

Company registration number: 3177091

Charity registration number: 1059186

The Dudson Centre

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2025



The Dudson Centre

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The Dudson Centre

Reference and Administrative Details

Trustees	IJ Dudson KCVO CBE
	MW Barnish
	K Shea-Tipping
	JK Milton
	J Hancock
	RD Mounsey
Charity Registration Number	1059186
Company Registration Number	3177091
	The charity is incorporated in England.
Registered Office	Hope Street
	Hanley
	Stoke-on-Trent
	Staffordshire
	ST5 1DD
Independent Examiner	CBV France
	Chartered Accountants
	Graphic House
	124 City Road
	Stoke-on-Trent
	ST4 2PH
Bankers	Unity Trust
	4 Brindley Place
	Birmingham
	B1 2JB

The Dudson Centre

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements and auditors' report of the charitable company for the year ended 31 March 2025.

Objectives and activities

Objects and aims

The objects of the charitable company are to preserve for the benefit of the townspeople of the City of Stoke-on-Trent in the county of Staffordshire and of the nation at large whatever of the historical, architectural and constructional heritage may exist in and around that city in the form of buildings (including any building as defined in section 336(1) of the Town and Country Planning Act 1990) of particular beauty or historical, architectural or constructional interest or any part thereof and to promote any other charitable purposes for the benefit of the community in Stoke-on-Trent and, in particular, the advancement of education, the preservation and protection of good health and relief of poverty, distress and sickness.

Public benefit

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Achievements and performance

The charitable company has continued to ensure that the Dudson Centre is maintained to a high standard and provides an excellent range of accommodation to a variety of organisations from the voluntary community and social enterprise sector. The trustees have continued to monitor the ongoing maintenance requirements and sought to ensure adequate funding remains in place to enable such maintenance work to be carried out. During the year, ongoing maintenance work has been carried out, remedial work on the bottle kiln has been completed, and exploratory work has been carried out to assess repairs needed to the roof. Trustees continue to monitor the sinking fund and likely future expenditure to ensure that it is sufficient.

The charity continues to delegate the day-to-day running of the Dudson Centre to the head tenant, VAST Services (1920) (VAST), a registered charity. Their performance is monitored at each trustee board meeting. During the year in review, occupancy levels have fallen due to financial pressures on tenants and the ending of several large contracts formerly delivered using European funding. VAST continue to work to increase the occupancy levels.

Financial review

The results for the year are shown in the Statement of Financial Activities.

Policy on reserves

The trustees have established a policy of building up a reserve to contribute to the costs of major repairs and renewals to the Dudson Centre buildings. This reserve is monitored annually and the contribution to the reserve is adjusted accordingly. The trustees are confident that reserves are building at a suitable level to meet the requirements of the schedule of future major repairs and renewals.

The Dudson Centre

Trustees' Report

Trustees and officers

The trustees and officers serving during the year and since the year end were as follows:

Trustees:

IJ Dudson KCVO CBE
MW Barnish
K Shea-Tipping
JK Milton
J Hancock
RD Mounsey

Secretary: RG Hill (Resigned 4 December 2024)

Structure, governance and management

Nature of governing document

The company is limited by guarantee and does not have share capital. It is a non-profit making organisation and a registered charity governed by its Memorandum and Articles of Association dated 25 March 1996, updated September 2010 and November 2015.

Recruitment and appointment of trustees

The Board of trustees contains a broad mix of skills thereby enhancing its effectiveness. When further trustees' recruitment is necessary the criteria for new members are decided using a skills audit to ensure the board retains its efficacy.

Induction and training of trustees

The present board of trustees are familiar with the charitable company's work and with their responsibilities and requirements as board members. New board members meet with the Chair and members of the management team of VAST Services (1920) to ensure that they have a full understanding of the charity and their responsibilities.

Arrangements for setting key management personnel remuneration

The key management personnel are the senior management team of VAST Services (1920) who are the managing tenants of The Dudson Centre. Their remuneration is set by the Board of Trustees of Vast Services (1920) and is outside of the control of The Dudson Centre.

The Dudson Centre

Trustees' Report

Major risks and management of those risks

Details of the way the charitable company is governed are set out under organisational structure. Trustee board meetings regularly review the controls operating around the organisation.

The major risks identified are community risks in the area surrounding the building making the location undesirable, occupancy levels and the related income implications for the managing tenant, under performance of the managing tenant and the inability to recruit or retain appropriate trustees.

The Board carries out a formal risk review process to identify the principal risks facing the organisation. The risks are scored and their relative importance agreed and various actions taken to mitigate the risks are also identified. The process is recorded and risks summarised together with an ongoing action plan in a formal risk management document.

The board continually monitor and mitigate these risks at board meetings and review the sustainability and reputation of VAST Services (1920) as the managing tenant as well as regularly reviewing the level of the deferred maintenance reserve which is held to allow for repair and upkeep of the buildings as required.

Small companies provision statement

This report has been prepared in accordance with the small companies regime under the Companies Act 2006.

The annual report was approved by the trustees of the charity on 31/9/2025 and signed on its behalf by:


IJ Dudson KCVO CBE
Trustee

The Dudson Centre

Independent Examiner's Report to the trustees of The Dudson Centre ('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').


Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of The Dudson Centre as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



.....
CBV France

Geens Ltd
Chartered Accountants
Graphic House
124 City Road
Stoke-on-Trent
ST4 2PH

Date: 31/9/2025

The Dudson Centre

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account.)

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £
Income and Endowments from:				
Donations and legacies	2	27,000	-	27,000
Charitable activities	3	<u>10,734</u>	<u>-</u>	<u>10,734</u>
Total Income		<u>37,734</u>	<u>-</u>	<u>37,734</u>
Expenditure on:				
Charitable activities	4	<u>(56,772)</u>	<u>-</u>	<u>(56,772)</u>
Total Expenditure		<u>(56,772)</u>	<u>-</u>	<u>(56,772)</u>
Net movement in funds		(19,038)	-	(19,038)
Reconciliation of funds				
Total funds brought forward		<u>109,214</u>	<u>1,287,477</u>	<u>1,396,691</u>
Total funds carried forward	12	<u>90,176</u>	<u>1,287,477</u>	<u>1,377,653</u>

Comparative Information

	Note	Unrestricted £	Restricted £	Total 2024 £
Income and Endowments from:				
Donations and legacies	2	25,000	-	25,000
Charitable activities	3	<u>9,613</u>	<u>-</u>	<u>9,613</u>
Total income		<u>34,613</u>	<u>-</u>	<u>34,613</u>
Expenditure on:				
Charitable activities	4	<u>(47,077)</u>	<u>-</u>	<u>(47,077)</u>
Total expenditure		<u>(47,077)</u>	<u>-</u>	<u>(47,077)</u>
Net movement in funds		(12,464)	-	(12,464)
Reconciliation of funds				
Total funds brought forward		<u>121,678</u>	<u>1,287,477</u>	<u>1,409,155</u>
Total funds carried forward	12	<u>109,214</u>	<u>1,287,477</u>	<u>1,396,691</u>

All of the charity's activities derive from continuing operations during the above two periods.

The notes on pages 8 to 14 form an integral part of these financial statements.

The Dudson Centre
(Registration number: 3177091)
Balance Sheet as at 31 March 2025

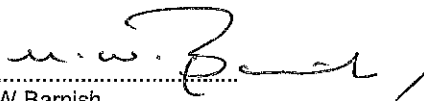
	Note	2025 £	2024 £
Fixed assets			
Tangible assets	7	1,287,477	1,287,477
Current assets			
Cash at bank and in hand	8	92,760	110,039
Creditors: Amounts falling due within one year	9	<u>(2,584)</u>	<u>(825)</u>
Net current assets		<u>90,176</u>	<u>109,214</u>
Net assets		<u>1,377,653</u>	<u>1,396,691</u>
Funds of the charity:			
Restricted		<u>1,287,477</u>	<u>1,287,477</u>
Unrestricted income funds			
Designated Funds		71,440	93,657
General Funds		<u>18,736</u>	<u>15,557</u>
Total unrestricted funds		<u>90,176</u>	<u>109,214</u>
Total funds	12	<u>1,377,653</u>	<u>1,396,691</u>

For the financial year ending 31 March 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The financial statements on pages 6 to 14 were approved by the trustees, and authorised for issue on 31.03.2025 and signed on their behalf by:



 MW Barnish
 Trustee

The notes on pages 8 to 14 form an integral part of these financial statements.

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Notes to the Financial Statements for the Year Ended 31 March 2025

1 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). They also comply with the Companies Act 2006 and Charities Act 2011.

Basis of preparation

The Dudson Centre meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

These accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

Going concern

The financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements. In making this assessment the trustees monitor the financial health of VAST services (1920), who are the only tenant of the centre.

Judgements

In preparing the accounts no judgements have been made involving estimates in the process of applying the charity's accounting policies with the exception of those disclosed in the depreciation accounting policy. The annual impairment review of the buildings is carried out by the trustees based on the insurance valuation. No assumptions concerning the future have a significant risk of causing material adjustment to the carrying value of assets and liabilities within the next reporting period.

Income and endowments

All incoming resources are included in the statement of financial activities when the charity is entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

Voluntary income is received by way of grants, donations and gifts and is included in full in the statement of financial activities when receivable. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity, are recognised when the charity becomes unconditionally entitled to the grant. Donated services and facilities are included at the value to the charity when this can be quantified. The value of services provided by volunteers has not been included.

Expenditure

Expenditure is included on an accruals basis as a liability is incurred.

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Notes to the Financial Statements for the Year Ended 31 March 2025

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees meetings and reimbursed expenses.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Individual fixed assets costing £1,000 or more are initially recorded at cost.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Buildings	annual impairment review by trustees
Fixtures and fittings	20% straight line basis

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Fund accounting

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

The Dudson Centre

Notes to the Financial Statements for the Year Ended 31 March 2025

2 Income from donations and legacies

	Unrestricted funds Designated £	Total funds £
Other income from donations and legacies	27,000	27,000
Total for 2025	27,000	27,000
Total for 2024	25,000	25,000

3 Income from charitable activities

	Unrestricted funds General £	Total funds £
Rents and Insurances	10,734	10,734
Total for 2025	10,734	10,734
Total for 2024	9,613	9,613

4 Expenditure on charitable activities

	Unrestricted funds Designated £	General £	Total funds £
Professional Charges	-	34	34
Rents and Insurance	-	6,534	6,534
Preservation of The Dudson Centre	49,217	-	49,217
Governance Costs	-	987	987
Total for 2025	49,217	7,555	56,772
Total for 2024	40,060	7,017	47,077

5 Governance costs

	Unrestricted funds General £	Total funds £
Independent examiner fees		
Examination of the financial statements	915	915
Total for 2025	915	915
Total for 2024	891	891

The Dudson Centre

Notes to the Financial Statements for the Year Ended 31 March 2025

Governance costs are all allocated to the costs of Charitable Activities.

6 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

7 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 April 2024	2,408,519	39,588	2,448,107
At 31 March 2025	2,408,519	39,588	2,448,107
Depreciation			
At 1 April 2024	1,121,042	39,588	1,160,630
At 31 March 2025	1,121,042	39,588	1,160,630
Net book value			
At 31 March 2025	1,287,477	-	1,287,477
At 31 March 2024	1,287,477	-	1,287,477

8 Cash and cash equivalents

	2025 £	2024 £
Cash at bank	92,760	110,039

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Notes to the Financial Statements for the Year Ended 31 March 2025

9 Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals	<u>2,584</u>	<u>825</u>

10 Related party transactions

During the year the charity made the following related party transactions:

VAST Services (1920)

(VAST Services (1920) is a member of The Dudson Centre)

In its role as head tenant of the Dudson Centre VAST Services (1920) collects service charges from sub tenants which include an amount to fund the upkeep and maintenance of the property. During the year £27,000 (2024 £25,000) was received from VAST Services (1920) as a contribution to the designated funds in respect of this. £10,734 was also receivable for rent and insurance (2024 £9,613).. At the balance sheet date the amount due to/from VAST Services (1920) was £Nil (2024 - £Nil).

11 Control Relationship

The Charity is controlled by the Trustees.

12 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Balance at 31 March 2025 £
Unrestricted funds				
<i>General</i>				
General Funds	15,557	10,734	(7,555)	18,736
<i>Designated</i>				
Designated Funds	<u>93,657</u>	<u>27,000</u>	<u>(49,217)</u>	<u>71,440</u>
Total unrestricted funds	109,214	37,734	(56,772)	90,176
Restricted funds				
Capital Reserve	<u>1,287,477</u>	<u>-</u>	<u>-</u>	<u>1,287,477</u>
Total funds	<u>1,396,691</u>	<u>37,734</u>	<u>(56,772)</u>	<u>1,377,653</u>

The Dudson Centre

Notes to the Financial Statements for the Year Ended 31 March 2025

Comparative Information

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Balance at 31 March 2024 £
Unrestricted funds				
<i>General</i>				
General Funds	12,961	9,613	(7,017)	15,557
<i>Designated</i>				
Designated Funds	<u>108,717</u>	<u>25,000</u>	<u>(40,060)</u>	<u>93,657</u>
Total unrestricted funds	121,678	34,613	(47,077)	109,214
Restricted				
Capital Reserve	<u>1,287,477</u>	<u>-</u>	<u>-</u>	<u>1,287,477</u>
Total funds	<u><u>1,409,155</u></u>	<u><u>34,613</u></u>	<u><u>(47,077)</u></u>	<u><u>1,396,691</u></u>

The specific purposes for which the funds are to be applied are as follows:

Capital Reserve

The Capital Reserve represents the cost of the freehold land and buildings less depreciation to date.

Designated Funds are for the upkeep and maintenance of the property. Expenditure from the designated funds is planned based on a schedule of repairs and maintenance and a calculation of the required sinking fund contribution from VAST Services (1920) each year is made based on this plan.

The Dudson Centre

Notes to the Financial Statements for the Year Ended 31 March 2025

13 Analysis of net assets between funds

	Unrestricted funds		Restricted funds	Total funds at 31 March 2025
	General £	Designated £	£	£
Tangible fixed assets	-	-	1,287,477	1,287,477
Current assets	21,276	71,440	-	92,716
Current liabilities	(2,540)	-	-	(2,540)
Total net assets	<u>18,736</u>	<u>71,440</u>	<u>1,287,477</u>	<u>1,377,653</u>

	Unrestricted funds		Restricted funds	Total funds at 31 March 2024
	General £	Designated £	£	£
Tangible fixed assets	-	-	1,287,477	1,287,477
Current assets	16,382	93,657	-	110,039
Current liabilities	(825)	-	-	(825)
Total net assets	<u>15,557</u>	<u>93,657</u>	<u>1,287,477</u>	<u>1,396,691</u>

14 Operating lease commitments - lessor

The total value of future minimum lease payments received was as follows:

	2025 £	2024 £
Within one year	4,368	3,252
In two to five years	17,472	13,008
In over five years	<u>53,728</u>	<u>44,276</u>
	<u>75,568</u>	<u>60,536</u>

15 Charity status

The charity is a charity limited by guarantee and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £10 towards the assets of the charity in the event of it being wound up while he or she is a member or within one year after he or she ceases to be a member.

The address of its registered office is:

Hope Street
Hanley
Stoke-on-Trent
Staffordshire
ST5 1DD