



**Centric**  
Community Projects

*Centric Community Projects* is an award winning charity which provides free or subsidised workspace for other charitable organisations.

We work with charities, non-profit organisations and also small businesses. We're proud to offer an innovative solution to help reduce overheads and encourage the growth of these organisations.

Centric has already helped **over 1,300 organisations** both big and small by providing space to them.

All the team here at Centric are dedicated to giving the charity sector a hand in these challenging times.

### **Julie Ion, Chief Executive**

Julie is in charge of Centric's day to day activity. She takes pride in always ensuring that helping charitable organisations, small business owners and local communities is at the heart of what we do.

### **Lauren B, Charity Coordinator**

Lauren finds organisations which have the greatest need of office, retail or storage space, and matches them to Centric's available properties. Lauren also plays a key role in Centric's marketing and publicity.



### **Lance Haggith, Director**

As well as being a director of Centric, Lance founded *Sports Traider*, the 1st chain of charity shops dedicated to providing affordable sports equipment.

### **Navrita Atwal, Trustee & Chairwoman**

As well as her position with Centric, Navrita is the Chief Executive at the *UK Equality Council*, whose exhibitions are hosted in many Centric managed venues.

### **Femi Akinwande, Trustee**

Femi is a qualified accountant and gives advice and guidance on Centric's financial matters.

### **Graham Hudson, Trustee**

Graham is an artist and tutor at The Royal College of Art, London and has made a great contribution towards the UK Equality Council's equality exhibitions.

### **Nate Burnikell, Trustee**

Currently working for the Civil Service, Nate previously completed a summer internship at Centric. Nate played a big part in developing Centric's health and safety policies, before coming back on board as a trustee.

We manage multiple charity hubs nationwide. These are properties which are shared by multiple organisations, and can range in size from small retail units being shared by two or more organisations, to much larger spaces which have previously housed up to fifty organisations.

Space can be used creatively to suit your needs.

## CASE STUDY:

Previously we've managed a multi-storey office block in Coventry which was home to over 40 organisations including charities, non-profit organisations and artists. All our hubs provide an excellent platform for networking, and Coventry in particular became known within the community as a 'one-stop shop' for anyone seeking to engage with the local charity sector.



Reading



Manchester



Nottingham



Birmingham



We occupy many smaller properties such as individual retail outlets, or multiple outlets in a shopping precinct.

We have seen many creative and original uses of retail properties by charities, with prominent examples including an art gallery with work solely created by ex-forces personnel, and a disused bank which became 'The Happy Hub', a mental health and wellbeing drop in service.

### CASE STUDY:

In Rossendale, Lancashire, we occupied a string of previously empty retail units in an area considered to be a 'ghost town' by locals. According to our former tenants *Civic Pride*, the town is now thriving thanks to the life that was injected into the area by Centric.

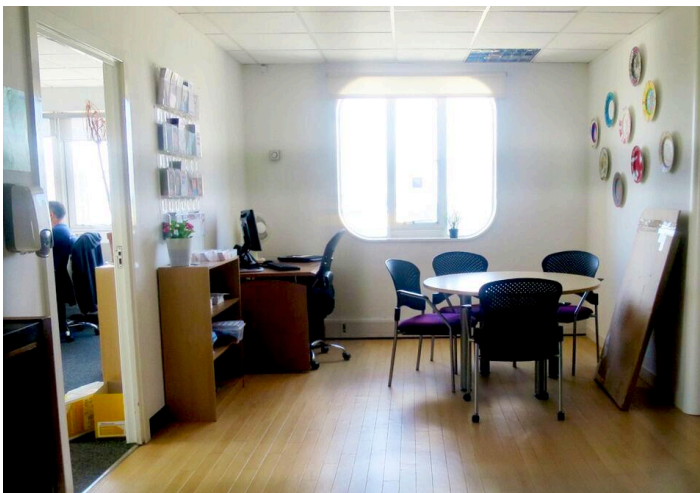
Office space is a perennial need of organisations, and this is one of the most in demand types of space we manage.

Previously, the space we've provided has been used as space for meetings, staff training, classroom space for disadvantaged adult learners, and much more. When allocating space, careful consideration is given to the safeguarding of all potential client groups.

**TESTIMONIAL:**

**"Centric has been a blessing in every way. We love the work Centric does and hope they continue growing to help more organisations"**

*Hiana Foundation, Birmingham.*



*Terrence Higgins Trust; raising awareness on issues surrounding HIV and sexual health*



*Shine A Light; supporting children suffering with cancer and their families.*



*Coventry Refugee and Migrant Centre: supporting new residents of Britain.*

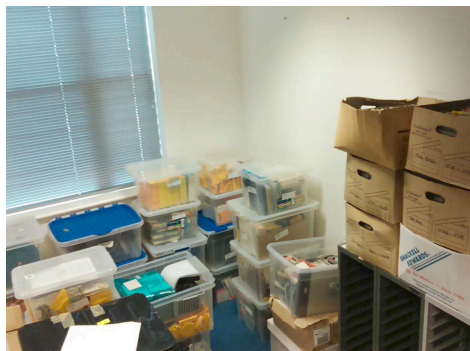


*Vanny Radio; working with local youth to teach broadcasting and technology skills.*

For organisations who require larger storage space, we offer warehouses and larger industrial properties to suit their needs.

Charities, non-profit organisations and small businesses have many varying needs for storage space, and recent examples of these needs have been:

- Entertainment equipment belonging to *The Flying Seagulls*, who travel to refugee camps and bring some joy to the lives of children staying there.
- Clothes, shoes, books, toys and sewing machines for donation from *CAME Women and Girls* to people in Cameroon, including blind children in Buea, women living with HIV/AIDS in Douala and orphans in Limbe and Kumbo.
- Documents and office furniture to be used by *Creative Educational Projects* to give life skills and work experience to people with learning difficulties or mental health conditions.



## TESTIMONIAL:

"Thanks to all at Centric for the space that made storing, packing and loading of this container full of books, clothes, shoes, medical equipment and other donations to help those families most in need on the island of Tobago".

C.A.M.D.Y, Chertsey.

We currently support a charity named *Pottal UK*. Below they describe in their own words how the equipment stored in Centric's properties is helping disadvantaged people in West Africa.

"We are improving the quality of medical care facilities in cities and rural



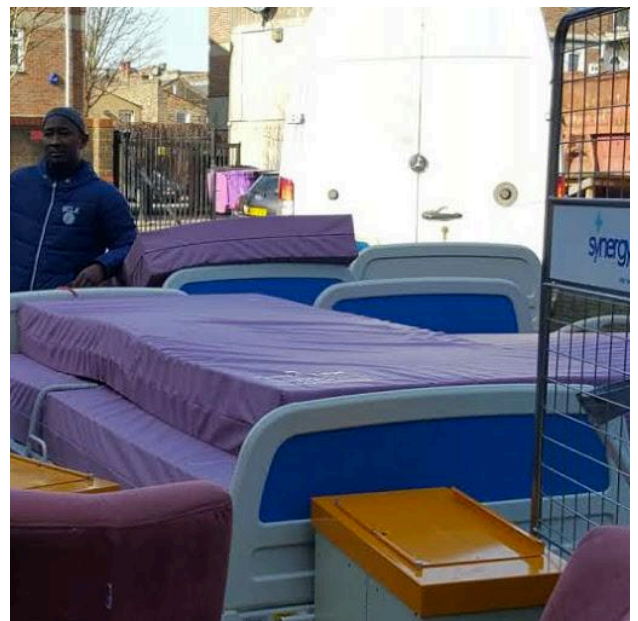
areas across Guinea, West Africa, by recycling the **redundant medical equipment and furniture from hospitals**, making it convenient for hospitals in the UK and saving them disposal costs. **We work closely with the NHS Trusts across the UK** and collect small batches of redundant equipment from hospitals and PAT

test the equipment in our storage facilities in the UK until we had enough to fill a 20ft or 40ft container then send it to Guinea, West Africa.

Our aim is to help **save lives by improving medical facilities** in disadvantaged regions in West Africa, while providing a **sustainable solution for recycling redundant medical equipment at no cost to the UK tax payer**. Our goal is to deliver medical equipment directly to medical centres in rural and urban areas in West Africa.

We're proud to have a network of dedicated volunteers in the UK who collect and transport the equipment to our storage facilities in the UK. We also have a network of dedicated volunteers in Guinea who unload and deliver the equipment directly to the medical centres.

We work closely with the **Guinean Ministry of Health** who helps with maintenance and proper usage of the equipment."

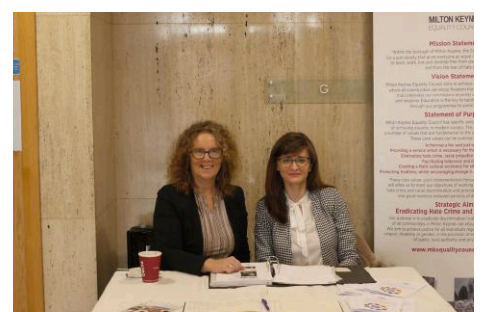


Centric Community Projects provides venues around the UK for exhibitions produced by the UK Equality Council. These exhibitions focus on raising awareness of issues of equality such as racism, sexism, and ableism.

Most recently, the exhibition has been hosted in an empty multi-storey office block in Stockport.

This was very successful and created a real 'buzz' in the town. Stockport Council endorsed the exhibition and published a press release to spotlight it, we had dozens of visitors and teamed up with a local equality charity; *Nexus Community Stockport*.

The exhibition currently tours between venues in Reading, Stockport and Croydon, and opens every weekday for one or two weeks, depending on the venue.





**Coventry Refugee and Migrant Centre.  
Coventry, West Midlands.**

"We are benefitting greatly from our space at Coventry Point with a variety of uses – classes to teach English for Speakers of Other Languages, therapy services and other sessions for clients, volunteers and staff of the charity. The space makes an important and valuable contribution to the services we deliver".

**Home Start Wirral, Neston, Cheshire.**

"Another great day in our new Neston shop. Thanks of course to Centric for giving us the chance to set up our shop by providing the property. As one customer said today "It's lovely to see this empty shop come to life at last". We have some marvellous new volunteers on board thanks to Tesco, Elephant Coffee Shop, Neston Library and Neston CYC for displaying our posters to helping us recruit them".



**Some of the charities we've supported...**



## Our statistics speak for themselves.

Centric has given space to over  
**1,300**  
charitable organisations over 5 years.

**69%**  
of our tenants have benefitted from collaboration with other non-profits in our space

“Over **4000** young people have benefitted from the equipment we have stored”  
*The Scout Association, Birmingham*

“Our work benefits every one of the  
**20,000** people in our immediate community. Without Centric’s help we would not have a local presence”  
*Civic Pride, Rossendale*

Centric has brought life to over  
**350**  
empty buildings over 5 years

**74%**  
of our tenants have benefitted from financial savings as a result of having space with us

## What are the benefits of using Centric?

Lower security costs, a lower risk of dilapidation, squatters, vandalism, and often lower insurance premiums are all benefits of working with us. Donating your vacant space for temporary occupation by non-profit organisations also strongly contributes to any Corporate Social Responsibility targets you may need to hit.

## Will I have to connect utilities?

In most cases this is preferable, but it is not essential. We are still able to find occupants for buildings without utilities connected, but the usage is mainly restricted to storage in the case that there are no utilities at all.

## Will a charity tenant change the appearance of my property?

All our tenants are instructed to seek permission before making any changes. If a request is made to change the appearance of the property we will consult you about this.

## I'm concerned about the cost of utilities. How will this be managed?

It's understood by ourselves and our charity tenants that there will not be an excessive use of utilities while they are using the property. If this becomes the case, we can put measures in place to ensure that you don't foot the bill.

Sometimes, landlords set limits on usage from the outset. For example, one of our landlords offered to cover the cost of utilities up until £500 per quarter. In the large multi-storey office buildings that we manage, charities contribute £50-100 a month towards utilities. We are flexible, and ready to discuss how we can meet your needs.

## How do you make sure that charities are safe in the space?

We recently worked with a health and safety consultant who reviewed all of our processes. We now have requirements for all of our tenants to provide a PAT Testing Certificate, a Fire Risk Assessment, and a Public Liability Insurance Certificate to show that they are safe in the property they're occupying.

## Can I have an input on which organisations use my space?

We are happy to consider your preferences for how your space might be used. When recently working in Essex to fill three abandoned retail properties, a preference for organisations which benefitted the local community was expressed. Eight local organisations which met this criteria moved into the properties and brought new life and hope to the area.

## I don't want to be contacted by a charity tenant, will this happen?

Any problems which may arise throughout occupation of your property will be communicated directly to us by the charity. We will either manage these issues or escalate them to you via the appropriate channels. We never give details of property owners to our tenants, as we act as their landlord during their tenancy.

## Would there be an impact on viewings by potential paying tenants?

Charity tenants know that there may be viewings conducted on the property they are occupying. On occasion, we are able to arrange charity tenants to be present for inspections when they are requested.

## What happens if I find a paying tenant or change my mind about the usage of my property?

If you wish for your agreement with Centric to end, notify us of when you need to have vacant possession of the space and we'll do the rest. We can deliver vacant possession in as little as 14 days, though it is a preference of ours to have a little more notice where possible.

In some cases, charities have reaped such benefits from the use of Centric managed properties that they have sought to gain the security of a long-term paid lease, which we have negotiated on their behalf.



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**Call:** 01908 667750