

Lordship Hub Users' Survey

We have been running a survey for a few weeks so we can understand more about how the Hub is used and what people think of it and want of it.

Saturday, 26th April 2pm

We will be looking at the survey responses and discussing the results - join us to give your opinions

**Hub AGM at 3.30pm
(members only)
26th April, Lordship Hub**

ANNUAL REPORT 2024-5 Board's Report for the AGM

Lordship Hub  Co-op
Community building in every sense

April 2025

Report from the Chair - April 2025

It has been another brilliant year at Lordship Hub with a packed calendar of community events, classes and an average of 400 hours of volunteering opportunities per month.

All the brilliant achievements set out in this annual report are down to the hard work of all our volunteers and staff, plus the generosity of the community who donated more than £8,000 in 2024/25.

Looking ahead, the Hub is recruiting volunteers to join its board or one of its four working groups on:

- Promoting environmental sustainability
- Engaging and empowering the community
- Creating a great place to volunteer and work
- Achieving financial sustainability

I can highly recommend volunteering in one of these roles at the Hub. Not only does it feel incredibly rewarding to play a part in this community-run enterprise, it has also made me feel much more connected to my local area and introduced me to neighbours who I never would have met otherwise and that I now count as good friends.

Visit our website or use the QR code to find out more and chat to a board member about the roles.



Ruth Keeling

Chair of Lordship Hub Co-op



Fun at the Hub



Room Hire and Hub Use

This year, we're pleased to report that our total room hire income from November 2023 to October 2024 was £71,823.93, reflecting steady growth and consistent use of the Hub by both private bookings, Community Hire and Free Hire.

This income includes private hire for birthday parties, baby showers and small-scale weddings, alongside regular hire by local teachers, facilitators and community groups. We continue to offer reduced rates to community groups and facilitators who provide low-cost or free activities, in line with our mission to make the Hub as accessible and welcoming as possible for all.

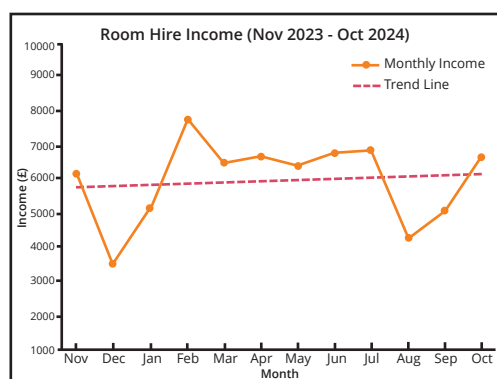
A key part of our identity is our role as a space for affordable and inclusive classes for children and adults. This year, we've been especially proud to support Children's Yoga and the

Creative Movement Dance Class, which have offered younger participants a fun and mindful outlet each week. We've also welcomed new and returning community groups, including The OK Foundation, which continues to offer free food distribution and support on Thursdays, and the Songs of the Land Choir, bringing people together through shared music and joy.

If you look at the monthly income breakdown across the year, you can see that room hire has remained strong and consistent, with a notable increase in spring and summer.

We've seen a rise in regular and community hire hours, which is an encouraging indicator of how deeply the Hub is embedded in the local community. While we've maintained our prices this year to keep things affordable, we are looking at a small increase for regular and community hires in the upcoming year to align with rising costs and inflation.

Despite some seasonal dips in bookings in August and December, when many of our users were away or the Hub has reduced hours, the overall pattern has been one of growth and resilience. As always, the Hub remains a space open to ideas. If you're interested in running a class or community activity, whether it's a one-off workshop or a regular programme, please pop in and speak to us. We'd love to help bring your idea to life.



Community Events

We ran 13 Hub events with 2 others where we supported the Friends of Lordship Rec

events, Tottenham Flower and Produce Festival and Wassail. We had our regular Easter Egg Hunt, Mother's Day Tea, Hub Birthday Celebration (in the pouring rain!), craft workshops for Children, Halloween lantern making and spooky walk, Evening Fireworks Refreshments, Art Fair, Wreath Making and Festive Fair with a visit from Santa! We held a special Event for Black History Month where we celebrated the life and work of Benjamin Zephaniah, who had sadly passed away, with an exhibition of his inspirational words in the Cafe and videos of his poetry and personal anecdotes from local people who knew him. We also showed a documentary for Womens History Month, about the feminist protest at the televised Miss World Contest in 1970 and one of the women who planned and took part in the protest came to join our event.

Whilst these events are not income generating, their real value is in engaging lots of different people and building the reputation of the Hub as a major cultural venue.



Volunteering

Volunteering is at the heart of everything we do at Lordship Hub. We take great pride in being a community centre that is primarily run by volunteers. They play a vital role in making the Hub a welcoming, active, and inclusive space for all.

We currently have 40+ volunteers contributing their time and skills to support the local community. Our volunteers help in many different areas, including: The Café, Leaflet Distribution, Gardening Group, Event Support and the Hub Board

Many of our volunteers commit to a regular day each week, while others take part in one-off projects or seasonal support. Every contribution is valued, and each volunteer helps shape the Hub's warm and vibrant atmosphere.

The strategic management of the Hub is overseen by a volunteer board, presently 9 members. We are currently looking to recruit new volunteer board members, including a treasurer and people to participate

in our working groups which aim to work towards our 4 strategic priorities of engaging and empowering our community, making the Hub a great place to work and volunteer, achieving financial sustainability for the Hub and promoting environmental sustainability. If you have useful skills and would like to join our board see our website for more information about the Hub. Volunteers in the café often come to gain confidence, meet new people, build community connections, or gain valuable experience for future employment. For others, volunteering is simply a meaningful way to give back and be part of something local and positive.

Whatever your reason for volunteering, we believe everyone has something to offer and something to gain. You are welcome whether you're an experienced or first-time volunteer.

All volunteers are invited to our fun Volunteer Christmas Party. You will automatically receive free Hub



Volunteering in the cafe

Membership for one year, which includes: A vote in Hub decision making and Invitations to member-only events.

Interested in joining us?

Visit our website and head to the "Get Involved - Volunteering" section. Scroll down and click the link to fill in our volunteer form. Our Volunteer Coordinator will be in touch shortly.

Nura Nur, Volunteer Coordinator

Lordship Hub Cafe Report

We had a difficult but fruitful year. We wanted to make the café more financially viable while offering volunteering opportunities for people with all different abilities, background and ages. Like everyone else, we were hit with rapidly rising costs of goods and had to increase prices. We had to become leaner, cutting paid hours and sadly also opening hours. Luckily, we had a volunteer initiative come forward with an idea for 'Sunshine Kiosk' that meant that park users were able, on most of the sunny days, to come and buy drinks, snacks and ice cream when the café closed.

We are committed to providing great service, consistently well-prepared food and having affordable options so that everyone in the community can enjoy our lovely space. For example, we offer free tea or instant coffee with our ciabatta toastie. So, you can still have something to eat and something to drink for as little



as £5.50. We also keep a range of drinks, snacks and ice creams making sure there are affordable options. For example, Apple or Orange Juice for £1.05. Pom-Bears £0.95. Strawberry split £1.80 Lemonade ice lolly £1.70 Mini Milk £1.00. We also offer a tea or instant coffee for £1.50. Our least expensive and most popular slice of hub-made banana bread is £2.80. We are proud to say we were able offer



hot meals almost every day. Our Soups and Stews are substantial and our Salads are an increasingly popular option. Regional specials from around the world were also well received.

We catered for some of the Hub events and ran a very successful, well received Mothers' Day Tea

Our wonderful volunteers have been crucial in achieving our goals and we would like to thank them for all their enthusiasm, dedication and hard work.



Maintaining our Building

The Hub was built in 2011/12 as part of the community-led regeneration of the Rec. It was an award-winning 'passivhaus', carbon-neutral design constructed with natural materials and energy-saving features. However, this means that some of the maintenance and repairs are specialist and complex (and expensive to do!).

When we took on the lease the Council agreed to do any 'infrastructural' repairs needed, and we are pleased to say that some major repairs have been scheduled for this summer - much needed after 12 years of intense community usage. This will include fixing long-standing problems with the toilets, the terrace roof and exterior walls.

To enable people with severe mobility challenges to be able to spend time in the park and the building, the Council are installing a 'Changing Places' unit by the east side of the Hub. Also, following a successful fundraising appeal by the Friends of Lordship Rec they will be installing a new Water Bottle Filler outside the cafe by the Hub noticeboard.

News about the Rec

Our lovely park continues to attract more people every year! Continuing Government cuts to local Council services mean that the budget for Haringey parks unfortunately continues to diminish alarmingly. The Friends of Lordship Rec have always promoted community empowerment, so as well as working in partnership with struggling Council staff to try to address maintenance issues, the Friends themselves have a number of Working Groups which help to maintain the orchard field, the river channel, the lake and the woodland, and also do regular litterpicking.

There are a range of other fantastic groups and regular activities based in the Rec, including sports teams, park run, the Trove Market, the Bike Hub, Wheely Tots, Harmony Gardens and various walking groups. The reinvigoration of the Broadwater Centre is underway, now that it is once again being managed 'inhouse' by the Council.

In the last 12 months, major annual events went really well; the orchard Wassail, the skate area Open Shell event, steel pan Blockorama and the Tottenham Flower and Produce Festival. Lordship Rec is now beginning to have a real 'village' feel, and it's vital that we all continue to work together to build on this success story.

Cafe Exhibitions

We had another inspiring year of exhibitions in the Cafe last year, with a wide variety of works from local artists and schools. We look forward to showcasing more local and budding artists work this year.



Lordship Hub by Sonu

Treasurer's report

Lordship Hub has made good progress towards financial sustainability over the past year. Revenue has grown, and we have returned to profitability, reflecting the hard work of our team and the continued support of our community.

We have taken steps to strengthen our financial position, ensuring we can continue delivering our valuable services to the community. We remain mindful of rising costs, particularly as the cost of living continues to rise in London. However, we are focused on balancing our financial stability and making responsible decisions that support our long-term sustainability. A key priority of this is securing ongoing external funding to support our community initiatives, not always easy due to increasing competition for scarce resources.

We are grateful for the dedication of our staff and volunteers which includes our board members whose efforts have made this progress possible. With continued focus and community support, we are confident in the Hub's future.

Annual accounts are published online, alongside this annual report.

David Selby, Treasurer

Fundraising report

We ran a successful and very welcome crowdfunder in 2024, raising £5110 to cover the costs of offering free accommodation for Free Food and Food Bank and Older Peoples Coffee Morning.

We also obtained £300 from the Council for our Women's History Event at which the cafe provided fantastic catering to accompany our film show and discussion.

We have made an application for an exciting community art project mapping the journeys Hub Users' families have made to finally reach the Hub over generations. We are waiting to hear about this.

We would welcome any help from experienced fundraisers who could volunteer to help the Hub raise more funds. On a one-off or regular basis.



Community Bike Ride



Botanical Drawing Class



Benjamin Zephaniah Event

Membership - JOIN US!

The Hub is a member-led, community co-operative. We want to make sure that we fully reflect the community we serve, so it is important to us to have as many members as possible to contribute to our Co-operative. At present we have 64 members but some of these are employees or board members so it would be great to involve some new people who use the Hub.

We changed our constitution from the shareholder co-operative structure that generated the funds to get us started in 2013, to one in which members 'buy' 1 share each and reapply annually to maintain their membership for a basic subscription fee of £10 a year (See website for concessions and information on membership). We do not receive any other regular funding from the Council or external funders

We hope this will encourage more people to become active members of the of Lordship Hub Co-operative rather than purely consumers of our services. The Hub exists to empower local people to affect and improve their local park - Lordship Rec - and to make our community stronger and more cohesive and we hope that people will want to feel they can contribute by supporting the Hub and participating in running it for the benefit of our community.

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

- We aim to hold 2 members events across the year – an opportunity to meet and relax with other members and discuss current matters concerning Lordship Hub or partake in practical projects.
- 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.
- A member enjoys one member, one vote on all major decisions affecting Lordship Hub.

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

Lordship Hub will provide all members with information about and training for the roles available at the Hub and about the nature of a cooperative so they can fully participate.

Joan Curtis
Board Member

**ATTEND OUR AGM
AT 3.30pm ON APRIL 26th**