

Lordship Hub Cooperative Board Meeting

19 August 2026

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Agenda

- Attendance and apologies
- Co-operatives UK business development workshop
- Finance and performance
- Income generation ideas
- Board subgroups and communication
- Office Coordinator recruitment
- Membership engagement
- Repairs and council relations
- AOB

Attendance and apologies

Apologies: Sue Jameson

Attendees: Chuku Modu, Dave Morris, David Selby, Joan Curtis, Nóra White, Ruth Keeling, Sandra Sutherland, Sarah Hazlehurst.

Co-operative Futures workshop

Board members reported that the Cooperative Futures business development workshop had gone well, with useful momentum on revenue-generating projects and helpful points to clarify around governance. Alice from Co-op Futures will produce notes from the workshop and that further sessions were expected.

Alice has asked whether Board members were willing to work with her on two areas:

- reviewing the Hub's structure and governance,
- developing business planning for income-generation ideas including membership, volunteering programmes, café activity and hire operations

Volunteers as follows

- Ruth expressed interest in the governance work
- David Selby wanted to be involved in membership income generation
- Chuku offered to support café-related income generation
- Joan interested in income generation work

Alice also asked the board to consider if there was any spare money to invest in developing these ideas – probably to offer some shorter term extra hours to staff members to give capacity to work on the business planning / implementing plans.

Treasurer David Selby was hesitant to agree given the below budget financial performance of the last two months – see financial update below. Board agreed to work on this without committing extra spend initially, and to reconsider if income improves or if a clear return on investment (ROI) case can be made.

Actions:

- Alice to write up notes from the Co-operatives UK workshop
- Ruth to share minutes with Alice so she knows which board members volunteering for what

Finance and performance

The Board reviewed the June and July financial position. It was noted that both months were difficult, with income behind the same month previous years and below budget. David Selby reported that hire income was around 60% below budget, café sales were around 10% down, and July showed an in-month deficit of approximately £4,000 where a summer surplus would normally be expected.

Reasons discussed included unusually hot weather reducing café use, lower hire income, the loss of a major hire partner, and the fact that newer relationship-building work may take time to generate income.

The Board noted that work by Carola had already developed promising contacts, including with Park View School, and that a Sport England funding bid was being developed for a six-month pilot of activities for older children and young people.

Actions:

- Finance and performance to remain a standing Board update.
- Board to monitor whether new relationship-building work, including school contacts and the Sport England bid, begins to offset lost hire income.

Income generation ideas

The Board reviewed [Income generation - options review.docx](#) and agreed to prioritise those closest to existing Hub activity and therefore most likely to be achievable quickly. Because we cannot currently afford extra staff time to work on these development ideas, a board lead was identified for each priority strand. Each lead will need to work with the relevant staff members to investigate and progress the options.

- Summer evening kiosk: Chuku working with Amber (cafe) and Nura (volunteer coordinator)
- Generating more membership income: David Selby working with Carola
- Co-working use of the community room: Sarah with Nura
- Charging a higher rate for evening events: Ruth with Nura
- Paid workshops on community organising: Joan and Sarah

The Board agreed that ideas not prioritised immediately could be revisited later. See ‘investigate later’ section of updated [Income generation - options review.docx](#)

Chuku reported that the proposed summer/evening kiosk had not progressed as hoped because of staff capacity, holidays and concerns about the likely income from paid staff cover.

Actions:

- Board members leading each priority idea to investigate proposals and be ready to provide updates to next Board meeting

Board subgroups

The Board discussed the need for clearer structure and communication around 3 subgroups (Community Engagement; Personnel; Finance). It was noted that subgroups had originally been intended to support work between Board meetings and involve people beyond the Board, but communication about meetings and outputs had become unclear.

Nóra White said it would help staff to know when subgroup meetings were taking place, so that staff could raise issues at the right time rather than contacting individual Board members repeatedly. The Board also discussed the inappropriateness of WhatsApp for work communication because it is not acceptable to ask staff to receive work-related messages on personal phones or while on leave.

Actions:

- Ruth to schedule HR/Personnel subgroup meetings in the alternate months between Board meetings, with meetings cancelled if there is no business.
- Membership of community engagement group confirmed as Joan, Nura and Carola; group to communicate their meetings and decisions so that other board members aware
- David Selby to set up regular finance meetings with the incoming Office Coordinator, initially likely to be fortnightly
- Subgroups to improve visibility of meeting dates and outputs so Board members and staff know where to raise issues.

Office Coordinator recruitment

The Board noted that Nóra White has resigned as Office Coordinator, with her final date expected to be 29 September 2026 unless adjusted around bookings. Board members thanked Nóra for all her hard work and contribution to the Hub.

Ruth reported that the recruitment panel will be Ruth, Nóra White and Nura Nur. Interviews are planned for 7 September 2026, with the aim of appointing in time for some handover before Nóra White leaves. So there is some handover.

Actions:

- Nóra White to circulate the Office Coordinator job advert for Board comments, with comments due by midnight so the advert can be published the next day.
- Board members to share the advert through appropriate local networks, forums and groups.

Membership

Carola had provided a written update to the board, see annex. The Board thanked Carola for all her hard work so far.

Ideas discussed included a clearer membership strategy, regular membership updates to the Board, ways for members to suggest agenda items or comment on Board priorities, member meetings or “have your say” sessions, and a specific questionnaire asking members how they may wish to contribute skills, time, fundraising or event ideas.

Actions:

- Carola to provide a membership strategy update at the next Board meeting (October), including plans for member involvement as well as recruitment and income.
- Ruth to include regular updates on key indicators, including membership numbers and engagement levels, in future Board agendas.

Haringey Council repairs

The Board noted that the snagging works from the previous summer's repairs are understood to be almost complete. Remaining points include the hanging of mirrors (Danny is pressing for this but it may have been outside the contractor's brief) and the left-hand GAR door not closing properly.

Dave Morris reported that he expects to focus as a board member mainly on strategic matters to do with repairs and general relations with the council. He noted that there is a new regime at the council which may affect parks and community centres over time, and that he is involved in relevant discussions about ensuring effective partnership with friends groups and community centres.

Actions:

- Repairs and council relationship issues to continue to be routed through Dave Morris where appropriate.
- Remaining snagging points to be followed up, including mirrors and the GAR door.