

# 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](https://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 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
<b>Total for Income</b>	<b>£229,714.84</b>
Cost of Sales	
Fundraising Costs	1,740.00
<b>Total for Cost of Sales</b>	<b>£1,740.00</b>
<b>Gross Profit</b>	<b>£227,974.84</b>
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
<b>Total for Building Renovation Project</b>	<b>£110,110.83</b>
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
<b>Total for Payroll Expenses</b>	<b>£36,036.94</b>
Personnel (Contractors)	9,066.00
Provisions	2,211.54
Reimbursements	0
Reimbursement	0
<b>Total for Reimbursements</b>	<b>0</b>
Repair and maintenance	300.03
Utilities	£434.84
Electricity	590.13
Fibre Connection	672.72
Gas	3,081.46
Water Rates	187.44
<b>Total for Utilities</b>	<b>£4,966.59</b>
<b>Total for Expenses</b>	<b>£171,683.21</b>
<b>Net Operating Income</b>	<b>£56,291.63</b>
Other Income	
Other Expenses	
<b>Net Other Income</b>	<b>0</b>
<b>Net Income</b>	<b>£56,291.63</b>

# 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
<b>Total for Tangible assets</b>	<b>£402,566.05</b>
Non-current Assets	
<b>Total for Fixed Asset</b>	<b>£402,566.05</b>
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
<b>Total for Cash at bank and in hand</b>	<b>£74,609.86</b>
Debtors	
Debtors	1,206.20
<b>Total for Debtors</b>	<b>£1,206.20</b>
Current Assets	
<b>NET CURRENT ASSETS</b>	<b>£75,816.06</b>
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	
<b>Total for Payroll Liabilities</b>	<b>£2,615.43</b>
<b>Total for Current Liabilities</b>	<b>£2,615.43</b>
<b>Total for Creditors: amounts falling due within one year</b>	<b>£2,615.43</b>
<b>NET CURRENT ASSETS (LIABILITIES)</b>	<b>£73,200.63</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>£475,766.68</b>
Creditors: amounts falling due after more than one year	
Provision for liabilities and charges	
Accruals and deferred income	
<b>TOTAL NET ASSETS (LIABILITIES)</b>	<b>£475,766.68</b>
Capital and Reserves	
Opening Balance Equity	404,789.83
Retained Earnings	14,685.22
Net Income	56,291.63
Called up share capital	
<b>Total for Capital and Reserves</b>	<b>£475,766.68</b>

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# 2024 Report

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From: **Krissy Hodges** | hodeskrissy55@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

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