

THE DADS LANE COMMUNITY ASSOCIATION

England & Wales · Charity number 1187905

Details

Status Registered

Legal form CIO

Registered 2020-02-12

Register [View on the Charity Commission register](#)

Contact

Address 171 Pineapple Road
Birmingham
B30 2SY

Phone 07909713007

Email dadslaneca@gmail.com

Website www.dlca.co.uk

Activities

Objects: 1. TO PROMOTE THE WELLBEING OF RESIDENTS, WITHOUT DISTINCTION, IN THE STIRCHLEY/KINGS HEATH AREA OF BIRMINGHAM.2. 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.3. TO OPERATE A COMMUNITY FACILITY IN FURTHERANCE OF THE ABOVE OBJECTS.

Activities: Promoting WellbeingTo promote the wellbeing of residents, without distinction, in the Stirchley/Hazelwell/Kings Heath area.Building CommunityTo work with others to improve all aspects of life and to foster community spirit for the achievementof these and other charitable objects.Creating SpaceTo operate a community facility in furtherance of the charitable objects.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** General Charitable Purposes
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- Birmingham City

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£229,715	£171,683	-	-
2023-12-31	£57,874	£76,006	-	-
2022-12-31	£60,035	£70,206	-	-
2021-12-31	£50,197	£15,508	-	-
2021-04-01	£24,035	£16,904	-	-

Trustees

Name	Role	Appointed
Stephen James Hawkes	Chair	2025-06-30
Alessandro Totoro		2025-06-30
Amy Bernadette Smith		2025-06-30
Annabel Ruth Wrangles		2025-06-30
Ashleigh Scott		2025-06-30
Graham Eric Parker		2020-02-06
JONATHAN CHARLES RATTLEY		2022-08-08
Rosanna Helen Firth		2025-06-30

THE DADS LANE COMMUNITY ASSOCIATION

England & Wales - Charity number 1187905

Accounts

DLCA

A space for the community, by the community

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 and garden

After re-opening in 2023, the building—now known as Pineapple House—has become a well-established community space in the local area. Following a successful National Lottery bid further works commenced on the first floor of Pineapple House with the second half of the year spent with a construction team on site while continuing the community work on the ground floor.

We also made a great start to the garden (utilising a grant from The ASDA Foundation) and frontage during 2024 working with VolksFitzpatrick (the nearby station developers) and Story (a local civil engineering firm) both of whom gave their time for free.

Ensuring our work delivers our aims

We are grateful to independent consultant Dani Knox, The Fundraising Coach, for her recent 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 have between 15 to 57 people at the sessions, and they have become a real lifeline in the neighbourhood. We have welcomed people from newborn 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 2024 we have developed, delivered or supported others in a wide variety of activities. Highlights for 2024 include:

Advisory Group We now meet three times a year with local residents who offer their experience, skills and local knowledge and act as a sounding board to Steve and Sarah.

Autistic Girls Network have added to their existing fortnightly group and now also offer an extra group for children aged 9-12.

Birmingham Bike Foundry hosted some really useful free bike maintenance courses.

Community Cycle Café provided an opportunity to discuss how to make cycling easier for all.

Dads Club UK held their first... and last stay and play session here when they quickly outgrew our space. We are so thrilled to have been a part of their journey.

Family Board Game Night We now hold monthly sessions for families with children aged 8-16 as well as the session for adults.

Food Hygiene Rating 5 Following a surprise inspection we were proud to be awarded a food rating Level 5 for our kitchen and café procedures.

Fruit and Nut Village have held some community sessions to continue to maintain our apple and pear trees.

Fundraising Through the generosity of local people—a cake sale, a raffle, and a run—we raised over £4,000 towards making the newly renovated first floor fabulous!

Grants We have been really fortunate in obtaining various small and medium grants this year which have enabled us to run the community café space and various other projects.

Let's Grow Together delivered 18 cooking classes for people aged over 50 and are planning to launch a monthly supper club in 2025 to continue the sense of community which has developed amongst participants.

Lottery This year we celebrated a large grant from the Lottery to pay for the first floor and to help us towards sustainability over the next three years.

Make it Together A weekly arts and crafts club for adults has been running since June.

Neighbourhood Get Together We welcomed over 120 local residents to our ground floor and garden to meet their neighbours and share food - thanks to the team of volunteers who organised this hugely successful event! We hope to hold these two-three times a year.

Pay-As-You-Feel Café is at the heart of all that we do and has been a huge success with over 4,000 visits and 147 sessions in 2024. The feedback is as good as the coffee!

Pineapple Movers end of year performance We were honoured to host the first public performance of the children who attend Cristina's (local resident) movement classes.

Pink Pineapple People We held three meet-ups of a board game group for queer people, funded by the Heart of England.

SAM provides a safe space for Specialist Autism Mentoring where women can support one another every two months.

Sustainable Life Birmingham provided free winter workshops including lip balm making and rosehip water making.

Stirchley Cinema Club in partnership with **Falsteen** showed three short Palestinian films and shared some amazing food!

Stirchley Heroes The hard work of our many skilled and generous volunteers was recognised with an award from Stirchley Community Church.

Story Construction generously donated their time to finish our paving and install planters. Thanks to **The Asda Foundation** they are currently back with us to install a free parts play area in the garden.

Trustees have continued to give their time and expertise to ensure that DLCA is meeting its charitable objectives and continues to grow in a way which secures its future for years to come. We are encouraged that six new local people are looking to join the board of Trustees this year and look forward to working with them.

VolkerFitzpatrick, who are developing Pineapple Road Station across the road, have been a wonderful resource in helping us develop the front and side of Pineapple House, enabling us to realise our plans to make the ground floor as accessible as possible.

We Forest Folk held weekly Forest School family sessions throughout the summer holidays and were kind enough to loan us a mud kitchen for our families to enjoy during other sessions.

All of this has been added to our existing wonderful activities which include Bingo, Book Group, GoodGym helping out with practical jobs, Sing and Soothe, Story Time, our annual Volunteers Christmas Party, many Birthday Parties and room bookings for meetings of local organisations.

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. As with the one in 2023, the 2024 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, 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 from independent review by Dani Knox - fundraisingcoach.co.uk]

The feedback from DLCA users overwhelmingly highlights its positive impact across several key areas. The project is most frequently described as welcoming with 85% of participants voting this in their top three. Other

top comments include community-focused, and friendly, with many also noting it as inclusive and safe. Visitors come primarily for social connection, child-related activities, and wellbeing support, often citing the importance of just getting out of the house or engaging in specific groups and volunteering opportunities.

Beneficiaries

Strengthened and improved sense of connection to others in their local community, a place to leave their home for, a place to try new skills and activities, a space which supports their work and employment, a place to support them in their informal roles of being community organisers.

Through formal feedback and anecdotal comments, there is evidence that DLCA has created a valued space that directly meets these goals for beneficiaries. With over 4,000 visits to the Pay-As-You-Feel Café across 147 sessions, and 75% of people voting 'absolutely' to the question that Pineapple House helped me feel more connected to the community, DLCA is fulfilling its promise to offer a welcoming and supportive environment.

Participants were asked to rate, on a scale of 1 to 10, how much the project helped them feel more connected to their community (with 10 being the highest). The average score was an impressive 9.1, with 62% of respondents giving the top score of 10.

This impact is reflected in the experiences shared by DLCA participants. Several attendees described the centre as a place that "gets them out of the house" and provides a much-needed change of environment, particularly for those who are otherwise isolated. The centre also gives people the confidence to try new things. Participants mentioned learning to cook, use new technology, or contribute to community events, activities they wouldn't have considered before coming to DLCA. For those navigating unemployment or precarious work, DLCA offers both practical support and informal encouragement. Finally, DLCA plays a vital role in enabling informal community leadership. Some visitors, initially coming as attendees, have become volunteers or organisers of activities.

"I always feel welcome here. It's the one place I can come to have a chat, do something new and feel like I belong."

Volunteers and Staff

An opportunity to give something back to their local community, the opportunity to develop existing skills and receive training to gain new skills, increased confidence through a role which allows them to share their own strengths and interests to contribute towards building of a community.

Volunteering continues to be a core strength of the DLCA model. Volunteers have led and supported everything from café sessions to events, fundraising, and consultation exercises. They played a crucial role in the delivery of the Neighbourhood Get Together, which brought over 150 residents together to share food and conversation (planned for three times a year). Volunteers have also supported practical improvements, such as garden development, DIY projects, and space maintenance. Several volunteers are now playing a more formal role, such as through participation in the Advisory Group or in supporting the delivery of new initiatives.

When asked to what extent their involvement had given them the opportunity to give back to the community, respondents gave an average score of 7.4 out of 10. Notably, 63% rated this experience 8 or above, highlighting the positive impact of volunteering and participation in helping individuals grow while contributing to the wider community.

Conversations with staff and volunteers reinforce the idea that DLCA offers much more than just roles or responsibilities, it offers a genuine opportunity to contribute meaningfully to the local community. Several volunteers spoke about how their involvement has given them purpose, confidence, and the chance to use their unique skills and interests in ways that are valued.

“So great to see how the building and activities are developing and community flourishing. Great job!”

The Organisation

The chance to continue the historical work of providing space, building community and improving wellbeing, increasing the amount of people who benefit from the use of the space and working with local residents to provide a wide range of interesting and accessible activities for all.

The organisation has made impressive strides in extending its historical mission of community-building through the revitalisation of Pineapple House. The completion of the First Floor Renovation, almost entirely funded by The National Lottery, has significantly increased the usability and capacity of the space, enabling a more diverse programme and greater accessibility within the constraints of the building.

DLCA now supports a wide variety of activities, including regular art and wellbeing sessions. It also supports therapy services at Pineapple House and has begun supporting local employees and businesses through affordable co-working options. In terms of reach and reputation, DLCA's profile has grown within the community and across the area. Its openness to local partnerships and its flexible, grassroots approach has meant that it is able to remain both responsive and strategic, a rare but vital combination in the voluntary sector.

The impact of DLCA's work on community wellbeing is clearly evidenced in the statistical feedback. Notably, 40% of respondents identified 'wellbeing' as one of their top three reasons for attending, highlighting how central this outcome is to participants' motivations. When asked directly whether the project had improved their wellbeing, respondents gave a notable average score of 8.8 out of 10, reflecting a consistently high level of personal benefit. This strongly supports the project's aim to continue its legacy of providing a space that nurtures community and improves wellbeing. Through a range of inclusive and accessible activities, DLCA is delivering on its commitment to support local residents in meaningful and measurable ways.

The value of DLCA as a trusted, welcoming space continues to shine through in conversations with users. Many spoke of the importance of having somewhere local where they feel at home, are known by name, and can build friendships. Several visitors described the positive impact on their mental health and overall wellbeing, citing the warmth and encouragement they receive when they attend. Some specifically mentioned how DLCA has helped them build routine, regain confidence, and feel part of something after difficult seasons of life. Others highlighted how accessible and varied the activities are, and how the centre feels like it belongs to the community. These personal stories echo the statistical data and strongly affirm DLCA's ongoing success in creating a space that improves wellbeing, fosters connection, and reflects its long-standing commitment to serving the neighbourhood.

“I was struggling after my baby was born with my mental health and feelings of loneliness and low mood, made worse by sleep-deprivation! Was so amazing for me to have somewhere close by where I could come and be with lovely people and just sit and feel less alone. I don't know what I would have done without Pineapple House!”

The Wider Community

Strengthened and improved sense of community, more local residents knowing each other and feeling better connected, other local organisations and businesses feel supported by the work of DLCA.

Evidence points strongly to DLCA being a key connector within the local neighbourhood. From large community events to everyday drop-ins, DLCA helps create encounters between strangers, neighbours, and friends. Not only has a wider community event been organised, but the event was co-created with local people, helping build a shared sense of ownership.

In conversations with beneficiaries, people reported being more active in their wider neighbourhood, and DLCA currently works in close partnership with at least five other local organisations. This includes everything from shared event planning with the Friends of Rea Valley Stirchley, joint film nights with Falasteen on Film, and practical support from local businesses like VolkerFitzpatrick and Story Construction.

DLCA's work at Pineapple House has had a clear and measurable impact on strengthening community connections. When asked via the "push button" feedback survey whether Pineapple House had helped them feel more connected to the community, 75% of respondents answered "Absolutely," and a total of 85% answered either "Yes" or "Absolutely." This shows a strong sense of increased community belonging among participants.

"The people I meet here, they come from many places and I don't think I would encounter them much in other places in my life."

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 2024 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 have one full-time member of staff and one part-time member of staff, alongside occasional sessions workers.

Volunteers

There are currently no full-time 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 2024 the main costs were once again for the build project, which included monies from previous years, but included a £98,000 grant towards the second floor refurbishments. At the end of 2024 there is still significant grant monies covering salaries, ongoing costs and sessional work which resulted in a large swing from a £19,911.39 deficit last year to an £56,291.63 surplus this 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.

Room hire increased by £7,600 from last year, and donations were up almost £10,000 too, which included the Pay-As-You-Feel café.

During 2025 we aim to increase our funding streams through maximising the commercial opportunities of the newly refurbished second floor which includes up to three meetings rooms. We also seek to secure funding to finish the final floor of the building, although this is likely not to be realised until 2026.

Reserves Policy

The current reserves policy is 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

First Floor Business Plan

Following the successful renovation of the first floor, we are now looking to increase usage to generate income for the charity and to provide a useful space for the local community. This will include therapy/counselling space, provision for shared working, meeting rooms, as well as the use of a kitchenette, toilet/shower facilities, and a small 'nook' quiet space.

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

Top Floor Planning

We are seeking funding to complete the building by redeveloping the top floor into two rentable offices and a small studio/editing suite to develop a skills project for local people aged 15-25 and to provide a space which can be used for online job interviews.

Café Development

We will look to develop new opening hours for the Community Café to coincide with the opening of Pineapple Road Station across the road from Pineapple House. This will be an opportunity to generate further income for the charity, provide possible local employment, and create a welcoming space for commuters with a purpose of improving mental health.

Statement of Activity
Dads Lane Community Association
January-December, 2024

DISTRIBUTION ACCOUNT	TOTAL
Income	
1001 Charitable Activities	946.94
1006 Room Hire	8,676.89
Donations and legacies	22,184.39
Grants	5,000.00
Grants - Restricted	192,906.62
Total for Income	£229,714.84
Cost of Sales	
Fundraising Costs	1,740.00
Total for Cost of Sales	£1,740.00
Gross Profit	£227,974.84
Expenses	
Administrative Costs	1,280.33
Advertising/Promotional	516.17
Bank / Card Processing charges	161.75
Building Renovation Project	£602.23
Phase 1 Building Costs	274.87
Phase 2 Building Costs	109,233.73
Total for Building Renovation Project	£110,110.83
Entertainment	126.29
Gardening	253.66
Insurances	3,314.85
Office/General Administrative Expenses	2,124.31
Other Professional Services	1,213.92
Payroll Expenses	0
Pension	690.44
Taxes	2,454.76
Wages	32,891.74
Total for Payroll Expenses	£36,036.94
Personnel (Contractors)	9,066.00
Provisions	2,211.54
Reimbursements	0
Reimbursement	0
Total for Reimbursements	0
Repair and maintenance	300.03
Utilities	£434.84
Electricity	590.13
Fibre Connection	672.72
Gas	3,081.46
Water Rates	187.44
Total for Utilities	£4,966.59
Total for Expenses	£171,683.21
Net Operating Income	£56,291.63
Other Income	
Other Expenses	0
Net Other Income	0
Net Income	£56,291.63

Statement of Financial Position

Dads Lane Community Association

As of December 31, 2024

DISTRIBUTION ACCOUNT	TOTAL
Called up share capital not paid	
Fixed Asset	
Tangible assets	
Buildings	400,000.00
Fixtures and Fittings	2,172.45
Office Equipment Cost	393.60
Total for Tangible assets	£402,566.05
Non-current Assets	
Total for Fixed Asset	£402,566.05
Cash at bank and in hand	
Dads Lane Community Association (0722)	0.02
Dads Lane Community Association (4520)	6,107.25
Petty Cash	74.49
THE DADS LANE COMMUNITY ASSOCIATION	68,428.10
Total for Cash at bank and in hand	£74,609.86
Debtors	
Debtors	1,206.20
Total for Debtors	£1,206.20
Current Assets	
NET CURRENT ASSETS	£75,816.06
Prepayments and accrued income	
Creditors: amounts falling due within one year	
Trade Creditors	
Credit Cards	
Current Liabilities	
Payroll Liabilities	0
DCLA Employees	
HMRC	2,615.43
Pension	
Total for Payroll Liabilities	£2,615.43
Total for Current Liabilities	£2,615.43
Total for Creditors: amounts falling due within one year	£2,615.43
NET CURRENT ASSETS (LIABILITIES)	£73,200.63
TOTAL ASSETS LESS CURRENT LIABILITIES	£475,766.68
Creditors: amounts falling due after more than one year	
Provision for liabilities and charges	
Accruals and deferred income	
TOTAL NET ASSETS (LIABILITIES)	£475,766.68
Capital and Reserves	
Opening Balance Equity	404,789.83
Retained Earnings	14,685.22
Net Income	56,291.63
Called up share capital	
Total for Capital and Reserves	£475,766.68

Statement of Activity
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January-December, 2024

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Utilities	£434.84
Electricity	590.13
Fibre Connection	672.72
Gas	3,081.46
Water Rates	187.44
Total for Utilities	£4,966.59
Total for Expenses	£171,683.21
Net Operating Income	£56,291.63
Other Income	
Other Expenses	0
Net Other Income	0
Net Income	£56,291.63

Statement of Financial Position

Dads Lane Community Association

As of December 31, 2024

DISTRIBUTION ACCOUNT	TOTAL
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Tangible assets	
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Debtors	
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Total for Debtors	£1,206.20
Current Assets	
NET CURRENT ASSETS	£75,816.06
Prepayments and accrued income	
Creditors: amounts falling due within one year	
Trade Creditors	
Credit Cards	
Current Liabilities	
Payroll Liabilities	0
DCLA Employees	
HMRC	2,615.43
Pension	
Total for Payroll Liabilities	£2,615.43
Total for Current Liabilities	£2,615.43
Total for Creditors: amounts falling due within one year	£2,615.43
NET CURRENT ASSETS (LIABILITIES)	£73,200.63
TOTAL ASSETS LESS CURRENT LIABILITIES	£475,766.68
Creditors: amounts falling due after more than one year	
Provision for liabilities and charges	
Accruals and deferred income	
TOTAL NET ASSETS (LIABILITIES)	£475,766.68
Capital and Reserves	
Opening Balance Equity	404,789.83
Retained Earnings	14,685.22
Net Income	56,291.63
Called up share capital	
Total for Capital and Reserves	£475,766.68

2024 Report

From: **Krissy Hodges** | hodgeskrissy55@gmail.com

Wednesday 24 Sep at 12:22

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

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 2024

I can confirm that the charity has a positive Balance Sheet with total Net Assets of over £475K which includes £74,609.86 cash in bank and hand (a £57k increase from last financial year)

The Income has increased from £57,874.71 in 2023 to £229,714.84 – of which £192K is in Restricted Grants. There has been a significant increase in Income from Room Hire which is a very positive factor for the Community Centre. The rest of the income is made up of regular donations, gift aid and Unrestricted Grants.

The Total Expenditure was again higher this year at £171,683.21 (compared to £76,006.50 in 2023), including £110,110.83 on the Building Renovation Project which was only £31,489.54 in 2023.

Even though there was an increase in material cost for the renovation, the amount spent on contractors was £9,066.00 – a third of the cost compared to £24,142.77 in 2023.

Also to note, is the increase in Payroll Expenses from £8,521.23 to £36,036.94 which will help to provide a more consistent service at the community centre.

The average monthly expenses (minus the Building Renovation costs) has risen to £4,375 per month from £1,697 p/m in 2023, 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. 17 months.

To conclude, in the 4 years I have looked over the Financial Accounts for DLCC, 2024 has been the best financial year by far. The Building Project seems to be having such a positive effect on the usage in the centre, giving it scope to support a wide range of activities that benefit the wider community.

This is all at a time when the Charity Sector and especially the smaller charities are really struggling to survive - Dads Lane Community Association still looks to be in a decent financial position now and for the future.

Yours Faithfully
Kristina Hodges

THE DADS LANE COMMUNITY ASSOCIATION

England & Wales - Charity number 1187905

Accounts



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.

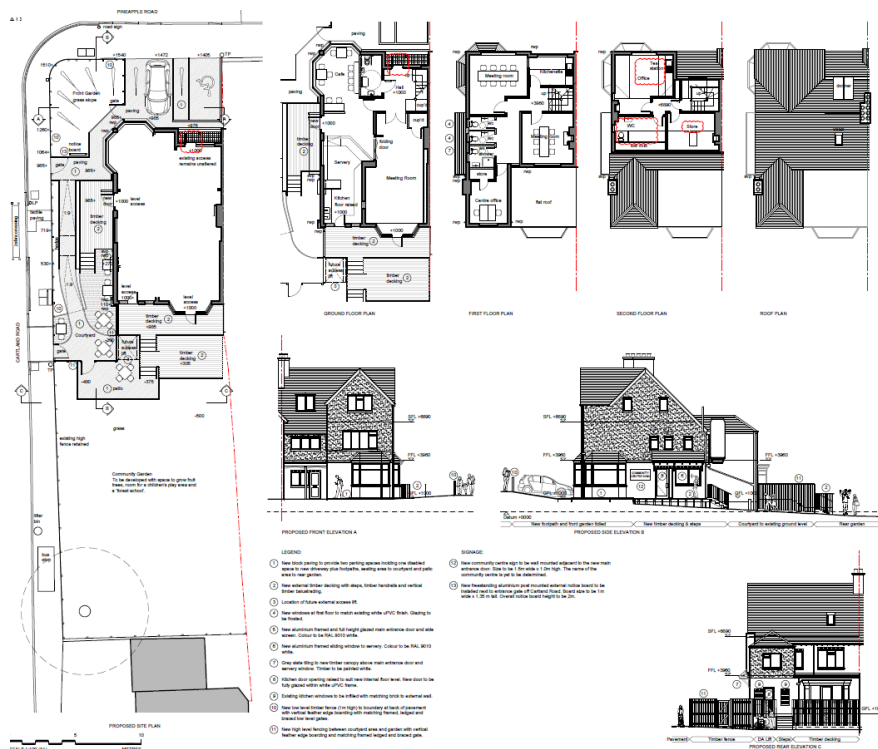
FUTURE PLANS

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** | hodgeskrissy55@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

THE DADS LANE COMMUNITY ASSOCIATION

England & Wales - Charity number 1187905

Accounts



DLCA

ANNUAL REPORT 2022



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

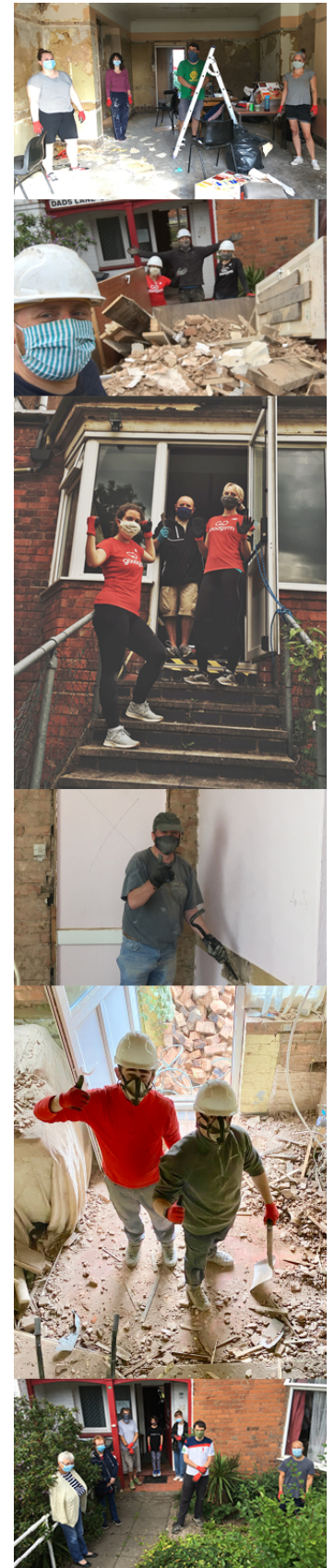
To promote the wellbeing of residents, without distinction, in the Stirchley/Hazelwell/Kings Heath area of Birmingham.

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 plan

The main thrust of our work during 2022 was to raise finances, complete the ground floor works on the premises that DLCA own and continue to make positive connections with local people. The building will serve as the main base for the charity objectives. As such most activities are focused around the building renovation at this stage with full activities beginning at the house at the beginning of 2023.

Ensuring our work delivers our aims

We will review our aims, objectives, and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review outlines at the success of each key activity and the benefits they have brought to those groups of people we are set up to benefit.

The review also helps us ensure our aims, objectives and activities remained focused on our stated purposes. 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.

The focus of our work

The community centre is a key part in the delivery of our charitable objectives and, as such, we have continued to redevelop the building and garden space. Despite setbacks with availability of trades and the discovery of further problems with the building, we have continued to make progress with the refurbishment project.

Although the building has not been in use, we were still been able to welcome local people into the garden for our Regrowth Project and volunteers have also been helping with the safer aspects of the refurbishment (such as filling skips, sanding walls, and various social engagement activities).

During the year we:

- completed 95% of the refurbishment of the ground floor
- connected with local people in partnership with local charity in tending to the raised beds with edible perennials and ten fruit trees
- completed first- and second-fix plumbing on the ground floor including a new boiler and heating system
- completed first- and second-fix electrics on the ground floor including a security system
- worked safely with volunteers in- and outside the building
- expanded our social media presence to over 700 local people
- planned the expansion of our Board of Trustees
- applied for over grants to finance the project and made plans to grow a monthly supported base
- successfully secured funding to run a Warm Space project as soon as the building is open
- successfully secured £48,000 funding from the National Lottery to enable the staffing and delivery of the first year of opening

How our activities deliver public benefit

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.

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

The organisation currently has four trustees with no staff.

Governance

Governance is by plies created by the trustees for the management of the charity and house.

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

As the house is currently being renovated there are no ongoing cost for the running of the premises. The budget we are focused on in the money needed to renovate the building. This will be done in three stages:

Phase 1	Ground Floor	Budget £80,000
Phase 2	Second Floor	Budget £50,000
Phase 3	Third Floor	Budget £30,000

As such each phase will begin once we have raised enough money or pledges from grant making organisations.

Reserves Policy

The current reserves policy is based around the poverty as a significant asset. Any costs invested in the house will be monitored against equity value.

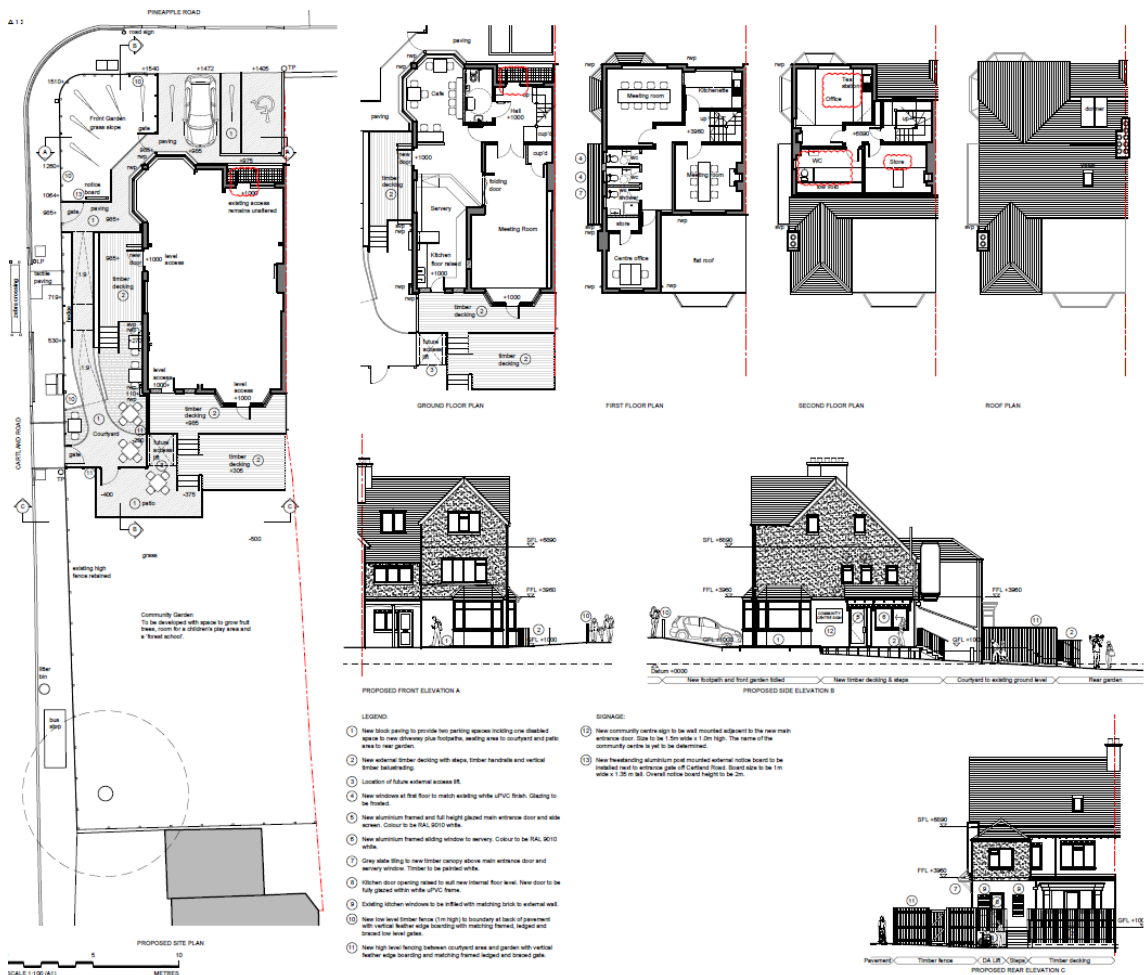
Going Concern

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

The plans for 2023 are to open the ground floor of the community centre in order to begin to welcome people from the community and fulfil our charitable objectives.



Management Report

Dads Lane Community Association
For the period ended 31 December 2022

Prepared on
3 October 2023

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Financial Activities

January - December 2022

	Total
INCOME	
Donations and legacies	10,805.38
Grants	10,000.00
Grants - Restricted	38,750.00
Sales	480.00
Total Income	60,035.38
COST OF SALES	
GoCardless Charges	88.37
Total Cost of Sales	88.37
TOTAL	59,947.01
EXPENDITURES	
Building Renovation Project	54,790.23
Business Rates	209.92
Insurances	2,796.88
Office/General Administrative Expenses	1,372.80
Other Professional Services	1,550.40
Personnel (Contractors)	5,400.00
Projects	917.40
Raising funds	2,664.00
Utilities	
Electricity	351.63
Gas	26.53
Water Rates	126.57
Total Utilities	504.73
Total Expenditures	70,206.36
NET OPERATING INCOME	-10,259.35
NET INCOME/(EXPENDITURE)	£ -10,259.35

Balance Sheet

As of December 31, 2022

	Total
FIXED ASSET	
Tangible assets	
Buildings	400,000.00
Fixtures and Fittings Cost	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)	130.27
THE DADS LANE COMMUNITY ASSOCIATION	37,323.70
Total Cash at bank and in hand	37,453.99
NET CURRENT ASSETS	37,453.99
NET CURRENT ASSETS (LIABILITIES)	37,453.99
TOTAL ASSETS LESS CURRENT LIABILITIES	439,626.44
TOTAL NET ASSETS (LIABILITIES)	£439,626.44
CHARITY FUNDS	
Opening Balance Equity	404,759.83
Retained Earnings	45,125.96
Surplus/(Deficit)	-10,259.35
Total Charity funds	£439,626.44

Re: Letter for Charities Commission

From: **Krissy Hodges** | krissy.hodges@youngpeoplefirst.org.uk

Wednesday 25 Oct, 15:10

To: **Steve Squires** | hellostevesquires@gmail.com

Dear Sirs,

My name is Kristina Hodges and I have over 20 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 2022

I can confirm that the charity has a positive Balance Sheet with total Net Assets of over £439K which includes £37,453.99 cash in bank.

The total Income was £60,035.38 made up of regular donations and grants - 50% of the grant money is Restricted for specific projects.

The Total Expenditure was £70,294.73, including £54,790.23 on the Building Renovation Project - so this has made a total deficit of just over £10k for this financial year.

The average monthly expenses is approx £1,285 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 over 2 years.

To conclude, considering that this past year has been financially difficult for everyone, especially charities - Dads Lane Community Association is in a good financial position now and for the future.

Yours Faithfully
Kristina Hodges

Jubilee House, Westlea Road, Leamington Spa,
Warwickshire, CV31 3JE, 01926 450156



Registered in England. Company Limited by Guarantee
#3201917. Registered Charity #1056035



We want all children in Warwickshire to be...



HEARD



SAFE



HEALTHY



SKILLED



HAPPY



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THE DADS LANE COMMUNITY ASSOCIATION

England & Wales - Charity number 1187905

Accounts



DLCA

ANNUAL REPORT 2021



Building • Community

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

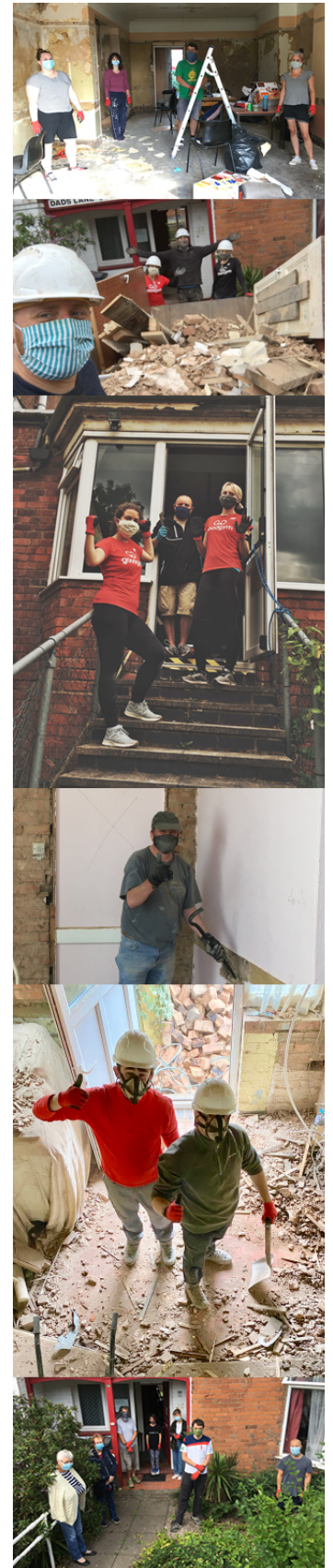
To promote the wellbeing of residents, without distinction, in the Stirchley/Hazelwell/Kings Heath area of Birmingham.

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 plan

The main thrust of our work during 2021 is to raise finances and gain planning permission to fully refurbish the premises that DLCA own. The building will serve as the main base for the charity objectives. As such most activities are focused around the building renovation at this stage with full activities beginning at the house at the end of 2022.

Ensuring our work delivers our aims

We will review our aims, objectives, and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review outlines at the success of each key activity and the benefits they have brought to those groups of people we are set up to benefit.

The review also helps us ensure our aims, objectives and activities remained focused on our stated purposes. 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.

The focus of our work

The community centre is a key part in the delivery of our charitable objectives and, as such, we have continued to redevelop the building and garden space. Despite setbacks with availability of trades and the discovery of further problems with the building, we have continued to make progress with the refurbishment project.

Although the building has not been in use, we were still been able to welcome local people into the garden for our Regrowth Project and volunteers have also been helping with the safer aspects of the refurbishment (such as filling skips, sanding walls, and various social engagement activities).

During the year we:

- have planned the refurbishment of the ground floor (including a new security system)
- successfully submitted plans for the refurbishment
- delivered a series of garden sessions (The Regrowth Project) in partnership with another local charity
- built and planted three raised beds with edible perennials and planted ten fruit trees to be looked after, and subsequently enjoyed, by future generations
- planned first-fix plumbing on the ground floor
- planned first-fix electrics on the ground floor
- worked safely with volunteers in- and outside the building
- expanded our social media presence by launching on Twitter and Instagram and continuing to build an online following of over 500 local people
- planned the expansion of our Board of Trustees
- applied for over 15 grants to finance the project and made plans to grow a monthly supported base
- successfully secured £45,000 funding for projects and renovation

How our activities deliver public benefit

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.

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

Lloyds Bank plc
798 Bristol Rd S
Northfield
Birmingham
B31 2NP

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The organisation current has four trustees with no staff.

Governance

Governance is by plies created by the trustees for the management of the charity and house.

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

As the house is currently being renovated there are no ongoing cost for the running of the premises. The budget we are focused on in the money needed to renovate the building. This will be done in three stages:

Phase 1	Ground Floor	Budget £80,000
Phase 2	Second Floor	Budget £50,000
Phase 3	Third Floor	Budget £30,000

As such each phase will begin once we have raised enough money or pledges from grant making organisations

Reserves Policy

The current reserves policy is based around the poverty as a significant asset. Any costs invested in the house will be monitored against equity value.

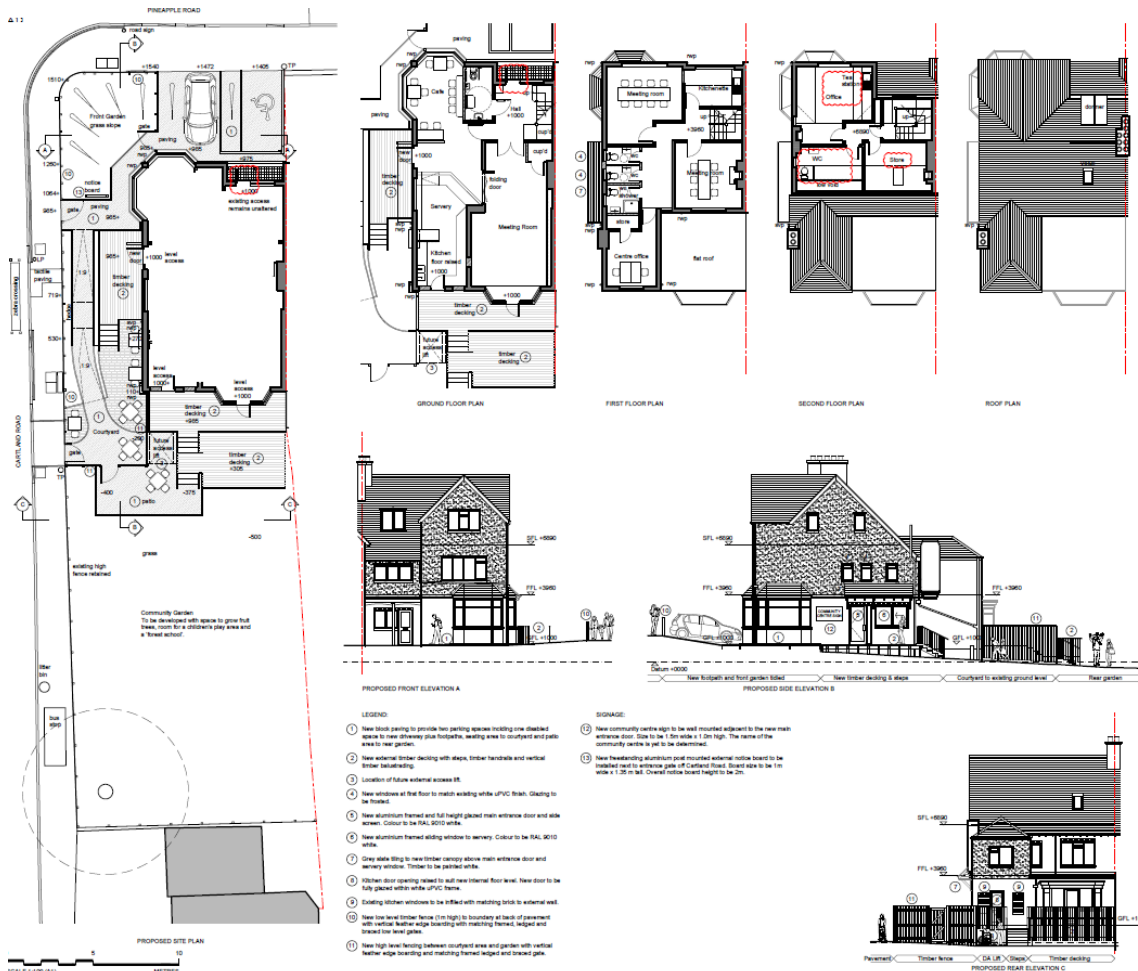
Going Concern

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

The plans for the remainder of 2021 and 2022 are for the renovation of the property to serve the community and charitable objectives.



Dads Lane Community Association

Financial Activities

2 April - 31 December, 2021

	TOTAL
Income	
Donations and legacies	3,760.66
Grants - Restricted	43,200.00
Total Income	£46,960.66
Cost of Sales	
Fundraising Costs	3,540.00
Total Cost of Sales	£3,540.00
TOTAL	£43,420.66
Expenditures	
Advertising/Promotional	73.19
Building Renovation Project	8,004.23
Business Rates	53.16
Entertainment	134.70
Insurances	2,352.41
Office/General Administrative Expenses	236.16
Other Professional Services	700.00
Projects	1,495.77
Utilities	0.00
Electricity	139.56
Gas	299.81
Water Rates	71.20
Total Utilities	510.57
Total Expenditures	£13,560.19
NET OPERATING INCOME	£29,860.47
NET INCOME/(EXPENDITURE)	£29,860.47

Dads Lane Community Association

Balance Sheet

As of December 31, 2021

	TOTAL
Fixed Asset	
Tangible assets	
Buildings	400,000.00
Total Tangible assets	£400,000.00
Total Fixed Asset	£400,000.00
Cash at bank and in hand	
Dads Lane Community Association (0722)	0.02
Dads Lane Community Association (4520)	49,885.77
Total Cash at bank and in hand	£49,885.79
NET CURRENT ASSETS	£49,885.79
NET CURRENT ASSETS (LIABILITIES)	£49,885.79
TOTAL ASSETS LESS CURRENT LIABILITIES	£449,885.79
TOTAL NET ASSETS (LIABILITIES)	£449,885.79
Charity funds	
Opening Balance Equity	404,759.83
Retained Earnings	15,084.32
Surplus/(Deficit)	30,041.64
Total Charity funds	£449,885.79

Dear Sirs,

My name is Kristina Hodges and I have 20 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 2021

I can confirm that the charity has a positive Balance Sheet with total Net Assets of over £449K which includes £49,885.79 cash in bank.

The total Income for the 9 months was £46,960.66 and the Total Expenditure was £13,560.19, which is a healthy ratio of 3.46 times more income than expenses.

The average monthly expenses is approx £1506 so if the Charity did not receive any more donations/grants for the foreseeable then the cash in Bank would cover the running costs for over 2 years.

To conclude the charity is in a good financial position now and for the future.

Yours Faithfully
Kristina Hodges

THE DADS LANE COMMUNITY ASSOCIATION

England & Wales - Charity number 1187905

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DLCA

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Building • Community

OBJECTIVES AND ACTIVITIES

Charitable Objectives

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

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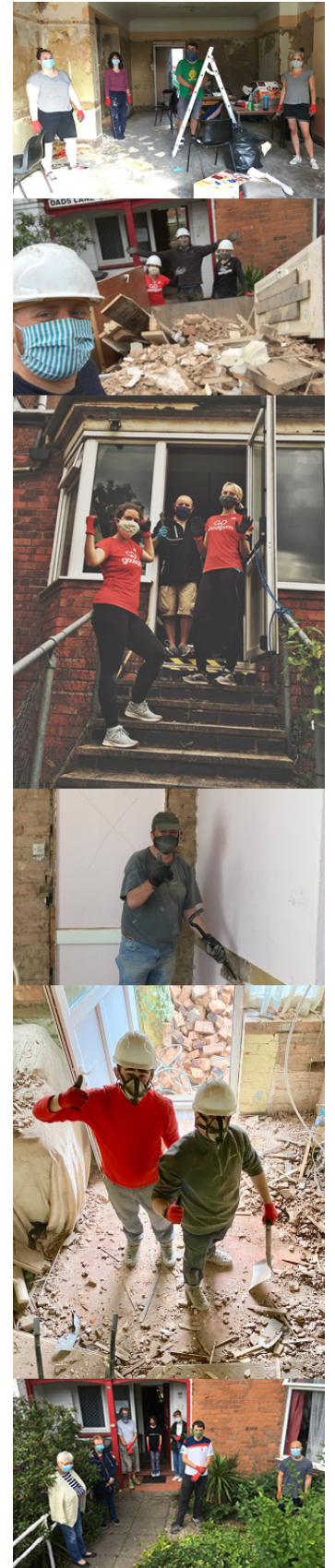
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The main thrust of our work during this year to April to 2021 is to raise finances and gain planning permission to fully refurbish the premises that DLCA own. The building will serve as the main base for the charity objectives. As such most activities are focused around the building renovation at this stage with full activities beginning at the house in mid – end 2022.

Ensuring our work delivers our aims

We will review our aims, objectives, and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review outlines at the success of each key activity and the benefits they have brought to those groups of people we are set up to benefit.

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The focus of our work

The focus of our work this year has been to ensure continued community engagement within the challenging circumstances and restrictions presented by the Covid-19 pandemic.

The last year has been such a challenging time for everyone. We have grieved the loss of people known to us and the activities that sustain us. But amongst it all we have seen little glimpses of hope and positivity. A collective spirit and neighbourliness that has brought joy and held us together in difficult times.

We have taken the opportunity this year to begin to renovate the community centre so that, as we begin to emerge into a new way of life, Dads Lane Community Association will be a brilliant resource in bringing people together and building community.

During the year we:

- launched a new website and social media campaign and built a following of over 450 local people
- successfully formed the new CIO with a new charity number
- reviewed the building renovation and came up with solutions to a whole host of problems
- created architectural building plans based on community consultation
- made good progress with the open-plan ground floor with space for a café and an accessible WC
- installed first-fix electrics on the ground floor
- worked safely with hundreds of volunteers in- and outside the building
- applied for over 30 grants to finance the project and secured significant funds
- submitted and obtained planning permission to extend the café and create access for wheelchair users on the Cartland Road side
- made essential roof repairs to ensure that the building is water-tight and ready for trades
- launched The Regrowth Project in the garden

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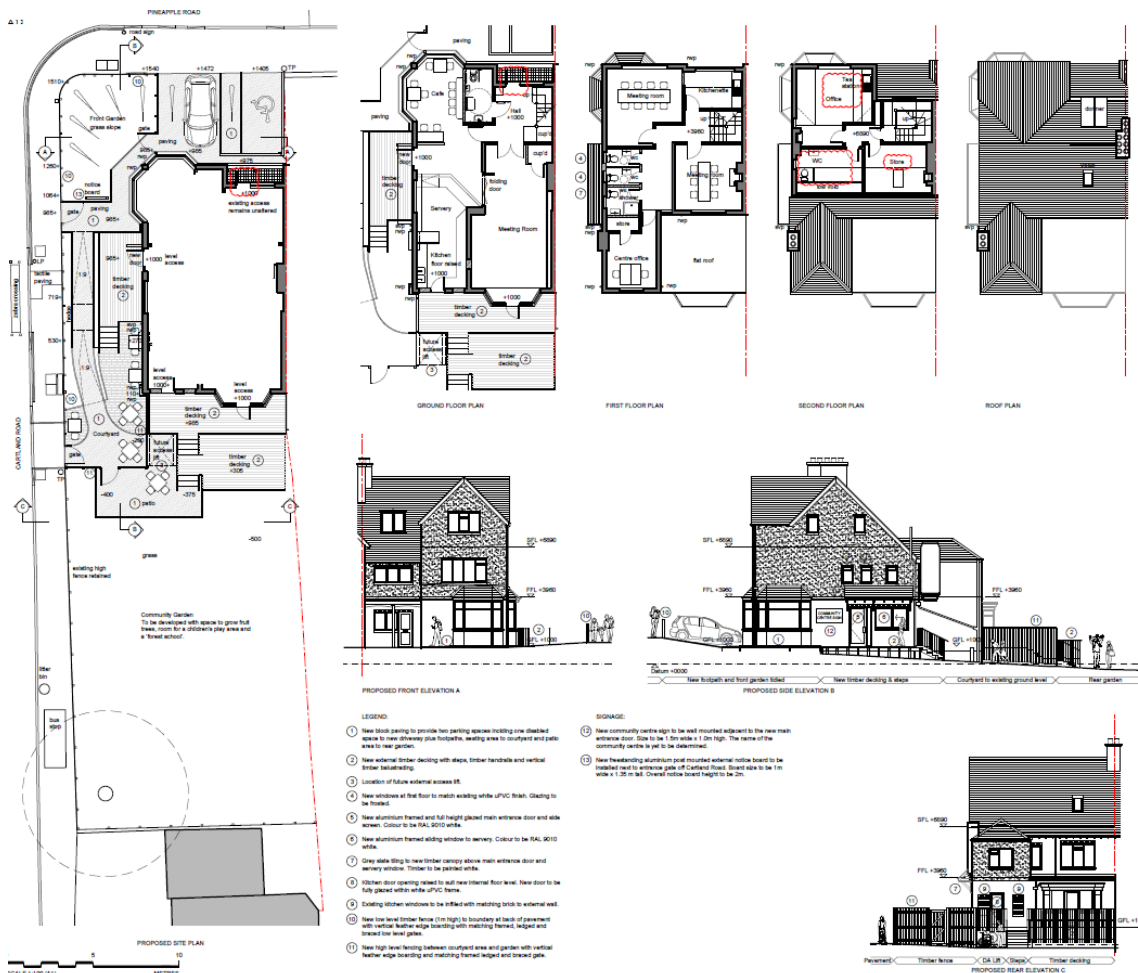
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Dads Lane Community Association

Financial Activities

2 March, 2020 - 1 April, 2021

	TOTAL
Income	
Donations and legacies	3,510.84
Grants - Restricted	9,980.00
Rental of Rooms	545.00
Total Income	£14,035.84
Cost of Sales	
Fundraising Costs	1,107.60
Total Cost of Sales	£1,107.60
TOTAL	£12,928.24
Expenditures	
Building Renovation Project	1,168.08
Phase 1 Building Costs	8,379.92
Total Building Renovation Project	9,548.00
Insurances	1,041.60
Legal Fees	3,584.40
Other Professional Services	1,040.19
Repair and maintenance	482.00
Utilities	0.00
Electricity	306.68
Gas	813.58
Water Rates	87.29
Total Utilities	1,207.55
Total Expenditures	£16,903.74
NET OPERATING INCOME	£ -3,975.50
Other Income	
Interest Received	0.08
Rate Relief COVID	10,000.00
Total Other Income	£10,000.08
Other Expenditures	
Other Expenditure	0.01
Total Other Expenditures	£0.01
NET OTHER INCOME	£10,000.07
NET INCOME/(EXPENDITURE)	£6,024.57