

User feedback event & Annual General Meeting

Hub users will be meeting to discuss what the Hub has achieved this year and what the priorities should be in future. The event is open to all Hub users.

**Saturday, 18th May
2-5pm**

**Have your say on the
Hub's priorities for 2024
and going forward**



Fun at the Hub

ANNUAL REPORT 2023-4 Board's Report for the AGM

Lordship Hub  Co-op
Community building in every sense

May 2024

Report from the Chair

A year ago, we set ourselves three objectives - making the Hub a great place to work, achieve financial sustainability, and to be a force for good in the community.

As an employer, we've made sure pay is in line with the London living wage, re-introduced regular staff appraisals, invested in staff training and professional HR support. There is more to do though, and this will remain a focus in 2024.

Financially we are still struggling, driven by rising costs and tough competition for grants. We've had to increase prices a little but remain committed to having affordable options for the community. We're improving the financial information available to staff and members, so we're better equipped to identify solutions.

On the plus side, 2024 has been another bonanza year of working for and with the community, as the rest of this annual report sets out.

Ruth Keeling
Chair of Lordship Hub Co-op



Room Hire and Hub activities

Hire income for the last financial year (Nov 22 to Oct 23) was £56,693.75, which is an 8.3% increase on the previous financial year. The hire income included income from private hire for parties, baby showers, weddings and other events as well as community hire. We offer reduced rates for community groups and organisations as well as to teachers/facilitators who hold classes at reduced cost to our users to make them affordable.

The Hub took quite a knock during covid and the following year; 2020/22 and only recently our hire figures have exceeded pre-covid income.

The first chart shows hire income by month based on actual usage during the months and you can see that income has increased consistently over the last couple of years even though we have been keeping prices the same to support the community. However, we are planning to increase prices for regular/community hire slightly to stay in line with inflation.

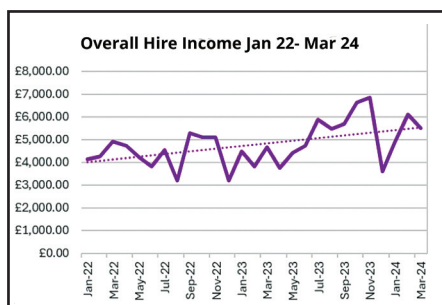
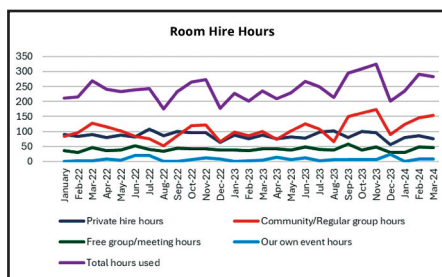
If you have a look at diagrams for hire hours from Jan 2022 to March 2024 below you can see clearly an increase in community/regular hire, which we are extremely happy about as these activities offer a good service to the local community whilst bringing regular income to the Hub. Free hire for park groups and organisations such as the Ok foundation (who organise free food for people at the Hub on Thursdays), private hire and hours used for our own events have remained quite stable. Dips in the

graphs naturally occur in December and August when much of the community is away and not using the Hub or the Hub is closed.

We have an extensive programme of classes and activities at the Hub; boxing for fitness, children's dance, baby and toddler groups, yoga and pilates, nature conservation and art, as well as the Hub 'Repair Café', a breastfeeding support group and refugee advice sessions, thus catering for all ages, needs and backgrounds.

We are always keen to increase our offer and if you would like to run an activity here at the Hub, either a regular class or a one-off activity, please come in to talk with us.

Carola Kornfeld, Activities and Community Coordinator



Community Events



Long queue for our popular Easter Egg Hunt

During 2023 we had 19 events! Some were organised in collaboration with the Friends, such as the Wassail, Bioblitz, Flower & Produce Show, Cloud Appreciation Day and the River Event, and some were Hub Events.

We had our regular Women's Day Celebration, Easter Egg Hunt, Community Day and AGM, Hub Birthday, Halloween, Fireworks and Christmas Fair. We held a special Windrush Event with an exhibition, and a volunteer, staff and members Christmas party. We also organised children's crafts, an African drumming and dance workshop, a poetry event and launched our Green Action Group.

Whilst these events don't raise much income, the real value of them is in engaging lots of different people and enhancing the good reputation of the Hub as a major cultural venue.

Volunteering

Lordship Hub exists as a 'community building in every sense'. Volunteers from our local communities are the essential life-force of the Hub. In 2014, local volunteers helped to build the Hub and brought it to life. To this day, our rent to the council is partly paid in volunteer hours.

Some people offer their time for one-off events or projects and some people commit regular hours each week to the smooth running of the café.

The strategic management Board of Lordship Hub is made up of 11 volunteers. We are currently looking for a Treasurer to provide financial guidance at monthly Board meetings and liaise with our accountants and staff. If you have the skills and interest to offer this please contact Ruth, our chair: ruthkeeling@lordshiphub.org.uk For some volunteers, regular shifts in the café have been

a great opportunity to gain confidence or to learn new skills before heading off into employment. For others, this is simply a great way to get involved, meet people, contribute and become part of our community.

Everyone has their own reason for volunteering and each volunteer is valued. We have a staff member who manages volunteer recruitment and welfare.

All volunteers are automatically offered Hub membership free for one year. This gives you an equal vote in the decision-making process at the hub plus invitations to members-only events (e.g. the

staff/volunteer Christmas party)

To become a volunteer, please visit our website and complete the expression of interest application form: <http://lordshiphub.org.uk/get-involved/volunteering/>



Lordship Hub Cafe Report

Our community cafe goes from strength to strength with a tasty menu of nutritious dishes on the weekend catering for vegans and meat eaters.

We now have 5 paid staff supported by regular, long term and also new volunteers.

With the success of the weekly Park Run and Children's Park Run in the Rec the cafe decided to support them with a delicious early breakfast which has been much appreciated.



Catering package

We have also developed a great catering menu for private parties and events that also brings in a new strand of income.



Spread for Mother's Day

Exhibitions in the Cafe

There were 11 exciting exhibitions in the Hub Cafe in 2023. These included our own Hub Watercolour Group, a local school for autistic students, The Grove, and lots of other talented local artists. One artist sold quite a few and donated a percentage of sales to the Hub and another artist, Jenny Lawther, very kindly donated her snowy watercolours of the Rec for the Hub to use as fundraising Christmas cards.



Alice Perse Clarke



Tallula Hugo-Butler

Luke Howard Weather station

November 2022 saw celebrations over the 250th anniversary of the birth of scientist Luke Howard, the Bruce Grove resident who first gave cloud formations their latin names – now used worldwide. The Friends of the Rec installed an interpretation board at the top of the hill and Lordship Rec was declared the world's first Cloud Appreciation Park. In the following 12 months we set up the Luke Howard Weather Station at the Hub, with weather readings (taken from equipment on the roof) displayed on a screen opposite our office and broadcast live on the Met Office website. Exciting!! More detailed information is available to pick up from our info table.



Working with the Friends in the Park

We have supported many large and enjoyable Friends of Lordship Rec events in the park this year offering space for the orchard Wassail, workshops for the Tottenham Flower & Produce Show and for children from local schools who had attended Bioblitz to explore the wildlife of the park – and more.



Treasurer's report

The finances of the Hub have slightly improved in 2023 from 2022. The growth of our revenue is encouraging, demonstrating the desire that the local community has to enjoy using the facilities the Hub has to offer.

However, inflationary pressure has made controlling costs difficult, compounded by the challenges faced in securing grants from external funders. This leaves our overall financial situation under a bit of pressure.

Come to the AGM on May 18th for the full financial report.

David Selby
Treasurer

Fundraising report

As well as preparing bids for grant funding, as yet unconfirmed, we decided to run a crowdfunder this year which went live at the end of April and finishes on June 24th.

We want to raise £4000 to cover services for which we presently get no income, like our 'Free Thursdays' when the regular cafe is closed for free hot food and food bank organised by the OK Foundation, and we run a free seniors' coffee morning. There are also volunteer costs and our free hire to park groups who maintain and improve the Rec.



The link to the crowdfunder is:

<https://crowdfunder.co.uk/p/support-lordship-hub-1>



Community Day Fun



Ruth's Wildflower Garden



Flower Show workshop



Musicians at Wassail

Membership

Join us!

The Hub is a member-led, community co-operative.

In June 2022 we changed our constitution from the shareholder co-operative that generated the funds to get the whole project started in 2013, to one in which members 'buy' 1 share each and reapply annually to maintain their membership. These changes were officially registered in April 2023. This new structure aims to focus more clearly on the contributions of all hub stakeholders – staff, volunteers, group activity leaders, park groups, local residents. We organised a members' social event in December 2023. 41 people who contributed in their many different ways to the hub in 2023, came along to the party. Many members helped to bring the evening together. One of our cafe managers, Anne, volunteered to cook us all a sumptuous, 3-course roast meal with vegan, veggie and meat options. Our super-talented Sue (Board member and local councillor) got us all singing. Abe & Dave both shared poems with us (and the idea for a Benjamin Zephaniah tribute evening later this year was born). We chatted together while enjoying a musician's jam session and dancing under Carola's disco ball.

As a member of Lordship Hub co-operative you become so much more than just a consumer of services. The Hub exists to empower local people to be able to affect and improve their local park - Lordship Rec - and to make our community stronger and more cohesive.

Your annual membership subscription supports the hub to stay fully independent

As a member you can make suggestions, contribute to discussions and vote on issues relating to the continued development of Lordship Hub.

- We hold a few social members events across the year – an opportunity to meet other members and discuss current matters concerning Lordship Hub.
- Members can vote at our Annual General Meeting and can be nominated for positions on the board, if you choose to.
- Members are included into all membership communications.
- One member, one vote on all major decisions affecting Lordship Hub.

Members are encouraged to attend general meetings and organised members' events. Lordship Hub will ensure that all meetings are accessible.

Lordship Hub provides all members with information about their role and about the nature of a cooperative so they can fully participate.

Issy Harvey,
Board Trustee & Membership Secretary