



HCD
HACKNEY
CO-OPERATIVE
DEVELOPMENTS

ANNUAL

REPORT

2018/19

Edward Quigley, CEO of HCD

2018-2019 was another milestone year for HCD's work and our General Council, staff and volunteers.



We are pleased to introduce Hackney Co-operative Developments CIC's Annual Report in what has been a challenging year for us as an organisation. We saw the departure of Brian Millington as Social Enterprise Development Manager and arrival of Douglas Racionzer, who set about seeking to build on Brian's excellent work with the Pioneering Social Enterprise in Hackney programme, as well as establishing exciting and impactful new areas of social enterprise work with the community in Hackney. Doug quickly settled into post and has made a huge impact in the social enterprise community in Hackney, as well as within the HCD team.

The redevelopment of our building at Downham Road (in partnership with London & Chelsea Ltd) was completed and it was a personal highlight to see the works finished, and the provision of brand new affordable workspace as well as residential units for sale. Our work at Downham Road has fuelled our determination to complete other major capital works projects across our portfolio.

Our brilliant property team (Leah Keene, Rob Devoy and Victor Faponnle) took on the management of Downham Road as well as our various other sites and increasingly contributing towards the work involved in the redevelopment of our Bradbury Road site, and completion of our newest site at Woodberry Down.

At Gillett Square, our amazing team of staff and volunteers (Anja Beinroth, Keyo Yendii, Tom Riley and Renata Lazzari) continued to work tirelessly to organise events and activities at the square, as well as support the community that uses the space through projects like our pop-up playground and Connect Hackney. This was in the face of reduced funding, and

the issue of strategic management of this valuable public space is still to be resolved - much down to our limited resources. However, the will is there within HCD and we know too that there is support from Hackney Council to work with HCD more formally in managing the space and supporting the community.

HCD continued to deliver a range of training initiatives as well as other projects to support and enhance the wellbeing of Hackney residents. Bekele Teklu, supported by Sara Abrar and other volunteers, has overseen several projects during 2018-2019, which have a significant impact on those we engage with - we have seen first-hand the growth in confidence of those attending the English My Way course and projects such as GP Online have meant that those Hackney citizens we've supported have been able to adjust to new digital ways of accessing health services.

From my own point of view, my focus during this time has been the Dalston Works project - ensuring that we decant tenants from Bradbury Street to our new Woodberry Down site (and other existing HCD sites). Capital projects of this nature are always complex and particularly where, rather than simply serve notice on vulnerable tenants, we seek to re-house tenants and attempt to restrict the impact of our works on their operation. The team and I recognise that there were challenges and that the patience and cooperation of our tenants has been critical, but I am incredibly proud of our achievements. The Dalston Works project has made significant progress during 2018-2019 - securing funding from Unity Trust Bank and identifying contractors to undertake the redevelopment works. Many thanks to our Chief Financial Officer and Deputy CEO, Anthonia Onigbode and to our Office Manager Jessica Ofori.

Lastly - both HCD and Hackney lost a special person in the passing of Eric Cato. Eric was a long-serving member of the General Council and in my short time in post, made a significant impact on me. Attending his funeral, it was obvious that Eric has a huge impact on many people in Hackney and far beyond. I hope that HCD can continue our work in the spirit that Eric worked with so many people and communities.

Rod Campbell Taylor, Chair of General Council



Rod Campbell-Taylor

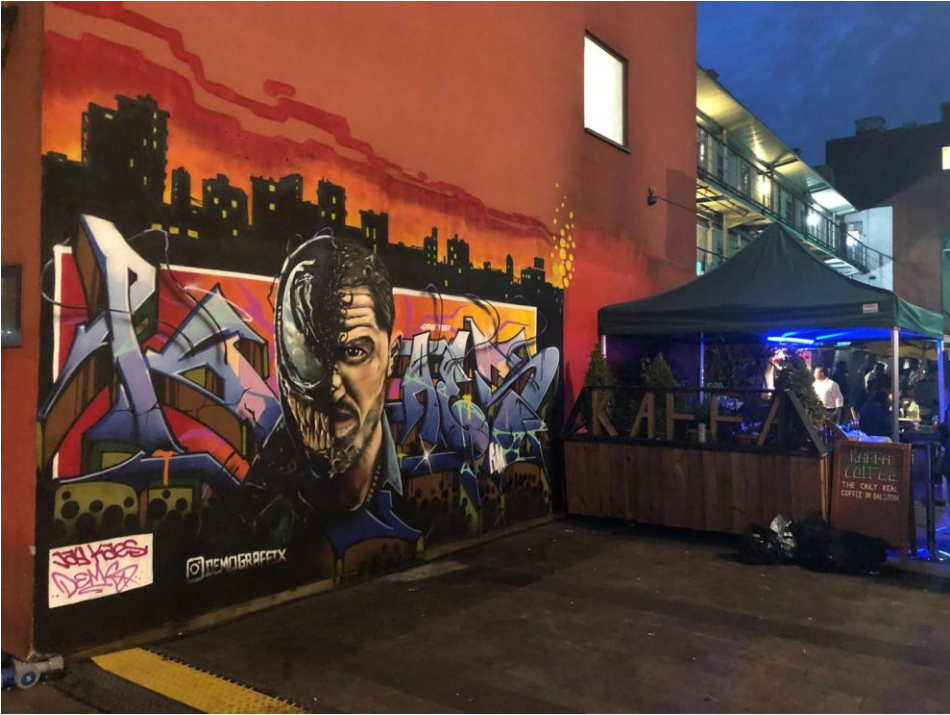
Hackney Co-operative Developments CIC is a social enterprise and a community interest company. In other words, a business that applies and reinvests its profits in a socially valuable purpose. We are a registered company, although a company limited by guarantee rather than shares. In place of shares, we have members and each member agrees when they become a member to be liable to the company for a maximum of one pound in the event of our insolvency. In that hopefully very unlikely event, as a Community Interest Company, our assets are protected from predatory enterprises that might otherwise be

tempted to take property or two off our hands at a knockdown price.

Our members are at the heart of Hackney Co-operative Developments CIC . I have been chair of the organisation for 7 years and I never cease to be struck by the way people volunteer their time to help Hackney Co-operative Developments help maintain that special connection and stake in their community. It's a cliché in a way, of course, but I increasingly believe it represents a critical commitment. The directors are all board members, whose role is to safeguard the long-term security and success of the organisation. In effect, to act as Hackney Co-operative Developments custodians for future generations of members, tenants and local people. As with all directors, part of what allows us to do that effectively is that we are not involved in the day to day running of the company.

After a period of unprecedented national polarisation, I like to think there is a particular value in the idea of people of different outlooks, views and experiences coming together as volunteers to give our time for a place that we consider special and a kind of home. While there is much to exasperate and upset in Dalston, spaces like the Curve Garden, and at its best, Gillett Square, as HCD's centrepiece, still represent Dalston at its most open, creative and vibrant.

Our work is not limited to Dalston however. Indeed Hackney Co-operative Developments operates across Hackney and is known in unexpected and far-flung countries as a resilient beacon of hope for communities. This past year has tested our resilience with a variety of challenges. Most notably our CEO has been struggling with ill health. We have had to work together to ensure our future remains true to our values and vision. Thank you for your efforts. It is in this spirit of gratitude I would like to welcome the new members who are joining us as custodians of our common ethos in Hackney.



Anthonia Onigbode, CFO of HCD



2019 is a year in which the organisation has continued to strive through great challenges, as we had to deal with the uncertainty of Brexit and the effect it will impact on our various work side-by-side with our clients, tenants and partners, but also a year of great opportunity as new partnerships have enabled us to innovate and to develop new projects which support our social enterprise and training projects. When we talk about 'our stakeholders' we also refer to our social enterprise project, from which HCD grew, and to a worldwide network of social enterprises and SE entrepreneurs who are committed to working for the benefit of providing a social objectives to strengthening communities and to ensure a better future for us all. In 2019 we worked hard to ensure the completion of the Woodberry Down fit out, the decanting of tenants from Bradbury Street to Woodberry Down/Downham Road, the development stages before construction of the site commences. We are still very much committed to deliver the

project despite the various moving parts of to the project. Our community is strengthened with all the various stakeholders we work with and support. We recognise the continuing challenges that we face as an organisation. We continue to work hard for the sustainability of our organisation and for our community and look forward to completing the refurbishment and redevelopment of Bradbury Street as we commence a new decade.

Outlook

Looking ahead, we anticipate that the current year remain challenging as we seek to commence the construction of the Bradbury Site and all the various challenges that comes with capital project. At the same time, we are excited by the future growth and opportunities we see confronting us. While we expect total revenue to reduce slightly in fiscal year 2020 our goal is to complete the year positively to ensure we resume growth in future year and beyond. Nevertheless, we believe that our determination and the energy of the staffs and our board of directors will play an important role in progressing with our future plans. We move forward with confidence in our direction as well as in our people, services, partners and

various stakeholders. I will like to thank my colleagues across HCD for their efforts in year 2019 and our General Council for their continued support. We look forward to sharing news of our progress and achievements in fiscal year 2020 with you.

Outlook for 2019-2020

1. **HCD Membership** – we will devise and implement a renewed membership offer, approaching HCD tenants to invite to contribute towards the offer for HCD Members and communicating the new offer to current members, as well as devising and implementing a strategy for a membership drive
2. **Gillett Square** – with appropriate resources in place, we will co-develop the HCD Gillett Square Strategy with local stakeholders and the wider community.
3. **HCD Property function** – develop a HCD Property Strategy (incorporating reviewed approach to property management, selection of tenants and sustainable affordable rents despite increasing market rents), introduce a tenant satisfaction survey and roll out across all HCD sites, develop business plan for new income-generating property functions
4. **IT** – establish a project team responsible for working across the organisation in relation to the requirements and implementation of a Client Relationship Management (CRM) database
5. **Property Development** – complete and realise active capital projects (Woodberry Down and Bradbury Street redevelopment) and concurrently, as part of the HCD Property Strategy, define the organisation’s approach to and capacity for further redevelopment of current or prospective sites, as well as property acquisition

Social Enterprise Development Programme



In April 2018, Brian Millington left HCD as Social Enterprise Manager to look after his father and his gentle wisdom is greatly missed. Douglas Racionzer took over the management of the programme and began by visiting as many people and social enterprises as he could.

Rapid socio-economic growth has been uneven in Hackney and across London. This uneven growth exacerbates inequality which, in turn, restricts the opportunities for those within the borough who experience social and economic exclusion, and depletes the social capital needed to promote an inclusive, caring borough.

(Douglas Racionzer)

We know that a concerted investment in social enterprise development is effective in building resilience into the local economy. This resilience is able to withstand the shocks that rapid, uneven growth (and stagnation) visits upon our citizenry.²

The social enterprise programme has worked with individuals and organisations to build an inclusive local economy. The socio-economic inclusion of Hackney citizens has been achieved through assisting people in the following ways:

1. developing new skills, self-confidence and ambitions (one to one and group support)
2. engaging with others experiencing socio-economic exclusion
3. developing entrepreneurial skills and knowledge
4. gaining employment and an income
5. starting a social enterprise
6. developing and growing an existing social enterprise
7. maximising their social impact in their communities

8. networking, and collaborative opportunities will increase
9. increased trading within the social enterprise sector

The capacity and skills of social enterprises has grown with the active involvement of a number of social enterprise development agencies, the local borough council and other stakeholders such as UBS.

The graphic below displays the ten achievements we have established and continue to support:

Where Are We?



<p>Social enterprise place</p> 	<p>Free social enterprise advice and support</p> 	<p>Pioneering social enterprise - the mark</p> 	<p>Social enterprise manifesto</p> 	<p>Social enterprise training and learning</p> 	
<p>Social enterprise events</p> 	<p>Social enterprise networking breakfasts</p> 	<p>UBS funding and volunteers</p> 	<p>Employment focused social enterprises</p> 	<p>Social enterprise workspace</p> 	
SELF-HELP	SELF-RESPONSIBILITY	DEMOCRACY	EQUALITY	EQUITY	SOLIDARITY

A successful Summer School series of learning workshops was also facilitated by Douglas which has helped over 48 local social entrepreneurs with their projects. A Winter School has also been developed.

HCD, together with our partners in the Hackney Social Enterprise Place Partnership held our second social enterprise conference at Hackney House, Shoreditch in November 2018. Over 100 people attended a very busy and dynamic day, where we launched the social enterprise manifesto in which the London Borough of Hackney along with over 30 social enterprises made specific commitments to promote social enterprises across the borough.

In the year ahead, the social enterprise development programme seeks to engage with staff and volunteers within HCD to;

1. establish a portfolio of sustainable income streams for social enterprise development
2. work collaboratively on projects within HCD
3. increase public participation and dialogue for stakeholders including inviting more citizens to join HCD
4. install the practice of action-reflection into our daily practice
5. reflect upon our values as part of our working practice

These ways of working applied to our relationships in this field of practice will catalyse the social enterprise ecosystem in Hackney.

Looking forward, we will be developing the Academy which brings together the various learning and training activities HCD delivers across its programmes. We will establish a residential Summer School for foreign students as well an online platform for learning.



Gillett Square

Gillett Square is a publicly owned open space, tucked away behind Kingsland High Street and home to HCD's community of tenants at Dalston Culture House and Dalston Works, our pod businesses that front onto the square, and a diverse community of users and visitors from near and far. For over 10 years, HCD has led on animating the space, working with a wide range of partners to deliver a mix of community-led and cultural activity. Following on from a long collaboration with the Vortex Jazz Club, HCD was awarded its own premises licence for events in Gillett Square on 16 November 2017.

Our work in Gillett Square is supported by a small, dedicated team comprising a Community Organiser, a Play Co-ordinator, several freelance event facilitators and numerous volunteers, including AtomikBubbles who provide soap bubbles for our family events, and members of Hackney GoodGym who organised two volunteering 'missions' to clean our play equipment in May and July.

2018/19 was a challenging year for our work in Gillett Square, with no external funding for our cultural programme, making it even more essential to work in collaboration with a wide range of organisations and community groups and the London Borough of Hackney to put together a diverse programme of events to complement our three weekly pop-up play sessions.

Event highlights included hosting Streetfest, a huge free multi-arts festival including live graffiti, DJs, music and dance performances, a skate ramp, table tennis and pop-up play equipment, which celebrated its 10th anniversary in Gillett Square in September 2018; providing the children's area and live music stage for Hackney One Carnival; Dalston Children's Festival; supporting local residents to organise the UnityFest community arts festival over the August bank holiday weekend; a Save Ridley Road event with an exhibition of drawings of the market by local artist Lucinda Rogers; an interactive art installation "Four Corners of the World" including illumination, stories and dance performance to end the two-week STORE architecture summer school for young people; the annual Skatepam Summerjam raising funds to support skateboarding in Palestine; a Fashion Revolution Fundraising event with market stalls, head wrapping workshop & clothes exchange (swishing); a series of music events organised by Open Source London; a busy NTS Party with five DJs in four hours; and two Kaffa Coffee-led community parties.

In May 2018, we were delighted to be granted £40,000 from the National Lottery's Connect Hackney Ageing Better programme to work with men over 50 in Gillett Square for two years. This enabled the Gillett Square Domino Club to run regular weekly sessions in HCD's Dalston Works building overlooking Gillett Square, and supported a series of Jamaican Music events led by older volunteers, including music from Family Sound System with Solution Sounds and Nyabinghi drummers, as well as a small launch event to publicise the project. We also delivered a series of "How to plan a happy life as older men" workshops with MRS Independent Living. Topics covered included digital skills, benefits, healthy eating, diabetes awareness, stroke awareness, the five ways to wellbeing, power of attorney and goal-setting. At the request of participants, MRS Independent Living went on to provide one-to-one support to older people with issues around benefits and debts on a drop-in basis from the HCD office.

We are committed to creating a safe community space in Gillett Square that is welcoming to all and brings together people of all ages and backgrounds to enjoy the space in friendship and collaboration. We continue to work closely with the London Borough of Hackney and the Dalston Safer Neighbourhoods team to reduce anti-social behaviour in and around Gillett Square. We believe that this should be achieved by providing support to people to behave appropriately, not by punitive measures, wherever possible.



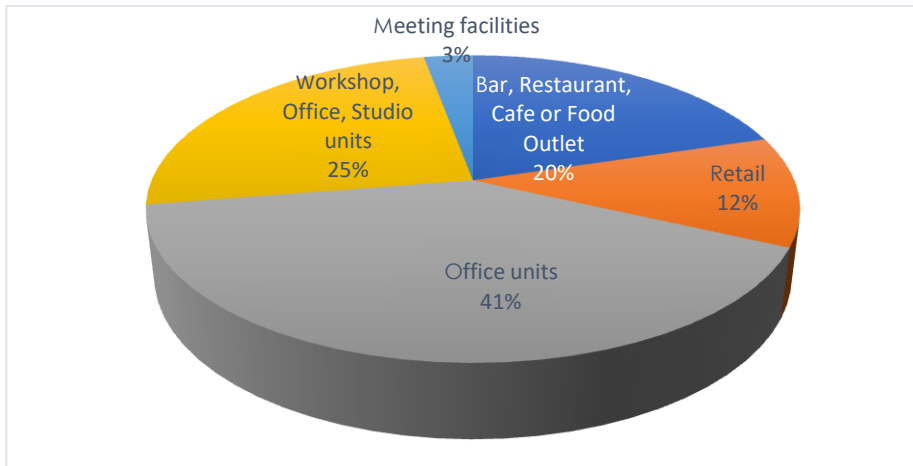
Affordable workspace provision

HCD has been an affordable workspace provider for over 37 years, with a range of retail, office, workshop and studio spaces available on flexible terms and at accessible rents, along with meeting facilities at certain sites.

We continue to enjoy strong interest in our spaces and low levels of voids across all our sites, whilst maintaining rent at levels that are accessible to start-up, micro and growing Hackney businesses, charities and social enterprises. The income we derive from our properties supports our other areas of work.

Because of the imminent regeneration of the Bradbury Street site our services have been curtailed but we have increased our portfolio with the addition of Woodberry Down in Manor House
Ten of our existing tenants have moved from Bradbury Street to Woodberry Down.

We have recently completed a restructure of Downham Road, to include 5 apartments which are nearly fully sold. There are a further 4 workspaces which HCD will be managing. So far two existing tenants from Bradbury Street have relocated to Downham Road. Poolfresh who are an existing tenant has moved from Bradbury Street into this site. Jerry Abankwah, Owner/Managing Director stated “deliriously happy” with his new premises. Gresford Architects, another Bradbury Street tenant also occupy two office spaces in the same development.



Dalston Lane – comprises two retail units totalling 1,475 square feet. Fully let.

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.

Bradbury Street – our largest concentration of workspace, comprising a mix of retail (Bradbury Street and Gillett Square ‘pods’), offices and studios totalling over 10,000 square feet (currently in refurbishment).

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.



(Co-Working Space at Woodberry Down)

Woodberry Down – comprises of a number of self contained offices (totalling 8000 square feet) a meeting room which caters to 20 people with a kitchen fully equipped with tables and chairs. It also has a co-working space for those who are looking a desk. It provides a mix of affordable self-contained offices and co-working space, along with training and business support for tenants and local residents. This has allowed HCD to provide workspace in the north of the borough for the first time, and is the first time HCD has provided co-working facilities to meet with evolving work requirements.

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 an affordable workspace provider. (Units available).

Downham Road - Property_redevelopment and acquisition:

Thanks to our partnership with London & Chelsea to form HCD & London; we completed our redevelopment of the site. the site to provide five new residential units and over 3,300 of new, affordable workspace (increasing workspace provision at the site).

HCD have worked with Gresford Architects on both the Downham Road redevelopment, and fit-out of offices at Woodberry Down. Gresford Architects are also tenants of HCD, based at Downham Road

Dalston Works - HCD have secured funding from the GLA to undertake much needed works to our building at Bradbury Street. Initial plans proposed a scheme that would deliver much needed improvements to the existing workspace provision (including the Gillett Square 'pods'), enabling our current tenants to benefit from improved workspace, shared spaces, energy efficiency and security within the building. The proposed scheme would also see the creation of new third-floor workspace, thereby increasing the provision of affordable workspace in Hackney.

Social Inclusion: Skills, Training, Employment and Enterprise Support

HCD is a training centre providing into-work skills including advice and support to those furthest from employment in Hackney. In this financial year, HCD has been very successful delivering English language course, online basic training, one-to-one employment advices & support and enterprise advice & support services to address social exclusions among the hard to reach group of people largely residing in the London Borough of Hackney. HCD also developed skills, training, employment and enterprise support projects and secured funding during this period for delivery in the next financial year.

Projects successfully delivered during this financial year included:

Future Digital Inclusion

English My Way

Google Digital Garage (Online marketing)

HMRC products advice & support

Increasing Access and Use of GP Patient Online Services

Employment advice & support

HMCTS Assisted Digital Pilot Project

These projects helped the hard to reach group of people to address language barrier, acquire a work skill, enhanced the success of individuals into employment or self-employment, and set up enterprises. This included raised confidence and motivation to volunteer, actively searching and applying for jobs and establishing cooperative businesses and social enterprises.

Future Digital Inclusion Project

HCD as a part of online network of over 3,000 Centre partners, and 2,000 Access Points that bring digital inclusion to the heart of communities, continued delivering digital skills training based on previous years success and funding renewal from Good Things Foundation.

English My Way (Pre ESOL-course) Project

Thanks to funding renewal from the Good Things Foundation, we have continued to deliver Pre ESOL-English course (English My Way course). The project offered basic English Language skills to 50 learners in the year that do not speak English at all or have extremely limited English ability and low literacy in their own language, meaning that require much more support or a separate class.

Google Digital Garage (Online Marketing) project

Based on our strong performance last year the contract is renewed to train 125 clients for this financial year. HCD has been delivering Online Marketing course to enable businesses get more customers. We have supported more than 125 businesses including unemployed people who are keen to develop their online marketing skills to secure employment. Some people were also able to complete more than 84 lessons and awarded Online Marketing Certificate from Google.

HMRC Advice & Support project

HCD as an HMRC advice centre, provides FREE support to individuals on four key HMRC services. These are: Child Tax Credit, Working Tax Credit, Child Benefit and Tax and National Insurance. 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 refer or signpost to any of our partner agencies that have the necessary expertise. During this financial year we have supported 90 clients with HMRC services/products. This year success enabled us to secure further funding to deliver the project for the next financial year.

Increasing Access and Use of GP Patient Online Services Project

During this financial year we have delivered GP patient Online Services project funded by City and Hackney NHS CCG to

increase access and use of GP Patient Online services such as GP appointment and prescription request online. This digital inclusion project training included:

Using a computer or devices and the Internet

Improving Health Online

One to one support to register for GP Patient Online Services

Using Public Service

Online Safely

As a result, 77 people completed training and 37 already registered for GP Patient online service and started to book GP appointment and request prescriptions online. More specifically:

Many learners report going on to improve their diet, take up more exercise, reduce alcohol and tobacco consumption and find new ways to manage stress and anxiety.

Employment Support Project

This year HCD have supported long-term unemployed people with confidence building, job search, work placement and employability skills.

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 include

Social Security & Child benefit

Civil money claims

Single Justice Service

Divorce

Probate

Help with Fee

Skills, Training, Employment and Enterprise Support Projects

During 2018/2019, HCD was very active in providing personal development and business start-up support to enhance the success of Hackney residents to become employed or self-employed and set up enterprises, including;

- Workshops
- Transferable and work skills training
- English My Way courses
- Digital Skills courses
- HMRC services/products advice and support
- Online marketing courses
- One-to-one employment support and advice
- Encouragement and support for Hackney residents to volunteer, access employment and to establish cooperative businesses and social enterprises

HCD is both an accredited training centre, providing into-work skills and support to those furthest from employment in Hackney, and also a UK Online Centre.

Financial Information

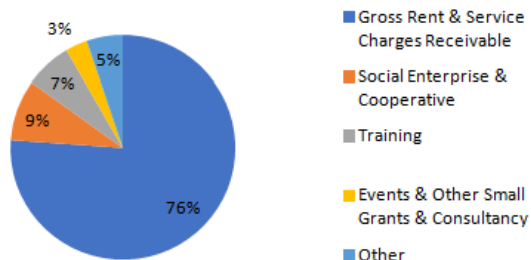
FINANCIAL STATEMENT EXTRACTS		
INCOME AND EXPENDITURE		
Income	2019	2018
	£	£
	585,754	619,031
Social Enterprise & Cooperative	67,232	61,556
Training	52,030	60,329
Events & Other Small Grants & Consultancy	24,234	52,105
Other	40,109	39,435
Total	£769,359	£832,456
Expenditure		
Management & Administration	450,128	413,842
Managed Property Expenses	220,523	298,771
Project Direct Cost	56,459	94,818
Total	£727,110	£807,431
Operating Surplus	42,249	25,025
Net Interest Receivable & Payable	27,573	20,262
Surplus before taxation	14,676	4,763

BALANCE SHEET EXTRACTS		
	2019	2018
Fixed Assets		
Tangible Assets	1,219,470	215,555
Investment Properties	5,002,163	5,011,690
Investments	710,002	710,002
Current Assets		
Creditors due Within One Year	(558,249)	(698,379)
Creditors due After More Than One Year	(1,125,189)	(610,330)
Provision for Liabilities	(586,810)	(586,701)
Deferred Income	(922,455)	-
Net Assets	£4,295,358	£4,286,571
Reserves		
Revaluation Reserve	3,451,184	3,451,184
Other Reserves	977,713	977,713
Income and Expenditure Account	(133,539)	(142,326)
Members' Funds	£4,295,358	£4,286,571

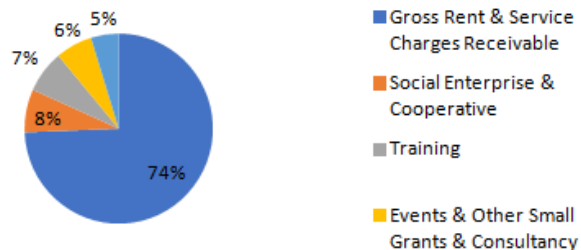
The summarised financial statements are not the full annual report and financial statements but a summary of information prepared from the audited report and financial statements for the year ended 31st March 2019. The full annual report and financial statements, from which the summarised financial statements are derived, were approved by the directors on 18th December 2019 and filed with the Registrar of Companies. The independent auditors have issued an unqualified statement and on the consistency of the Directors' report with those financial statements. The full annual report and financial statements are available from the Company Secretary.

Income

2019 Income

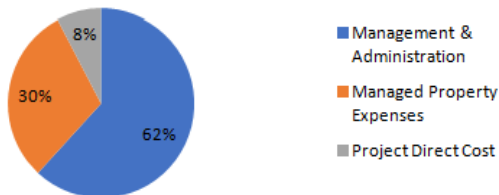


2018 Income

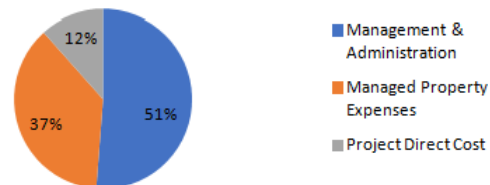


Expenditure

2019 Expenditure



2018 Expenditure



List Of Tenants

Unit

10A

10B

10C

9

8

7

6

5

4

Unit

1

2

3

4

5

6

7

Bradbury Street Shops

Servant Jazz Bar

Mama Vic

Gujaroti Rasoi

Gujaroti Rasoi

Eldica

Aso Rock

Kaffa

Cocoa and Creame

Dalston Jazz Bar

Kingsland High Street

Fluke Productions

Beacoup Films

Jidori

NTS Radio

Frank Jay Accountants

NTS Radio

Yoruba Festival Of Arts

Unit

E1-E2

E3

E4

Unit

G1-G3

G3

G4

G5

G6

G7

G8

G9

G10

Unit

16

18

Dalston Culture House

Vortex Jazz Club

Studio Upstairs

Circleline

Gillett Square

Kaffa Coffee

Computer Hut

Hoopnation

Chicago Barbers

Tony Babs Tailor

Aso Rock

JJC Foods

NTS Radio

Salama

Dalston Lane

Dalston Homework Centre

Nails 4 U

		Unit	Textile Building
Unit	Beechwood Road	5	The Wire
A3a – B4	New Age After School Club	5a	Cloth Surgeon
A3b	Emmanuel Stephens Accountants	6	London Care
Unit	Downham Road	Unit	Woodberry Down
B1	AB Collins Accountancy	W1	Keen London
B2	Longview Productions	W2	IT Guy
B3	Bluebird Care	W3	Arts Emergency
C1	K Power Ministries	W4	Working With Voice
C2	Best Practice	W5	Alpha Actor
C3	K Power Ministries	W6	Resico
Unit	Downham Road	W7	Rod Campbell Taylor
D2	Gresford Architects	W8	HCD Property
D3	Gresford Architects	W9	MRS
D4	Poolfresh Cleaning	W10	Urban MBA
		W12	EK Outreach

GENERAL COUNCIL

Chair	Rod Campbell-Taylor	(HCD tenant, Rod Campbell Taylor Solicitors)
Vice Chair	Jeremy Somers	(HCD tenant, Circleline)
Treasurer	Emmanuel Oloyede	(HCD tenant, Emmanuel Stephens Chartered Accountants)
	Peter Ottino	(Co-operative Group)
	Anja Beinroth	(Community Organiser)
	Kingsley Onyemenem	(K C Law Chambers Solicitors)
	Andrew Clough	(The Brew, co-working space provider)
	Douglas Racionzer	(HCD staff)
	Clarissa Carlyon	(Individual)
	Nigel Caleb	(Consultant)
	Dolly Ryall	(HCD tenant, Working with Voice)
	Jerry Abankwah	(HCD Tenant, Poolfresh Cleaning)
	Yared Marcos	(HCD tenant, Kaffa Coffee)
	Keyo Yendii	(HCD staff)
	Colin Jones	Local Resident, Member of USDAW

EXECUTIVE TEAM

Chief Executive Officer	Edward Quigley	(Trustee – Mayhew Animal Home)
Deputy CEO/Chief Financial Officer	Anthonia Onigbode	(Director - Healthwatch Hackney, Secretary - HCD Trust; HCD & London Ltd; Rise & Shine ASC)
Office Manager	Jessica Ofori	
Volunteer	Liya Takie	

BUSINESS DEVELOPMENT TEAM

Business Development Manager	Bekele Teklu	(Director – Knowledge Quarter Co-op; Action Group for Ethiopians; Solidarity Committee for Ethiopian Political Prisoners; Deans London)
Social Enterprise Development Manager	Douglas Racionzer	(HCD General Council member)
	Vidhiya Saravanan Connor Brown Sara Abrar-Mohammed	

PROPERTY TEAM

Head Of Property	Leah Keene
Property & Maintenance Manager	Rob Devoy
Property & Facilities Manager	Victor Faponnle
Administrator	Jesse Eyoma

CULTURAL PROGRAMMING AND COMMUNITY EVENTS

Community Organiser	Anja Beinroth	(HCD General Council member)
Pop-up Playground Coordinator	Keyo Yendii	
Volunteers	Renata D Lazzari Tom Riley	

Thank you

HCD would like to thank all the various stakeholders our many partners and supporters who have helped us grow as an organisation and increase our reach and impact in Hackney in 2018/19.

In loving memory of Eric Cato a member of Hackney Co-operative Developments CIC who sadly passed away 11th February 2019.



Hackney Co-operative Developments CIC

HCD
HACKNEY
CO-OPERATIVE
DEVELOPMENTS

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