



HCA Annual General Meeting 2025

Hanover Community Centre

Monday 24th November 6:30 PM

Agenda

- Welcome & introductions
- Activity report 2024-25
- Financial report
- *[Any proposals]*
- Election of trustees, treasurer and secretary
 - The existing Trustees have identified these areas that would benefit from additional Trustee capacity: Building expertise. Risk management. Policy development. Event management.

HCA Annual report 2024-25

About Hanover Community Association

The Hanover Community Centre is a vital meeting place for our neighbourhood providing low-cost indoor space for organised activities and private gatherings, We also provide a much-needed green space for our community, most of whom live in small properties with limited outside space.

Hanover Community Association is the charity responsible for the management and maintenance of the centre building, which is 100% community run. We have bi-monthly meetings of trustees, and the meeting is also open to anyone with an interest in the centre and its activities. The trustees and two p/t members of staff work closely with community groups who run activities from the centre, and we have centre users as trustees.

The current trustees are a mix of local residents and centre users, of which some have been involved for a significant number of years, whilst others have joined since the last AGM.

The trustees have great ambitions for the Centre - we want it to be a community hub and meeting space, and provide more opportunities to connect, learn and live sustainably for Hanover residents of all ages, abilities and backgrounds.

Acknowledgements

Whilst all Trustees should be recognised for the time and effort they dedicate to keeping the centre open, safe and thriving, it should be acknowledged that the transformation of the community centre garden space would not have been possible without many people giving time and effort to benefit the community. We would like to thank all those who volunteered expertise beyond expectation to help change the space, Jerome Simeoni, Enzo Simeoni, Simon Stanforth, Alex Hill, Phil Williams, Bruce Watt, Alex Pile, Josh Gardiner, Tom Oakden, Timothy Baptiste Headley and Nick Gregg.

Despite severe financial constraints, thanks to this support, we have been able to deliver a new community asset which provides a calm respite in the centre of Hanover. We hope this space will grow into a key community meeting point for many years to come.

The Trustees would also like to highlight the efforts of the centre's very dedicated group of garden volunteers who also play a vital role in developing and maintaining the space led by Ian Macintyre and Ruth Moorhouse.

Trustees

Who	Role	Term
Current		
Andy Currie	Secretary	2022-
Maggie Houghton	Chair	2018-
Karen James	Trustee	2025-
Alexia Lazou	Trustee	2002-2025 (stepping down at AGM)
James Mathieson	Trustee	2022-
Paul Norman	Trustee	2024-
Bav Patel	Trustee	2024-
Keith Tramplesure	Treasurer	2022-
Talabi Pitanga	Trustee	2024
The Trustees would also like to thank Fiona Wright & Jane Eyles who were involved for shorter periods throughout 2024/25		

Current Staff

Who	Role	Hours per week / FTE
Amanda Softly	Centre Manager	25h / 66.6%
Ian Macintyre	Centre Caretaker	10h/ 26.6%

Activity report October 2024 to September 2025

The main activity the centre delivers is room hire to local groups, businesses and individuals.

It should be noted that at the current charging structure the income from our regular hiring activities only just about cover our monthly regular outgoings. In order for the centre to remain a safe and functional space, and to deliver any wider community activities, it is essential that we increase our income, either through fundraising; expanding our income generating potential through new products; by reviewing our charging structure, or all three.

Hiring activity

We currently have good occupancy. 36 different groups hire the centre on a regular basis, and we estimate a monthly footfall at the centre of about 1,000 people:

Battle Re-enactment	Morris Men
Breastfeed Drop in	Open Door Dramatherapy
Brighton Ballet School	Pilates with Katie Bringloe
Centred Space Yoga & Thai Massage with Leo Taylor	Pilates with Nelly Lewis
Christ Embassy	Pilates with Rachel Attmere
Compass Therapy	Qi Gong
Connected Hub	Rose Garden Homeschool
Crazy Monkey Martial Arts	Singing Mamas
Diabetes Health Clinic	SNA
Dreamspin Hoop	Third Space Theatre
Family Group Conference	Violin and Piano Lessons with Rachel Wood
Future You PT	Woodland Tribe
Hanover Action: towards a sustainable community	Wutan Kung Fu
Hanover Playgroup	Yoga with Beverley Fish
Iyengar Yoga with Sarah Kennedy	Yoga with Charlie
Life Art classes	Yoga with Juliette Finn

Magic Moves/Bolly Moves

Yoga with Peggy Osborne

Mascot group

Yoga with Sarah Sullivan

We are generally fully booked for one-off events and parties on the weekends and have recently begun hosting wedding receptions, utilising both the Hall and newly developed garden.

Centre maintenance, repairs & upgrades

The following works have been completed in the reporting period:

- New front door
- New garden ambient & security lighting
- Garden storage for e-bikes, garden equipment and street party furniture
- Hall storage for furniture
- Relocating staff office, and repurposing existing office as storage
- Kitchen hatch
- Fire safety works including upgrading fire-doors and signage
- New notice boards and external signage

The following works are planned (see also *Fundraising* below):

- Continuing fire safety works to building fabric, including fire-boarding; and new Fire Risk Assessment
- Auditing and logging of all minor repairs
- Replacement of rear fire escape door and frame
- Working with Council to enable roof repairs and window repairs/replacement
- Creating a safe buggy storage area as part of works to ensure all fire exit routes are free from obstructions.
- Taking forward final roof insulation as resources/grants allow.

Community events

- 2024 Christmas Fayre (Woodland Tribe, makers' market, Santa's Grotto)
- 2025 Summer Fayre (Woodland Tribe, Hanover Action stall, indoor/outdoor games, entertainment, food and drink)
- 2025 Beer Festival (beer, wine, cider, live music, food)
- 2025 Halloween (garden spooks, face-painting, food and drink)
- 2025 Wreathmaking and prosecco/Santa's Grotto
- 2026 Fringe Live Shows over two weekends

Bike Hire Scheme

The Hanover Community E-Cargo bike share scheme has now been running for 12 months, allowing registered users to hire 2 high quality E-Cargo bikes from the centre. These can be used for everyday tasks, from a big food shop or visit to a hardware store, to multi-day hires for social use, reducing the need to rely on a vehicle when carrying small loads. We have had many sign ups this year, with several successful trips to the recycling centre for users without a car.

The scheme is currently running below capacity and we hope to improve the flexibility of the hiring system further in the new year, as the bikes become more easily accessed from the new garden space. We hope this will encourage new sign ups and increased usage over the next 12 months.

Fundraising

We have submitted x funding bids to help us deliver essential and desired works to the centre, without depleting centre reserves:

- Rampion Community Benefit Fund, to insulate the roof. Declined as 'not cost-effective'. Next steps under review.
- Work with SwitchAid for charities, to secure cheaper energy contracts, and a renewable electricity supplier. Completed.
- Application to BHCC Social Value Fund (replacement rear fire exit) - awaiting outcome
- Preparatory work with All Seasons Energy to apply to Veolia Landfill Trust to secure funding for Solar PV and Battery. Ongoing development.

We are also now registered with Band of Brothers, and are able to receive funding from an American Express initiative to recognise staff volunteering.

Looking ahead

We continue to identify, plan and deliver activities that fall within our 3 strategic aims; to facilitate use of the centre, enrich the culture of Hanover, and support the wellbeing of our community.

Our priorities for the next 12 months are:

- Complete any outstanding compliance works, with a focus on fire safety and staff safety
- Increase funds to improve capacity of staff to deliver wider community & centre activities
- Continue to upgrade garden, working with the freeholder, volunteers, local business and centre users to further develop its potential
- Seek external funding for energy efficiency improvement works on the building.
- Deliver more community events, subject to staff capacity, and volunteer availability

Centre accounts

The centre's audited accounts can be accessed through the Charity Commission webpage:

<https://register-of-charities.charitycommission.gov.uk/en/charity-search/-/charity-details/272127/accounts-and-annual-returns>

