

HUB BOARD MEETING, 18.6.2025

Attendees

Sue Jameson, Sandra Sutherland, Dave Morris, Joan Curtis, Nóra White, Ruth Keeling




Apologies

David Selby, Sarah Hazlehurst, Yvonne Richards

Conflicts of interests

Sue is a local councilor for Bruce Grove

Agenda

1. Election of 8 board roles:  [Lordship Hub - board roles 2025-6.docx](#)
2. Q&A on the latest data:  [Hub data pack - June 2025.pptx](#)
3. Any user feedback we want to act on in 2025/26:  [User feedback survey results - April 2025.pptx](#)
4. Summer works - update from David Morris

Election of board members

[Lordship Hub - board roles 2025-6.docx](#)

- Joan as chair of community engagement group
- David Selby as Treasurer
- David Morris as lead liaison for Haringey council and building works

Discussion

- Sandra wants to be a member of the community engagement group
- Sue would be interested in chair of personnel group, but can't commit currently

Actions

- All - Everyone to think of people who might be interested in joining board and taking on other roles

- All - If no one has expressed an interest in being chair by the time of the August meeting we will move to a rotating chair
- Nóra - to see if Cooperatives UK has any advice about whether a named chair is required
- All - Any strategic dealings with the council need to be managed by David Morris because of the complexity of current negotiations with them about the building works, this includes any conversations about waste collection or the lease

Latest data



[Hub data pack - June 2025.pptx](#)

Actions

- Staff HR Committee - to set out how and when the personnel board group need to talk to staff about the importance of taking holiday throughout the year and not allowing large allowances to build up
- Environmental sustainability group – to consider Joan’s suggestion that they have an objective of supporting the Friends of the Rec and volunteers in the park (part of the Hub’s commitment to the park generally)
- Community engagement group – to consider adding an objective about holding membership meetings.
- Nura Nur – to attend the August board meeting to discuss hire; discussions at this meeting which Nura should be aware of and we can pick up at August meeting or before
 - o What is making hire income lower than last year? Is there anything the board can do to help change that?
 - o Which organisations receive free and community rate hire?
 - o Do we want to use free or community hire to make sure our users are diverse and representative of the local community.
 - o The board clarified that Thursdays have previously been designated a day or free activities for users. If an organisation wants to hire the room to provide a free service/activity, that fits that criteria. Hiring to an organisation who charge people for the service would not.

User feedback survey

[Users give the Hub 4 out of 5 stars – Lordship Hub](#)

Action

- All to use the rich user feedback to identify what improvements we can make this year for users

Changing Places

Dave gave

- The council's legal department said we ought to amend our lease. Both he and the Parks Service want to get the changing place unit in first without delay and then we can negotiate whether we need to change our lease or whatever to acknowledge where the responsibilities lie - Hub (cleaning, providing access) and Council (repair). Dave's understanding is that we have agreed that we will keep it clean in the same way as we manage the internal toilets, but that may only be once every few days.
- Someone will come to the cafe and say can we borrow the key (or lock combination)
- The idea is that people with those severe challenges can access green space, otherwise they can't because they need a shower, a hoist to get onto a toilet
- It isn't really that complicated. It does mean a bit more responsibility for us, but also it means that we have the only place that people with those kind of severe disabilities can go to in the east of the borough. There's one in Finsbury Park. So that will strengthen our position as a venue.
- Details haven't been discussed with staff yet because we don't know what the routine will be. The staff will hand over keys, or provide a code, and then accept the keys back if it's keys. It will need to go on the cleaners round, but obviously only when it's been used. So it may only be once every two or three days.

Discussion

- There were questions about impact on staff and cleaner, learning from how Finsbury Park manage their Changing Places, and whether our variable opening hours would be a problem.

Action:

- Nóra to flag this news to staff at next Tuesday's staff meeting and feed back any questions to Dave Morris

Haringey Community Centre Network

Update from Dave Morris:

- We're part of the Haringay Community Centre network, a network of about 40 community run community centres across borough. We host their webpage on our website. Dave is the HCCN Chair.
- For five years, HCCN have been negotiating with the Council over future leases for Centres in Council buildings.
- Lordship Hub have got the best lease by far. HCCN have been using ours a potential template for other community centres
- 27 out of 29 centres in similar buildings or in similar circumstances have been refusing for years to sign a new model lease that would mean it would be unaffordable for community centres – the Council have at last recognised that this crisis needs negotiation and resolution.
- HCCN had a deputation to a cabinet meeting last month (Dave did the presentation) for a policy review/adoption, and the Council have agreed to work with the sector. They have agreed Centres should fill in a form on their services/activities provided (as we do), to offset rent charges..
- However the Council only want to offer an 80% offset maximum (the Hub has 100% offset) - which is not affordable or acceptable to most community centres. It could result in extra bills for some Centres which could be as much as £60,000 a year.
- So there has been progress but still a fundamental dispute
- Council have said they're going to see how it goes over the coming year.
- We want everybody else to have the same opportunity that we have, which is to provide the valuable services and activities at no cost to the Council, without being charged rent on top of that. That always was the Council position until 10 years ago - community centres generally got 100% offset or peppercorn rents.