

Dear All,

Charles Burrell Centre will be celebrating its 10th birthday in 2025. We've been operating for ten years, and fully intend to be here for the next ten.



Like all organisations, Charles Burrell Centre has experienced increased costs over the past few years. Gas, electric, insurance and staff costs have all increased significantly.

Our building is of course old and large and increasingly expensive to maintain. Parts of CBC were opened in 1963 and as such we routinely have issues with water ingress, flooding and boiler problems and face substantial maintenance costs.

Through the hard work and dedication of the staff team, volunteers and board members we have been able to make the building sustainable for 10 years. An incredible achievement and beyond many people's wildest expectations.

We as a Board are working hard to respond to these rising costs to secure the charity for the next ten years. We know the Centre is a vital community asset that is relied upon by dozens of organisations and the Burrell Shop and welfare support we provide are crucial to so many.

We have three specific challenges;

- 1) **The Roof** - The former Science Block roof is the oldest part of the Centre, dating back to the 1960's. Water has been getting inside at this location, impacting tenants and compromising the integrity of the building. Faced with either abandoning this whole section of the building and terminating the tenancies of a number of businesses or fixing the problem, the board opted for the latter.



You would have seen scaffolding on site and the repair has been ongoing for the last few weeks and nearing completion. This will cost Charles Burrell Centre £108,000. A huge sum for any organisation. We are confident we can obtain external grant support of £50,000 but must find £58,000 ourselves.

We are today launching a fundraising drive to secure that £58,000 and would ask for your support with this. You can donate using the link below. We have set an initial target of £10,000 via crowdfunding and have fundraising ideas for 2025:

www.crowdfunder.co.uk/charles-burrell-centre-roof-campaign

2) Engine Room Café - The Engine Room has always been very difficult to make sustainable. In fact – it has always made a financial loss. It is crucial to the wider Centre however, providing tenants and hirers with a place to meet and grab a drink or a bite to eat. Any surpluses from the Centre helped to subsidise the Engine Room but as the surpluses reduced and the Engine Room losses increased it became too much to maintain and the Board took the difficult decision to close the Engine Room. We're delighted however that a private individual has come forward to rent the space as a commercial business.



3) Burrell Shop - We've been delighted with the success of the Burrell Shop since its inception in November 2020. It is a service relied upon by local residents and the additional support services are a lifeline for many. Like the Engine Room, the shop survived thanks to surpluses generated from the Centre and those surpluses have reduced. We are committed to supporting the Burrell Shop into 2025 and are actively pursuing grant funding opportunities to secure its future. In short, the Burrell Shop costs the Centre money to provide, we can only undertake such community services if we have the resources to do this.



Conclusion: CBC receives no core funding – i.e. funding to help cover our routine running costs. The vast majority of our income is money raised through trading – essentially tenant lease income, sessional hire and sales through the shop. Like any business we have to evolve and adapt to respond to changing circumstances and increased costs and make difficult business decisions. Our focus is on continuing to provide the Centre for the benefit of our tenants and hirers and we will provide community services when funds allow.



Should anyone have any queries about any of the above or want to offer any support, either financial or through volunteering, please do contact the staff team who would be delighted to hear from you. Please e-mail: nicola@charlesburrellcentre.org.uk

With best wishes,

Charles Burrell Centre Board
22nd December 2024