

18th February 2026 Lordship Hub Board Meeting

Action Items & Next Steps

- [] Nura to implement Sharesy online room booking system (ready to roll)
- [] Joan to notify lottery funders about reallocation of grant funds to address staffing gaps
- [] Job specification meeting next week to define role for lottery-funded engagement position
- [] Nóra to register debt with Hail administrators (creditor registration process underway)
- [] Chuka and Joan to support Nura with volunteer coordination and high-needs volunteers
- [] AGM scheduled for Saturday April 25th (note: not 26th due to bank holiday weekend)
- [] Sarah to organize AGM format including focus groups and survey results presentation
- [] Ruth to draft board member recruitment advertisement and role descriptions
- [] Next board meeting: April 15th at 5:30pm, Dave chairing

Financial Overview

The hub faces a £1,500 monthly shortfall following the loss of Hail as a tenant. Vibrance (Hail's parent company) has entered administration owing approximately £4,000 in debt, which is unlikely to be recovered in full. Despite this setback, the reserve position remains strong due to recent grant successes and crowdfunding. The cafe is performing slightly below expectations but not critically, with the winter period representing the typical fallow season.

The lottery grant (£17,000 for engagement) was not included in the current financial figures presented. The board discussed reallocating some lottery funds originally earmarked for other projects to extend the engagement staff position beyond the initially planned six hours, helping address both volunteer recruitment and revenue generation needs.

Hale Situation & Revenue Replacement Strategy

Following Hale's departure, the board identified multiple revenue replacement strategies:

- Deploy Sharesy online booking platform to reduce administrative burden and increase room rental bookings
- Explore desk space rentals for the freed room
- Consider workshops and classes (e.g., gardening, barista training) to generate income while serving the community mission

Ruth reframed the situation positively: Hail's closure provides an opportunity to use the space for community engagement aligned with lottery funding goals, while ending months of difficult debt collection efforts.

Volunteer Recruitment & Support

The hub is experiencing volunteer shortages, with particular challenges supporting volunteers with disabilities or high needs. Currently, volunteer recruitment is passive through platforms like Collaborate, but cafe staff capacity to support high-needs volunteers is limited.

A volunteer support working group is forming with Chuka and Joan offering to assist Nura with volunteer coordination, including support for placements and exploring whether organizations referring volunteers should contribute financially for the support provided. The board also discussed implementing a structured six-week barista training program to provide work-ready skills while meeting operational needs.

Board Governance & AGM Planning

The AGM is confirmed for Saturday, April 25th. Rather than a large community event, the board will focus on securing quorum through direct outreach while potentially incorporating focus groups to drive engagement. Last year's successful format included a community survey with results presented and discussed at the AGM.

Board composition and workload were discussed, with recognition that Ruth and Joan should reduce responsibilities as they age. The secretary role currently falls entirely on Sarah, who has limited capacity due to a new job. Ruth will draft recruitment materials outlining specific board roles needed, potentially including a dedicated note-taker who wouldn't require full board involvement.

Lordship Recreation Park Community Picnic

The board voted to support the Friends of Lordship Recreation's objection to a commercial events company's application to fence off the main field for 7-10 days. Dave emphasized this represents a fundamental threat to 25 years of collaborative park co-management.

Key concerns raised:

- Residents live directly adjacent to the park (unlike Finsbury Park)

- Recent biodiversity and drainage improvements could be damaged by heavy equipment
- The main field represents thousands of volunteer hours of ecological restoration work

The vote passed with five in favor; two board members abstained due to conflicts of interest related to events industry involvement. Ruth noted that if the commercial event proceeds despite objections, the hub should negotiate for financial compensation similar to Finsbury Park's model.

The Friends are separately organizing a community picnic on July 25th to celebrate 25 years since the park's regeneration began, which the hub will support and potentially tie to the hub's own birthday celebration.

Broadwater Farm Community Centre Competition

Joan flagged that Broadwater Farm Community Centre has secured £1 million in funding and is reopening their cafe, creating potential competition for the hub. The organization (Wheelie Tops) stated they don't intend to compete and are interested in partnership, but with significant funding they could offer free or heavily subsidized programming (e.g., free yoga where the hub charges £10). The board agreed to monitor this development and engage strategically if partnership discussions emerge.

Meeting Administration

Dave chaired the meeting using automated transcription for note-taking. Audio quality was challenging for remote participants. All board members attended with apologies from staff (Nura and Nora White were on holiday). Sue declared a conflict of interest as ward councillor for the area.