



DLCA

ANNUAL REPORT 2023



OBJECTIVES AND ACTIVITIES

Charitable Objectives

As Trustees we want to help to create a space that is *for* the community *by* the community.

We want the house and garden to be a place where people of all ages feel welcome and gain a sense of belonging and purpose. A place to 'breathe' and make time for one another in a world which can feel stressful and a bit lonely at times.

People from the local community have already come up with lots of exciting ways the space could be used.

The key objectives of the charity, as set out in our governing document, are shown below.

Promoting wellbeing

To promote the wellbeing of residents, without distinction, in the Stirchley/Hazelwell/Kings Heath area of Birmingham.

Building community

To work with others to improve all aspects of life (social, mental, physical, spiritual, and educational) and to foster community spirit for the achievement of these and other charitable objects.

Creating space

To operate a community facility in furtherance of the charitable objects.



Building

2023 saw the much-anticipated reopening of the community centre which has become known locally as Pineapple House. From January to when we opened in March our focus was finishing off the kitchen space, cleaning and painting the ground floor to safely welcome visitors. We continued to engage local people in the refurbishment with a mix of volunteers and skilled local trades carrying out this work. We were delighted to finally reopen on Monday 13 March.

Ensuring our work delivers our aims

We are grateful to independent consultant Dani Knox, The Fundraising Coach, for her annual review ensuring that our activities and benefits remain in line with our stated charitable aims and objectives. Some of her work makes up this annual report. We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives and in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set. We are particularly focused on the specific qualitative and quantitative objectives set out in our funding bids with key partners such as The National Lottery.

The focus of our work

At the heart of what we do is three three-hour Warm Welcome sessions a week (Mondays, Wednesdays, and Fridays 9.30am-12.30pm). This is a Pay-As-You-Feel Café space with toddler toys, games, bring-your-own crafts, and jigsaws. We regularly have over 30 people at the sessions, and they have become a real lifeline in the neighbourhood. We have welcomed people from 4-months- to 94-years-old! Our Warm Welcome activity is registered with Birmingham City Council and we have received a small grant through their Cost of Living programme.

Our approach is to respond to ideas generated by local people at these sessions so that we jointly identify and develop projects and services that benefit the community and where possible with local people leading as volunteers supported by staff. These activities take place at Pineapple House (171 Pineapple Road, Stirchley, Birmingham B30 2SY). During 2023 we have delivered:

- weekly storytime for pre-schoolers led by a local resident
- weekly charity bingo led by local residents
- IT support to help people gain confidence online through staff and volunteers
- benefit/support advice from a local person with lived experience
- monthly board games evening led by a local resident
- summer family drop-in sessions led by staff
- a tile painting workshop led by Birmingham Centre for Arts Therapy (BCAT),
- one-off events like "Meet Alan", a local bushcraft expert who was on Channel 4 show "Alone"
- 10-week art therapy course for 13-18s led by BCAT
- cake fundraiser for a charity that supports one of the visitors run by local resident
- two dance therapy classes, one for 5-7s and one for 8-11s through private hire by a local resident starting up a new business
- Birmingham Centre for Arts Therapy regularly privately hire the space for their work,
- garden workshops led by a local charity

Since our model for community development and involvement is '*for the community, by the community*', we spend time chatting with the flow of people at these key sessions with the goal of seeking out ideas for activities and supporting residents to realise these ideas. One example of this is with a Make-Your-Own Winter Wreath workshop where a local resident had the idea to run an affordable craft workshop at the centre and the staff have enabled this to happen by providing the venue and background support for her. The event was a huge success, drawing people from a range of ethnic backgrounds and has given the resident the confidence to pursue more opportunities like this (the resident noted how much it had helped her mental health). The same can be said of our cake sales, bingo, board games evenings, all of which are supported by staff but run by local residents.

Since we reopened our building in March 2023, we have regularly consulted local residents about how they would like to use Pineapple House through face-to-face conversations, a tile painting workshop, online and paper questionnaires. We continue to ask all new visitors to the Warm Welcome sessions how they would like to get involved and what they might like to offer. Through consultation and providing support (target-setting, promotion, following policies and procedures) we have helped local residents to establish groups that are of benefit to both the group leaders and the community.

How our activities deliver public benefit

Meeting our Charitable Objectives

In line with our Charitable Objectives, we have *promoted the wellbeing of residents*, without distinction, in the Stirchley/Hazelwell/Kings Heath area of Birmingham. This has been achieved through volunteer engagement in the renovation of the building and the Regrowth Project in the garden space.

We have sought to *build a community network* of neighbours and local people through our Facebook page and through connecting in the activities in and around the building. Positive messages and connections online at this stage helps to improve life and will build a foundation for community engagement when the building is fully operational.

We have prioritised the *creation of a space* that will be of great benefit to the local community. We have seen first-hand how important this space is to people and how much they are looking forward to utilising the space in the future.

The difference we make [extracts below are from of our independent review by Dani Knox]

Pineapple House has been open and engaging with the community through regular provision since March 2023. In this relatively short space of time, the charity engages with over 100 visitors per week plus others through non-weekly provision and consultation sessions. Numerically, 90% of those who completed the feedback questionnaire (where the difference was ranked one to five), scored the impact as four or above. 56.5% gave the difference they experienced five out of five.

Positive social interaction

A consistent theme that came across was the power and impact of positive social interaction and community building. People expressed a sense of belonging and community, where they could meet and interact with a diverse group of individuals. Many mentioned the welcoming and friendly atmosphere, where they made friends and connections, particularly among different generations. The House provided a safe space where people felt accepted and valued, regardless of their background or differences. The fact that the House is local

to many who use it, shows the power of it's ability to build a local community, providing a convenient and accessible place for people to gather.

It filled a void by offering a warm and welcoming space for residents, especially parents with young children.

One woman spoke of how coming to the House stops her scrolling through social media which is not good for her. She can knit at home but the temptation of the phone is always there. Whereas at the House, she doesn't want to be on her phone but talking instead. Another person commented similarly that it's a breath of fresh air not to even think about their phone or have the desire to pick it up.

"It's been a welcoming place where my kids and I feel like we belong, we have loved making friends with a variety of people that we wouldn't have met otherwise. It's the highlight of our week. Everyone is so friendly and I can't wait to see what else happens here. It's been great to see my kids interacting with older people as well as young. It has helped a lot with my mental health to have a safe space I can bring my kids and chat to other people."

Support and well-being

Another persistent theme that came through was support, well-being and improvement in mental health. Individuals shared stories of overcoming challenges, such as domestic abuse, isolation, and mental health struggles, with the support of charity. They found Pineapple House to be a safe haven for themselves and their children. It played a role in improving mental health, reducing stress, and boosting self-esteem. Several respondents reported increased confidence, happiness, and motivation as a result of their involvement. For some, it served as a lifeline in challenging times.

"Suffer from low esteem. Greatly improved whilst attending Pineapple House."

"It has made an enormous difference to my mental health, the days feel so much less daunting when I know DLCA is open."

An example of this was numerous parents who shared comments about being able to get out of the house, something to motivate them to leave and somewhere to find people to talk to. Having an adult conversation in an environment where their children are safe so they could relax made a difference. They report children being happy there and a sense of them thriving but mainly grateful for the support it has given them as a parent.

"As a new full time mum it has helped me to meet other parents and gain some support and make new friendships, which has definitely been a life saver!"

Accessibility

Through the feedback, people mentioned accessibility. The work completed and planned for the building to make it accessible is extensive. The consultation with the local community about how to make it more accessible is making its mark already.

However, accessibility is not just about physically being able to access a building. The proximity of Pineapple House to people's homes was a significant advantage, allowing them to visit regularly without much planning. Not needing a car or to travel on buses makes the support offered accessible. A number of people mentioned the fact that it local is really important to them as there's nowhere else they can go.

It's also accessible to varying ages. Parents appreciated Pineapple House as a place to bring their children, providing a routine, interaction, and a range of activities. The children benefited from socialising with peers, playing with toys, and engaging in creative activities. But retired people also spoke of being able to contribute

and engage in the community again and of meeting people of differing ages. Reduction in loneliness was mentioned numerous times by those 66 years or over.

Pineapple House was also praised for its inclusivity, where neuro-divergent individuals, children of various ages, and people from different backgrounds could come together without judgment.

There is no charge for the provision, but beneficiaries donate on a Pay-As-You-Feel basis giving a sense of ownership, and ability to contribute without the financial ask being onerous or expected. The Pay-As-You-Feel café was appreciated, offering an affordable, high-quality option. These donations contribute towards the costs of activities and groups at Pineapple House.

Suggestions are quickly taken on to help people like buying new cups for children to drink out of and soon to be installed bike racks for those who come by bicycle.

"I enjoy the company, especially because the drop in is multigenerational. Diverse people there to meet. I've made friends. I feel safe there as a neuro-divergent person. I'm not excluded or judged for my differences. People are kind and the staff are supportive. It feels like real community. I've learned skills from others like knitting and crocheting and I've shared skills with others like setting up technology and apps on phone. It's part of my weekly routine now to go on my day off work and take my knitting or some other craft and chat with everyone. I'm very grateful for it and I'd miss it if I couldn't go."

Confidence building

People highlighted the opportunities for learning and skill-sharing, including activities like knitting, crocheting, and technology assistance. The space served as a hub for exchanging knowledge and fostering personal growth.

Volunteering opportunities at Pineapple House made some individuals feel valued and purposeful, which positively impacted their self-esteem and social interaction. Some came to the House as beneficiaries but have since joined the volunteering team.

"I've recently started volunteering here and have already been made to feel valued and of use which is something I've been missing for a very long time, it's already impacted on my self esteem."

"It has shown me that anyone can do anything."

What would people miss?

When participants were asked what would they miss if the House was no longer there, their top five responses included:

- *The People:* The social connections and friendships formed at Pineapple House are a significant aspect of what people would miss the most.
- *Community Spirit:* The sense of community and belonging that Pineapple House fosters is highly valued by respondents.
- *Routine and Regular Interaction:* Many participants mentioned that Pineapple House has become an integral part of their lives, providing routine and regular interaction during school holidays, and they would miss this continuity.
- *Safety and Safe Space:* Pineapple House is seen as a safe and calm space, particularly for parents with young children, and its absence would leave a void in their lives.
- *Connection with Local Community:* Pineapple House is a hub for connecting with neighbours and staying informed about local news and events, and people would miss this connection if it closed.

These key elements highlight the importance of the social, supportive, and community-building aspects of Pineapple House in the lives of the respondents.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

1187905

Registered office

171 Pineapple Road
Birmingham
B30 2SY

Trustees

Mr C Clayton (Chair)
Mr J Rattley
Mr G Parker
Mr M Williams

Bank

Account number:	6724612400
Sort code:	08-92-99
Account type:	COOPERATIVE (COMMUNITY DIRECT)
Account name	THE DADS LANE COMMUNITY ASSOCIATION

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure & Governance

The Dads Lane Community Association board is the governing body of Trustees, to whom the staff team are accountable. New Trustees are proposed and appointed by the existing members, to serve for an initial term of three years. They are orientated to their task by the Board Chair and are given an induction pack with detailed information and the role and responsibility of Trustees.

In 2023 the Board met six times, in addition to the AGM. These meetings included time with office staff as a mechanism to improve communication and obtain additional reassurances on efficiency and effectiveness. Ad hoc committees are formed to address specific issues. The Board's governance role focuses on compliance and strategic policy development. The Trustees bring a mix of skills and experience to the governing body, many of whom have had a long and therefore stable association with the work.

Staffing

We currently retain a project manager who is overseeing the build project and helping to facilitate the initial stages of the opening the building to the community. We also have a part time member of staff and an occasional sessional worker to facilitate the various groups being formed at the centre

Volunteers

There are currently no fulltime volunteers but teams of people helping with various projects on an ad-hoc basis.

Key Management Remuneration

None.

Risk Management

The trustees have a policy in place for risk management.

Data Protection and GDPR

Data Protection and GDPR policies are followed for the collection of data both online and in the premises.

FINANCIAL REVIEW

Budget and Costs

During 2023 the main costs were for the build project, so we spent monies that had been allocated to the building project from previous years. As such we made an operating loss of £-19, 911.39 across the year. Our balance sheet shows total Net Assets of £419,475 to include the freehold property belonging to DLCA. This value is to be reviewed in 2024 due to the works on the house, which is expected to increase the value of the property significantly.

We continued to be successful with grant applications, bringing in £39,000 for restricted activities mostly focused on the house and warm spaces.

We added sales through our Pay-As-You-Feel Café and donations increased on previous year.

During 2024 we aim to increase our funding streams through securing significant infrastructure grants which would enable us to have longer term employment for a staff team.

Reserves Policy

The current reserves policy to hold a cash amount of £5,000 during the initial stages of running. The freehold property also sits as a reserve should we need to release equity.

Going Concern

The trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis for accounting in preparing the annual financial statements.

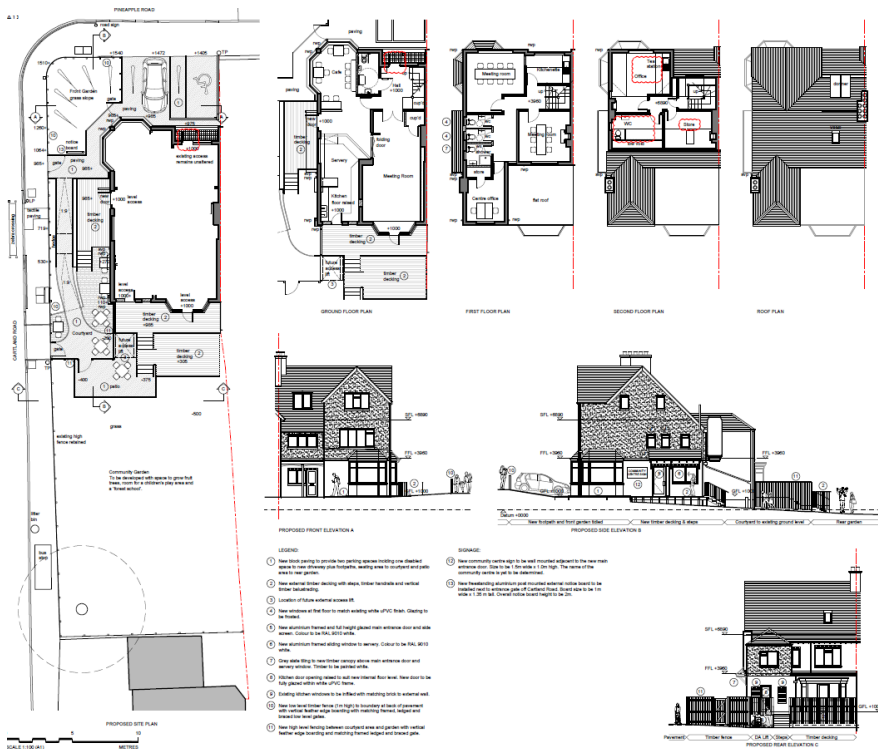
FUTURE PLANS

House Renovation

We are now looking to develop the next floor of Pineapple House and the outside space. This will improve access to the ground floor and the first floor will include a shared working space, offices, extended toilet and shower facilities, a kitchenette and a therapy/counselling room. We will seek support from The National Lottery and other key funders as well as creating an income stream from the rental of the spaces available in the building.

We want to continue to develop the projects we have started and develop even more opportunities for the local community to get involved.

Our dream is that this space becomes a self-sustainable model of community development which continues to be passed on from generation to generation.



Dads Lane Community Association

Financial Activities

January - December 2023

	TOTAL
Income	
1006 Bookings	911.00
Donations and legacies	12,324.86
Gift Aid	3,766.30
Grants - Restricted	39,000.00
Sales	1,872.55
Total Income	£57,874.71
Cost of Sales	
Fundraising Costs	1,779.60
GoCardless Charges	0.00
Total Cost of Sales	£1,779.60
TOTAL	£56,095.11
Expenditures	
Administrative Costs	316.72
Advertising/Promotional	289.73
Bank / Card Processing charges	147.77
Building Renovation Project	18,140.34
Phase 1 Building Costs	13,349.20
Phase 2 Building Costs	240.00
Total Building Renovation Project	31,729.54
Cleaning	106.55
Insurances	3,025.07
Office/General Administrative Expenses	2,306.69
Other Professional Services	73.66
Payroll Expenses	
Pension	99.12
Taxes	87.47
Wages	8,334.64
Total Payroll Expenses	8,521.23
Personnel (Contractors)	24,142.77
Projects	15.69
Provisions	1,241.63
Utilities	
Electricity	461.59
Fibre Connection	433.60
Gas	3,000.53
Water Rates	193.73
Total Utilities	4,089.45
Total Expenditures	£76,006.50
NET OPERATING INCOME	£ -19,911.39
NET INCOME/(EXPENDITURE)	£ -19,911.39

Dads Lane Community Association

Balance Sheet

As of December 31, 2023

	TOTAL
Fixed Asset	
Tangible assets	
Buildings	400,000.00
Fixtures and Fittings	2,172.45
Total Tangible assets	£402,172.45
Total Fixed Asset	£402,172.45
Cash at bank and in hand	
Dads Lane Community Association (0722)	0.02
Dads Lane Community Association (4520)	167.05
Petty Cash	74.49
THE DADS LANE COMMUNITY ASSOCIATION	16,799.08
Total Cash at bank and in hand	£17,040.64
Debtors	
Debtors	295.00
Total Debtors	£295.00
NET CURRENT ASSETS	£17,335.64
Creditors: amounts falling due within one year	
Current Liabilities	
Payroll Liabilities	
HMRC	0.00
Pension	33.04
Total Payroll Liabilities	33.04
Total Current Liabilities	£33.04
Total Creditors: amounts falling due within one year	£33.04
NET CURRENT ASSETS (LIABILITIES)	£17,302.60
TOTAL ASSETS LESS CURRENT LIABILITIES	£419,475.05
TOTAL NET ASSETS (LIABILITIES)	£419,475.05
Charity funds	
Opening Balance Equity	404,789.83
Retained Earnings	34,596.61
Surplus/(Deficit)	-19,911.39
Total Charity funds	£419,475.05

Letter for Charities Commission - Financial Year end 2023

From: **Krissy Hodges** | hodeskrissy55@gmail.com

Monday 7 Oct, 15:24

To: **steve@dlca.co.uk**

From:

Dear Sirs,

My name is Kristina Hodges and I have over 25 years experience working in Finance Departments for various companies from large international companies to SME's and now in the Charity sector.

I have been asked to look over the Financial Activities for the Charity **Dads Lane Community Association** (Reg No 1187905) up to 31st December 2023

I can confirm that the charity has a positive Balance Sheet with total Net Assets of over £402K which includes £17,040.64 cash in bank and hand.

The Income has stayed steady with a total of £57,874.71 (compared to £60,035.38 in 2022) made up of regular donations, gift aid and Grants. Restricted Grants for specific projects makes up 67% of the Income.

The Total Expenditure was higher this year at £76,006.50 (compared to £70,294.73 in 2022), including £31,489.54 on the Building Renovation Project and £24,142.77 on contractors - so this has made a total deficit of nearly £20k for this financial year.

The average monthly expenses (minus the Building Renovation costs) is £1697 so if the Charity did not receive any more donations/grants for the foreseeable then the cash in Bank would still cover the running costs for approx 10 months

To conclude, considering that the past few years have been financially difficult for everyone, especially charities - Dads Lane Community Association still looks to be in a decent financial position now and for the future.

Yours Faithfully
Kristina Hodges
