE
*Chief Operations
& Financial Officer*



BEKELE TEKLU
*Business Development
Manager*



DOUGLAS RACIONZER
*Social Enterprise
& Community
Development Manager*



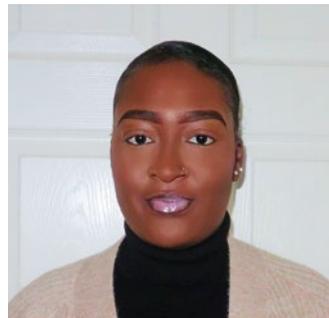
LEAH KEENE
Head of Property



ROB DEVOY
*Tenant & Maintenance
Manager*



VICTOR FAPONLLE
*Facilities & Maintenance
Manager*



JESSICA OFORI
*Administrator /
Accounts Assistant*



ANJA BEINROTH
Community Organiser

Photo: Sara Sakthakkar



KEYO YENDII
*Play & Volunteer
Co-ordinator*



TERRY BEDNALL
Community Advice Worker

DALSTON WORKS PROJECT

As construction of our new Bradbury Works redevelopment in Gillett Square continues apace, we can reflect on the challenges of the last year, the global pandemic, material shortages and somewhat biblical weather of late.

Against this backdrop our team has worked tirelessly to keep the project moving forward and we thank all those involved and the patience of our close neighbours.

We can now see the building taking shape with the roof construction progressing and fit out planned to commence December 2021.

Our topping out ceremony is planned for January 2022 and we are excitedly looking forward to taking possession of the completed building early in the new year and welcoming our tenants back to Dalston Works.

The Project Team



Work in progress, December 2021

SOCIAL ENTERPRISE DEVELOPMENT PROGRAMME



DOUGLAS RACIONZER
Social Enterprise &
Community Development
Manager

In the year under review, £200,000 of benefits were provided to over 45 social entrepreneurs services in 2020:

- **Bespoke coaching and mentoring worth £2,400** (six days work per social enterprise, involves initial meetings, team development, business planning, resource mobilisation, financial forecasting, workspace search, market testing, risk analysis and amelioration and benchmarking)
- **Training worth £1,140 per year** (marketing, organisational development, communications, values and problem solving)
- **Networking worth £900 per year for each social enterprise** (generating an average of 75 referrals and leads per social enterprise each year)

This work included establishing the Hackney Care Co-operative and the

Brick-less Co-operative – two social enterprises seeking real structural change.

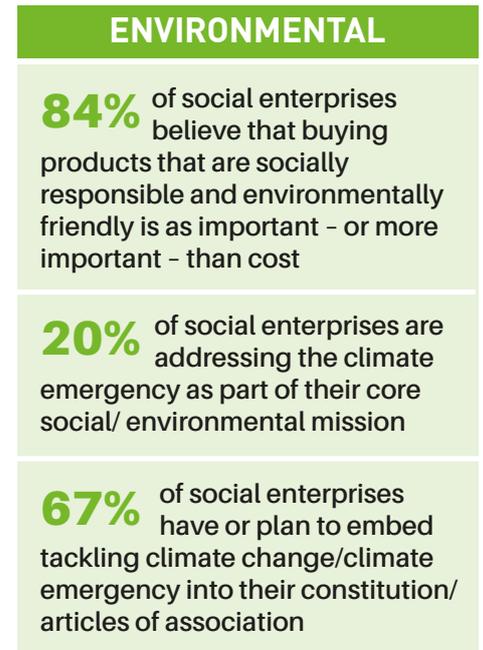
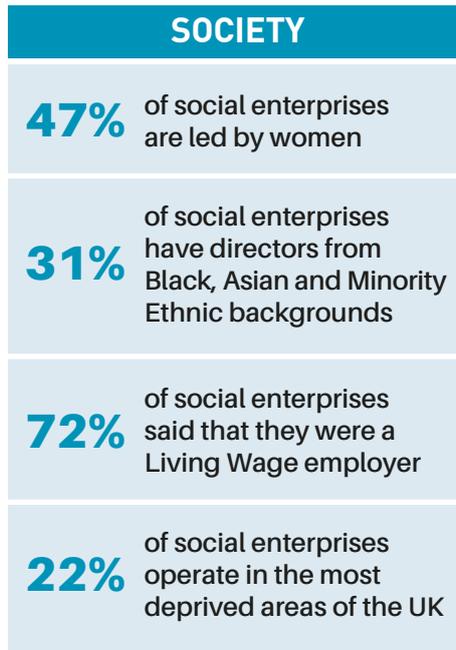
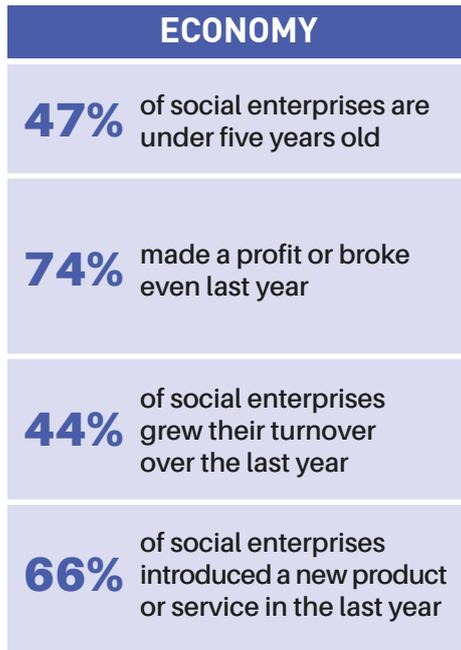
During 2021, Cordwainers Grow, a local social enterprise, transformed our outdoor space at Beechwood Road into an amazing ecologically-friendly garden.

Douglas Racionzer
Social Enterprise & Community
Development Manager



State of Social Enterprise 2021

Social enterprises deliver economically, environmentally and socially. They are a growing part of the business sector, contributing across all areas of our economy and society. Every two years, this survey explores how social enterprises are growing financially, delivering economic and social impact, and providing leadership and solutions to social and environmental needs.



■ SKILLS, TRAINING, EMPLOYMENT AND ENTERPRISE SUPPORT

For this financial year, HCD has been very successful delivering ten Skills, Training, Employment and Enterprise Support projects such as digital skills training, that includes online basic, essential digital skills qualifications at entry 3 and level 1 and non-accredited digital marketing course. We also provided one-to-one employment advice and support and enterprise advice and support services, digital support, including devices and connectivity, to address social exclusion among disadvantaged people residing in Hackney and other parts of London. Projects successfully delivered during this financial year included the following 10 projects.

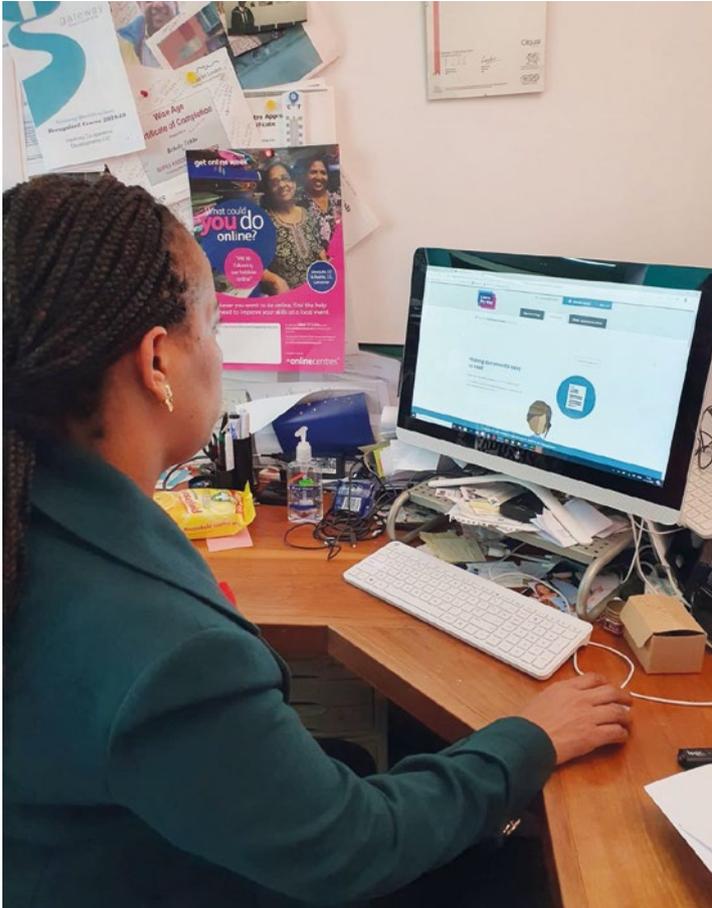
Future Digital inclusion project

HCD has been a member of The Online Network for over 10 years. This network has over 5,000 Centre partners that bring digital inclusion to the heart of communities. As a member of the online network, we have been continuing deliver of digital skills training based on previous years success and funding renewal from Good Things Foundation.

We have provided support and training for over 525 people who lacked digital skills so that they use the internet and make the most of the opportunities being online offers. The Learn My Way website is the

main platform we have been using to support learners. It has resources which help us promote the support we provide to people in our community and encourage them to use it regularly. The project helps tackle digital and social exclusion and make a real difference to people's lives.

Most of our digital skills training has been run online due to Covid-19. This was really very challenging since our learners were beginners and HCD supports digitally and socially excluded people to improve their lives through digital. Our digital skills sessions have impacted people's lives in many ways including: improved digital skills, progression to employment and employment-related activity,



progression to further learning, improved wellbeing and much more. We also launched a successful Online week event to promote our basic digital skill training offer and engage with hard-to-reach people. The following is taken from Good Things Foundation Get Online report.

As a result of our digital skills training, nearly 60% of participants said they felt less lonely or isolated, and 70% stated that they felt happier as a result of more social contact. Around a third said they have since gone on to use the internet to improve their mental health and wellbeing.

Google Make It Click project

Make It Click is a collection of online learning resources to help people build their digital skills. It includes courses, tools and templates carefully picked from established websites with a track record of providing reliable digital skills content. More and more people are learning online. However, there is so much content available, it can be hard to find what a learner needs. Make It Click only features learning content that is good quality, up-to-date and reliable.

We have secured funding to deliver Google Make It Click training to 750 learners. However, due to the impact of Covid-19 the target reduced to 525 learners which we were able to overachieve by supporting over 550 learners for the year.

HMRC advice and support project

HCD, as an HMRC advice centre, provides FREE support to individuals on Child Tax Credit, Working Tax Credit, Child Benefit and Tax, National Insurance, Coronavirus Job Retention Scheme and Self-Employed Income Support Scheme. Our services include: helping our clients to find information on the HMRC website, providing advice about these services, helping them to use tax and benefit calculators and referring or signposting to any of our partner agencies that have the necessary expertise. For this financial year we have supported over 75 clients.

Health Digital Hub project

For this project, HCD has trained five digital health champions; the majority are local community members. Through the project, HCD aimed to provide access to health information online and support users

to navigate online health information independently and with confidence.

35 people accessed the service. 14 people were referred from other organisations, either by MRS Independent Living or Healthwatch Hackney. The two main activities supported were:

- digital skills training, with participants taking part in at least one course focusing on the 'Improving your health online' section of Learn My Way (21 participants)
- finding out more information about specific health conditions (23 participants)

The digital health hub has achieved a clear interest in health and finding accurate information online. Some of the work the digital health hub has done is to help signpost and support those using the service to find credible information that can be trusted, by pointing people to NHS websites and other trusted providers.

HCD were able to support a number of people who had been issued with NHS prescription penalties as well as helping with housing and other wider issues that affect health and wellbeing. In some cases, the digital health hub staff called the NHS on behalf of those attending to explain the issue because of the participant's language barrier. In other cases, they helped them address the issue by responding online.

Overall, the digital health hub has built confidence for community members to develop understanding and positivity around health issues, which has made a difference. The mix of roles between helping people access online information and also talking to people about their conditions and being a listening ear has been a way to support wider wellbeing. As well as support with health conditions, some of the wider wellbeing issues were also supported through the project.

LBH funded accredited and non-accredited courses

During this financial year, we were able to win a contract from London Borough of Hackney Learning Trust to deliver two accredited (Essential Digital Skills Qualifications entry 3 and level 1) and two non-accredited courses (Digital Marketing and ICT for Job Search courses). A total of 37 learners, as compared to the contracted target of 26, completed these courses online. 7 learners were able to secure paid a work placement after completing their course and a total of 19 learners achieved an accredited certificate.

Census support project

Census 2021 was the first “digital-first” census. The aim was for as many people as possible to fill in their questionnaire online. The Census Support Service is about providing support for individuals who don’t have the skills, ability or access to complete

the census on their own. This may be in the form of 1 to 1 support or simply offering internet access, depending on the individual’s needs. Our role was to help people understand and navigate the questionnaire to the point of completion. To provide the census support service HCD recruited and trained 7 advisors for the duration of the census period paying the London Living Wage.

EQUIP employment support project

This year HCD have supported long term unemployed people with confidence building, job search, work placement and employability skills. This service provides bespoke assistance to support people who often have significant breaks in their employment, or knowledge gaps around newer technology, to assess their existing experience, seek to up-skill where necessary so that they can present themselves well in

a competitive job market. We have secured funding from Paddington Development Trust to work with 22 unemployed people. Nearly all the clients who started the programme completed it, except one learner that withdrew due to Covid-19. We were able to achieve 4 jobs and 7 trainings outcomes and meet and even exceed contractual targets.

HMCTS assisted digital pilot project

Assisted digital support is help for people who need to use online services but don’t have the skills, ability or access to do so on their own. This is a new HMCTS online service which includes:

- Social security and child benefit
- Civil money claims
- Single Justice Service
- Divorce
- Probate
- Help with fees

Visa and immigration digital assistance

We forged a partnership with “We are Digital” who have contracts with the Home Office to provide digital support for visa and immigration applicants that lack digital skills and/or device/connectivity access. We have supported over 100 European Settlement Scheme applicants during the lockdown, both remotely and face-to-face, who were all successful with their applications.

Devices and connectivity

HCD has distributed devices/data to hard to reach people living in and around Hackney. Since the lockdown HCD secured laptops, tablets and mobile devices including data from partners and distributed these to nearly 100 people who couldn't afford to buy devices and connectivity. Between the end of August 2021 and mid-September 2021 we provided over 20 tablets with data and digital skills training, one recipient is detailed in the following case study.

Helping Noel get connected

Noel Hardy lives in temporary homeless accommodation. He has physical mobility problems and also lacks digital skills. Noel regularly visits our centre seeking digital assistance for his online job search and also to manage his Universal Credit Account. He is on our EQUIP funded STEP-UP employment support project.



Photo posed by model

Noel had no access to a device or the internet and had to rely on our support. Thanks to Good Things Foundation and Everyone Connected, we managed to give him a tablet and data and provided him with basic digital skills training.

He is now very excited, using his own device and data to connect with friends and family and to manage his Universal Credit account. He frequently visits NHS and Total Jobs websites to search for jobs, information and support. His confidence and motivation has substantially improved and he is keen to learn more digital skills.

■ GILLETT SQUARE

2020-21 was a year like no other for HCD's Gillett Squared team. Due to the COVID-19 pandemic, all three team members started the year on furlough, and all events in Gillett Square had to be cancelled or suspended, including our usual programme of summer community events as well as the PopUp playground. It was a great relief to all when things gradually returned to some level of normality and some outdoor events were able to resume in summer 2021. We look forward to the return of more of our usual summer events in 2022.

In March 2020, ReSpace Projects had been preparing to end their ZeroLDN project which had been granted temporary use of the HCD building on the south side of Gillett Square in June 2019. Following the announcement of the first lockdown, ReSpace Projects quickly switched things round instead

to become a hub for the multitude of mutual aid groups that had sprung up and for emergency food supply. Over the following months, they were able to provide up to 800 meals per day from the hub and many more by linking large-scale producers of free meals with meal distribution points and cycle delivery volunteers in the

community. Overall, more than 13,000 meals were distributed to people affected by the pandemic between April and August 2020.

ReSpace Projects eventually left HCD's Dalston Works building at the end of August 2020 when the long-planned major building works commenced.



Before that, in July 2020, they worked with HCD to organise a community mural project which culminated in visual artist Li-Hill painting a large-scale colourful mural facing Gillett Square onto HCD's building. His design incorporates many of the messages collected from community members in Gillett Square in a series of small Covid-safe events the week before.

Once the food distribution hub closed in August, a small group of local people enlisted MRS/HCD partnership project community advice worker Terry Bednall, who had been helping some 40 older users of the Square with benefit entitlements and advocacy casework, Streets Kitchen and a local drug and alcohol support worker to help set up a 7am Breakfast Club offering breakfast, tea and coffee for free to passers-by, homeless people and drinkers who

frequent the Square at this time. A gazebo was borrowed and a space found at the western end of Gillett Square. Breakfast and support was offered 6 days a week for four weeks to over 60 people experiencing substance abuse and homelessness. The project continued on a slightly reduced scale until summer 2021, when it was paused to consider how best it can serve the community now that most mainstream services have reopened.

October 2020 saw the start of another new initiative in Gillett Square on Thursday afternoons, the zoOM bike project. This offers free bike checks and repairs, as well as bike swaps for children who have outgrown their bicycles. It is run by a small dedicated team of volunteer bike mechanics with support from HCD's Play and Volunteer Co-ordinator Keyo Yendii, and is still going strong.

Gillett Squared Team



Li-Hill's mural 'Gestures of a Square'

Photo: @angelab2711

Community Advice

The Community Advice service is a partnership between Hackney Co-operative Developments (HCD) and MRS Independent Living. The advice service is open to anyone who has a disability and those aged over 50.

By the end of November 2021 the service will have worked with over 50 people, of whom over 70% are men who either meet at Gillett Square or are friends of people who do.

Based on our experience to date, we estimate that almost 50% of the people we work alongside are able to access benefits they are entitled to, including Pension Credit, Universal Credit, Attendance Allowance and Personal Independence Payments, but also Freedom Passes, Bus Passes, Taxi Cards and Blue Badges.

Over 25% of the people we work with are either homeless or in short-life accommodation. This group have

found the absence of face to face services during the pandemic extremely challenging and too often it has plunged those with mental illness into crisis. The cyberattack on Hackney Council's website made the situation even worse and securing basic repairs to council property, even those essential for health, remains extremely difficult.

Although the work has been challenging, we are pleased about the success we have had in reducing poverty and we are hopeful that in the coming year we will be successful in achieving not only funding but also greater access to other services from which our users are too often excluded.



Gillett Square Impact 2020-21

- Local groups in 2020/21 supported each other at Gillett Square in collaboration with ReSpace Projects to run ZeroLDN:
 - A total of £103,680 saved by local people in space hire costs;
 - Over £10,000 of resources saved for use by the community at Zero LDN;
 - HCD saved £10,000 on building security in 2020.
- During pandemic lockdowns, a few local people started the Gillett Square Breakfast Club, offering breakfast and support to over 60 people experiencing substance abuse and homelessness.
- 50 local people who frequent the Square were assisted to claim their social and welfare entitlements through a joint initiative with MRS Independent Living championed by one of our founders, Terry Bednall.
- Local volunteers also started the zoOM bike project (pictured, right), repairing dozens of bicycles for free and enabling children to swap bikes they have grown out of for larger ones.



PREMISES MANAGEMENT

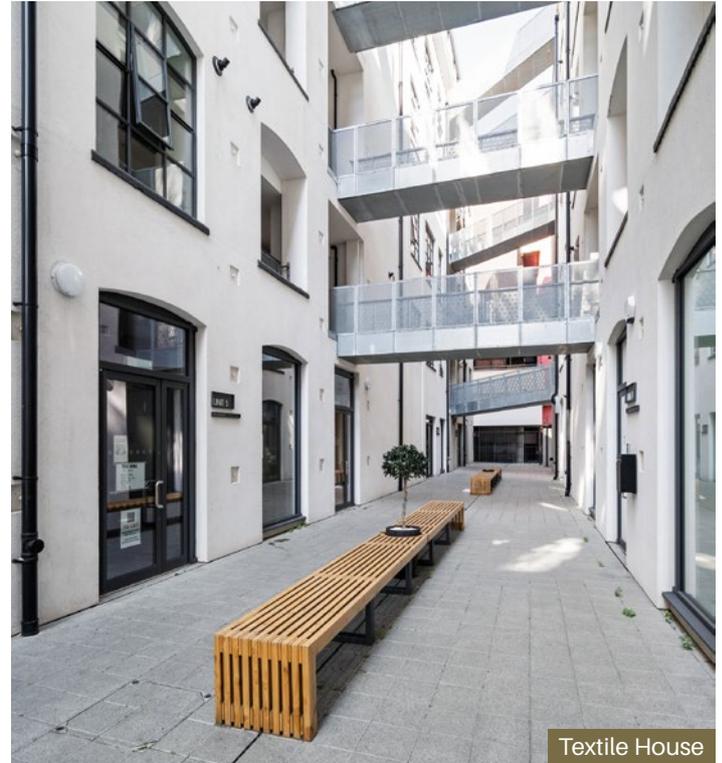
HCD has a proven track record spanning over 38 years of providing affordable workspace to local businesses. We offer flexible terms with accessible, affordable rent to the local community. Our facilities comprise 6 sites across Hackney offering retail, offices, managed workspaces, pods, studio and workshops ranging from 100 square feet to 3,000 square feet.

It has been a challenging 18 months operating under the Covid-19 pandemic. Together we have worked with our tenants, helping in many cases by applying for rent assists during this period. Due to the affordable rents, HCD has been able to see many businesses still operate, even though there have been many challenges for our tenants.

There is a continued interest in our properties with 0% void. We want to say a big thank you to Sharon Blythe for assisting us to fill void spaces during the lockdowns.

The income we generate from our properties supports various initiatives including the redevelopment of Dalston Works. This project will create additional affordable workspaces once completed.

Property Team



HCD's properties

BEECHWOOD ROAD

Comprises a number of self-contained offices (totalling 3,137 square feet, fully let) and a meeting room which caters for 20 people. This is also where HCD's main office is based.

DALSTON CULTURE HOUSE

Ground floor bar/café, Jazz Club and studio units make up this award-winning building, totalling 5,853 square feet. Fully let.

DALSTON LANE

Comprises two retail units totalling 1,475 square feet. Fully let.



Beechwood Road

WOODBERRY DOWN

This project has been part funded by the GLA alongside the Dalston Works refurbishment. It offers 10 self-contained units and up to 30 dedicated/hot desk spaces. Due to the high demand for self-contained spaces at Woodberry Down we are looking at creating further units in the building.

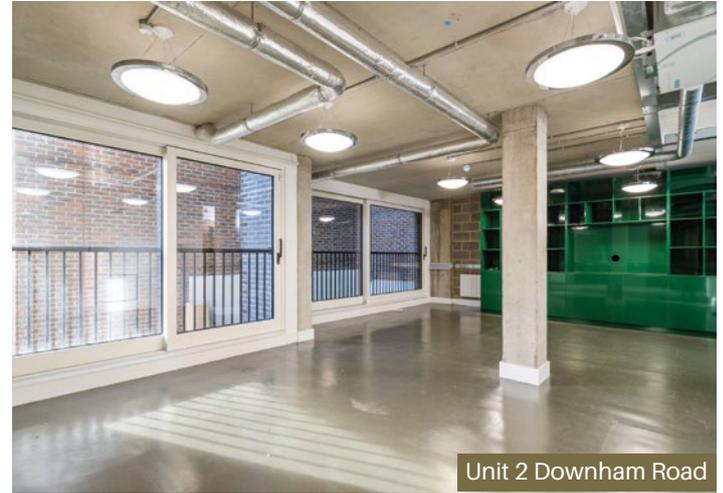


Woodberry Down co-working space

DOWNHAM ROAD

With our partners London and Chelsea with whom we formed HCD & London, we have completed our redevelopment of the site to provide five new residential units and over 3,300 square feet of new, affordable workspace (increasing workspace provision at the site).

Downham Road has 5 luxury apartments which are fully sold. HCD manages four workspaces at the site.



KINGSLAND HIGH STREET

Originally a Victorian townhouse, the premises now comprise ground floor retail with office/studios above and to rear, totalling 4,184 square feet. Site is fully let.

TEXTILE BUILDING

Originally a factory run by Burberry, HCD has three self-contained units totalling 5,000 square feet, acquired and managed in collaboration with the London Borough of Hackney as affordable workspace. (Units available).

TENANT PROFILES



Aso-Rock

In 1999 Rasidi Adesina, the third son of Aya Mase, planted his flag in Hackney. Working alongside his wife Victoria, they founded Aso-Rock Restaurant. Today, Aso-Rock operates under the stewardship of the children of Mr and Mrs Adesina – ensuring that the legacy of those before them is kept alive.

Olu Adesina

Browniegod

Browniegod is an artisan bakery specialising in creating beautifully designed brownie gift boxes. The business started from humble beginnings, with our founders hand making all the brownies at home and selling them at a market stall in St. Paul's, London. Today, we have a large international following and have built a wonderful team that serves tens of thousands of customers across the UK.

Browniegod



Cocoa and Creame Ltd

Based in the heartbeat of East London's trendy Dalston, Love the Nail Studio is a fashion-forward nail bar that offers chic, sleek and simply beautiful nails. Invested in giving their customers an unforgettable experience as well as a premium service, LTNS welcomes you into a beautifully designed space that is also home to their little sister cocktail bar, The Bar at Love, where you can order a tasty cocktail while having your nails pampered.

Grace Andrews

Berkeley Homes

Hackney Co-operative Developments were extremely helpful in leasing us office space at short notice, to allow us to set up our Site Administration for essential fire safety works carried out to some external elevations of the building in Woodberry Down.

The Hackney Co-operative team were very obliging and helpful throughout our tenancy. The offices were well maintained and pretty much ideal for our purposes.

David Duplock, Berkeley Homes

Berkeley
Designed for life

Kupfer

Kupfer is a project space located in Hackney that functions as a platform for experimental exhibitions. Opened in 2017, Kupfer has showcased the work of nearly 50 artists from different generations and geographies with a focus on those who are currently underrepresented in the London art circuit.

Our programme includes solo and group exhibitions intimated both by our internal team and guest artists and curators. In establishing this open model, we strive to be a testing ground for new ideas and practices where artists can develop their work in an environment that is free from commercial and bureaucratic pressures. Kupfer follows a co-operative model, with a work ethic based on collaboration with many individuals and a DIY approach to exhibition-making.

Kupfer

Mondonovo Care

We became tenants of HCD in May 2021. At Mondonovo Care we are a care agency and supported living care provider, committed to providing quality care to people in their own homes, day care centres, residential homes, outreach, and hospitals and within supported living schemes.

We provide 24 hour care and support to, adults with learning and physical disabilities, autism and the elderly. We currently operate in Hackney, Haringey, Tower Hamlets and its surrounding areas.

Nkechi Chima



■ FINANCIAL STATEMENTS

After many months of hard work and the challenges of the last 12 months, we present the company's financial position for the year ended 31 March 2021.

The summarised financial statements are not the full annual report and financial statements but a summary of information prepared from the audited Statement of Financial Activities and Balance Sheet. The full annual report and financial statements, from which the summarised financial statements are derived, were approved by the directors on 2 December 2021.

The independent auditors have issued an unqualified report on the full financial statement and on the consistency of the Directors' report with those financial statements.

The full annual report and financial statements are available from www.hcd.coop or the Company Secretary.

The overall financial situation for the company compared to previous years keeps improving, showing a surplus against last year's. We aim to have sufficient reserves to help further our community development activities.

Despite an almost 7% reduction in rental income, a surplus has been generated as a result of non-property related activities. The surplus for the year has allowed us to end the year with a small positive in the retained Income and Expenditure Account.

Lastly, I would like to extend my sincere thanks to an excellent team at HCD, including our General Council, for their support.

Anthonia Onigbode
Chief Operations & Finance Officer

Hackney Co-operative Developments Community Interest Company

Summary Financial Statements for the year ended 31 March 2021

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2021

	2021 £	2020 £
Income	822,941	858,560
Administrative expenses	(758,728)	(813,828)
Other operating income	154,700	-
Operating Surplus	218,913	44,732
Interest receivable and similar income	4	41
Interest payable and similar expenses	(51,360)	(43,308)
Surplus before taxation	167,557	1,465
Tax due	(150)	(47,170)
Surplus (deficit) for the financial year	167,407	(45,705)

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2021

	Revaluation £	Other reserves £	Income and expenditure £	Total £
Balance at 1 April 2019	3,451,184	977,713	(133,539)	4,295,358
Year ended 31 March 2020:				
Loss and total comprehensive income for the year	-	-	(45,705)	(45,705)
Transfers	(69,024)	-	69,024	-
Balance at 31 March 2020	3,382,160	977,713	(110,220)	4,249,653
Year ended 31 March 2021:				
Profit and total comprehensive income for the year	-	-	167,407	167,407
Balance at 31 March 2021	3,382,160	977,713	57,187	4,417,060

BALANCE SHEET AS AT 31 MARCH 2021

	2021 £	2020 £
Fixed assets		
Tangible assets	7,765,424	7,392,379
Current assets		
Debtors	206,476	175,568
Cash at bank and in hand	54,730	5,845
Total Current assets	261,206	181,413
Creditors: amounts falling due within one year	(667,723)	(566,153)
Net Current liabilities	(406,517)	(384,740)
Total assets less current liabilities	7,358,907	7,007,639
Creditors: amounts falling due after more than one year	(1,567,782)	(1,281,576)
Provision for Liabilities	(656,600)	(656,450)
Government Grants	(717,465)	(819,960)
Net Assets	£4,417,060	£4,249,653
Funds and reserves		
Revaluation reserve	3,382,160	3,382,160
Capital funds	977,713	977,713
Income and expenditure account	57,187	(110,220)
Members' Fund	£4,417,060	£4,249,653

LIST OF TENANTS

UNIT	BRADBURY STREET SHOPS
4-5	Dalston Jazz Bar
6	Kaffa Coffee
7	Mama Vics
8	Eldica Mosaics
9-10C/D	Aso-Rock
10A	Servant Jazz Quarters
UNIT	DALSTON CULTURE HOUSE
E1	Downstairs at The Vortex
E2	Vortex Jazz Club
E3	Studio Upstairs
E4	Flow Space
UNIT	GILLETT SQUARE
G1-2	Kaffa Coffee
G3	Computer Hut
G4	Hoop Nation
G5	Chicago Barbers
G6	JJC
G7	Aso Rock Express
G9	NTS
G10	Salama

UNIT	KINGSLAND HIGH STREET
1	Fluke Productions
2	Dalston Den
3	Cocoa & Creame
4	NTS
5	Frank Jay Accountants
6	NTS
7	Festival Of Yoruba Arts
UNIT	DALSTON LANE
16	Dalston Homework Club
18	Nails 4 U
UNIT	BEECHWOOD ROAD
A3a	New Age Tutition
A3b	Emmanuel Stephens & Co
B1	AB Collins
B2	Longview (<i>moved out April 2021</i>); Mondonovo Care
B3	Blue Bird
B4	New Age Tutition
C1	K Power Ministries
C2	Best Practice (<i>moved out April 2021</i>); Martyns Rose Solicitors
C3	K Power Ministries

UNIT	WOODBERRY DOWN
W1	Keen London
W2	IT Guys
W3	Arts Emergency
W4	Working With Voice (<i>moved out October 2020</i>); EK Outreach Services Ltd
W5	Alpha Actors
W6	Resico
W7	Campbell-Taylor Solicitors
W9	MRS Independent Living
W10	Urban MBA
W11	Builders World Supplies (<i>moved out June 2021</i>); Flavored Foods
W12	EK Outreach Services Ltd
W13	Woodberry Down Neighbourhood Office (NHG & LBH)
UNIT	TEXTILE BUILDING
5	Kupfer
5a	Browniegod
6	London Care

ACKNOWLEDGEMENTS



SUPPORTED BY
MAYOR OF LONDON



Construction team:





Available from March 2022

Features

Affordable units 115-762 sq. Ft.

Prices from £25 per sq ft.

Meeting & event spaces

Fully refurbished with internet access

Flexible terms & 24 hour access

On-site business support & business incubators

Centre administrator

Mailing services

Security & CCTV

Internal bike storage + showers

Good transportation links

Be part of a diverse community

Contact us

To register your interest, contact:
info@hcd.coop
or visit **www.hcd.coop**

For further information contact:
property@hcd.coop



Units available to let



HCD HACKNEY CO-OPERATIVE DEVELOPMENTS

pioneering community
economic development