



**BURNLEYPENDLE
& ROSSENDALE
COUNCIL FOR VOLUNTARY SERVICE**

Registered Charity Number: 1062446 Company Limited By Guarantee: 3326219

TENANCY

At The CVS Centre

Helping people to help others



ABOUT US

BPRCVS is a registered charity and our function is to operate as an infrastructure charity. This means we support other local charities, community and voluntary groups, faith groups, and CICs, CIOs, and social enterprises to achieve their goals.

Our experience in the sector extends back 90 years. Helping people to help others is what we do.



Helping people to
help others

Representation & Supporting Initiatives

BPRCVS represents the local communities and residents of Burnley, Pendle and Rossendale.

We actively support the development of initiatives aiming to improve the lives of our local communities.

Our members and participants help us to develop a network for knowledge and information to enable the voice of the sector. This is especially important for the smaller VCFSE organisations who can struggle to be heard.

BPRCVS attends strategic and community networks regularly so that we can stay informed on future plans and developments, and in turn provide the relevant representation and support to communities and residents.

To find out more about BPRCVS, and to see the impact we have upon the local communities we represent, be sure to visit our website where we publish a range of impact reports which can be found under 'BPRCVS News' entitled 'Our Impact'.



90 YEARS

BPRCVS celebrates our 90th anniversary in 2025!

We have a long and proud history of supporting the voluntary and community sector in Burnley, Pendle and Rossendale.

Join us and become a valued part of The CVS Centre.



Celebratory Special Offer

To celebrate our 90th anniversary we are generously offering a special promotion that gives all new tenants the first 90 days of their tenancy free of charge! This applies to all new tenancy agreements signed in 2025.

BPRCVS reserve the right to remove the offer, and it is subject to signing a minimum 12 month lease subject to our standard tenancy terms and conditions.

Don't miss out, enquire today!



BPRCVS
The CVS Centre



OUR MISSION

To provide high quality services that promote and support effective and sustainable voluntary and community action in Burnley, Pendle and Rossendale and the surrounding areas.

These are the principles which we strongly adhere to. We conduct all operations and services within the parameters outlined in the strategic vision and mission statement. We strongly believe that pursuing the mission will result in BPRCVS achieving the vision of a vibrant voluntary, community and faith sector that is active and integral in the Burnley, Pendle and Rossendale regions and surrounding areas.



Vision & Values

Our vision:

A vibrant voluntary, community and faith sector that meets the diverse needs and aspirations of people in Burnley, Pendle and Rossendale and the surrounding areas.

We asked our dedicated staff to come up with three values each which represent BPRCVS.

Out of a large list of values the following five values were the most common:

Professional Reliable
Inclusive
Diverse Empowering

These five values create a sixth organisational value:

P R I D E
Pride in our work
Pride in our communities
Pride in helping people to help others





WHY BECOME A TENANT?

Burnley, Pendle and Rossendale Council for Voluntary Service (BPRCVS) offers tenancy at The CVS Centre to support VCFSE organisations to base themselves in a central office with other like-minded organisations.

There are many benefits to becoming a tenant at The CVS Centre. Our office space is ready to move into with immediate effect, so there's no waiting around. Unlike other centres, we let you make the space your own.

THE VALUE OF TENANCY

From our buildings manager to our serviced reception, and from tech support to marketing support, BPRCVS makes your tenancy worry free!

At The CVS Centre you can access a wealth of projects and services to support the fantastic work you do in the local communities of Burnley, Pendle and Rossendale.

We also have additional rooms available for hire for meetings, training sessions, activity delivery, and much more.

BPRCVS
The CVS Centre

BENEFITS

- Low cost office space including service charges
- Reduced overheads
- Central location in Burnley
- Close to all major transport links
- Easily link with other VCFSE organisations and services
- Free serviced reception facility
- 3 Free room hire bookings per month
- Flexible lease agreement lengths



we are
withyou



Freeflow
Counselling Service

ingeus



smile
Part of: RESOLVE
www.resolveuk.org.uk

WHAT OTHER TENANTS SAY

Tenants love being based at The CVS Centre. From the low cost office space to the location, and from the access to projects and services to the support offered throughout their tenancy.

Don't just take our word for how great it is here at The CVS Centre! Below are a selection of comments from some of our existing tenants.

Here's what our oldest and newest tenants have to say about being a tenant at The CVS Centre...

"A friendly, welcoming environment where we feel we belong and are a good fit in the centre."

Sarah Griffin, Smile Mediation

"Clients benefit from coming to a centre where there is no stigma attached, and the staff are warm and welcoming making for a positive, friendly environment."

Edel McGinn, Freeflow Counselling Service

BPRCVS
The CVS Centre

RATING

We asked our existing tenants to rate their tenancy experience, and this is what each tenant scored our service:



Freeflow Counselling Service



The Oasis



Smile Mediation



Overall





**BURNLEY PENDLE
& ROSSENDALE**
COUNCIL FOR VOLUNTARY SERVICE

Registered Charity Number: 1062446 Company Limited By Guarantee: 3328219

Introduces our new tenant...

smile

Part of:

RESOLVE

www.resolveuk.org.uk

Smile are a registered charity and social enterprise, established in 1998 following a government initiative researching conflict in neighbourhood and communities and we have been helping people in neighbourhoods, communities and in the workplace to get the best outcomes from their conversations for 25 years this year. Our office is based in Burnley, Lancashire. We became a subsidiary of Resolve ASB in April 2023 and we now provide all of our services across the UK.

“A friendly, welcoming environment where we feel we belong and are a good fit in the centre.”

**SMILE RATE
TENANCY AT THE
CVS CENTRE**





WHAT ARE THE BENEFITS OF BEING A TENANT?

The office space is bright, spacious and roomier than others. It's also homely because we're able to make the space up how we like.

The free monthly access to room hire is a big plus.

The serviced reception is very useful and helpful, and accessing the franking service makes post much easier.

The convenience of the location is also a benefit to us.

IF NOT THE CVS CENTRE, WHERE WOULD YOU BE NOW?

Probably in a more expensive office space in a less convenient location.

WHAT WOULD YOU SAY TO OTHERS CONSIDERING TENANCY?

Come and see for yourself.

It's very good value. The atmosphere is friendly and welcoming. The serviced reception has been brilliant; they're a great help. Having a range of other projects and services in the centre is another positive.

WHY THE CVS CENTRE?

“

One of the primary reasons was cost. Tenancy at The CVS Centre costs a lot less than other locations. When we first visited we instantly felt the friendly, welcoming environment and thought we would be a good fit.

”

WHAT IS THE VALUE OF BEING ABLE TO ACCESS BPRCVS SERVICES RIGHT ON YOUR DOORSTEP?

“

Funding is crucial to Smile and support is right here in the building. So was the Monitoring & Evaluation Workshop which was very useful.

When we restart our volunteer recruitment, the Hub is easily accessed for support.

”



WHAT IS THE VALUE OF BEING BASED IN A CENTRE WITH OTHER VCFSE GROUPS & ORGANISATIONS?

The opportunity to connect with other services without needing to leave the centre.

Overall, it feels like a much better fit for us to be based alongside other groups and organisations working to achieve stronger communities through their varied activities and services.



**BURNLEY PENDLE
& ROSSENDALE**
COUNCIL FOR VOLUNTARY SERVICE

Registered Charity Number: 1062446 Company Limited By Guarantee: 3328219

Introduces one of our longest tenants...

Freeflow Counselling Service

Freeflow Counselling Service is based in Burnley, Lancashire,
and has been a registered charity since 1997.

Freeflow is run by a team of counsellors committed to offering
a professional and confidential service in a safe and supportive
environment.

“Clients benefit from coming to a centre where
there is no stigma attached, and the staff are warm
and welcoming making for a positive, friendly
environment.”

**FREEFLOW RATE
TENANCY AT THE
CVS CENTRE**





WHAT ARE THE BENEFITS OF BEING A TENANT?

Cheap rent is the primary benefit, but all of our rooms feel spacious (even the small ones) and are well-lit providing the best environment for counselling. The centre is ideally located close to all major transport links and we can operate over the weekend too. Because the centre is home to a range of services, there is no stigma attached to coming to The CVS Centre as nobody knows what people are visiting for which is paramount to those accessing counselling services.

IF NOT THE CVS CENTRE, WHERE WOULD YOU BE NOW?

Probably somewhere else, but don't know where. There is no direct alternative to The CVS Centre that we're aware of.

WHAT WOULD YOU SAY TO OTHERS CONSIDERING TENANCY?

There is much available in the centre. It's easy to access and signpost to other supporting services. The staff are great and we have a really supportive centre manager who responds to, and resolves, any issues very quickly. Overall, you'll find yourself in a very helpful environment.

WHY THE CVS CENTRE?

“

There is nothing comparable to The CVS Centre.

The price of tenancy and the accessibility benefits make The CVS Centre an ideal location to base our service.

”

HOW USEFUL IS THE SERVICED RECEPTION?

“

One of the winning factors. We're not classed as lone working because of the serviced reception and this is extremely helpful to us in assisting the way we operate.

We can only operate the way we do because of the reception services. Without it, we'd have to consider elsewhere.

”



WHAT IS THE VALUE OF BEING BASED IN A CENTRE WITH OTHER VCFSE GROUPS & ORGANISATIONS & EASY ACCESS TO BPRCVS SERVICES?

It enables wrap-around support as it's easy to signpost into other supporting services with so many on our doorstep.

There is an informal reciprocation with BPRCVS - they can easily refer/signpost to us, and we refer/signpost to their projects and services including activities happening at BPRCVS' Gannow Community Centre.



**BURNLEY PENDLE
& ROSSENDALE**
COUNCIL FOR VOLUNTARY SERVICE

Registered Charity Number: 1062446 Company Limited By Guarantee: 3328219

They loved it so much, they
expanded into another room!

smile

Part of:

RESOLVE

www.resolveuk.org.uk

“A friendly, welcoming environment
where we feel we belong and are a
good fit in the centre.”

**FIND OUT WHY THEY
TOOK ANOTHER
OFFICE SPACE AT
THE CVS CENTRE
WITH OUR 2ND
INTERVIEW**

HOW HAS THE CVS CENTRE MET YOUR EXPECTATIONS?

We absolutely love being based at the CVS Centre... so much so that after less than a year here we've decided to take on another office next door.

HAVE YOUR EXPECTATIONS BEEN EXCEEDED, AND IF SO, HOW?

Yes, our expectations have been exceeded. The reception team and other staff are really friendly and very helpful. We didn't expect half of the services they offer either such as franking and posting our mail. We absolutely love that we can rent spaces for free as part of the agreement too.

HOW HAVE YOU FOUND YOUR OFFICE SPACE SINCE MOVING IN - IS IT QUIET, CONFIDENTIAL, SPACIOUS, WELL LIT, COMFORTABLE, ETC.?

The space is really bright and spacious. We love that we can make it our own and we have even more space now that we've expanded into next door as well.

WHAT HAVE YOUR STAFF ENJOYED THE MOST ABOUT BEING A TENANT AT THE CVS CENTRE?

The bright and spacious offices are our favourite thing. We really feel welcomed by the CVS team and love that we can make the space our own. We also love that we can park across the road for £15 per month which is supporting another very worthy cause. We love the central location. Everything really.

WHAT HAS THE BUSINESS ENJOYED THE MOST ABOUT BEING A TENANT AT THE CVS CENTRE?

“

The business benefits from amazing office space at a very low cost! It also benefits from extra meeting spaces included in the price.

”

WHAT ABOUT THE CVS CENTRE HAS MADE A DISTINCT IMPRESSION ON YOU?

“

My first impression was the really bright and spacious spaces and the friendly, welcoming team!

”

WHAT IS THE GREATEST BENEFIT TO BEING A TENANT?

The staff wellbeing I would say, everything else I've mentioned adds up to this!

WHAT WAS IT ABOUT THE CVS CENTRE THAT PERSUADED YOU TO TAKE ON ANOTHER OFFICE?

All the things I've mentioned.

The timing of the special offer of the first quarter free to celebrate 90 years of CVS just gave us that extra push really.

All this and the interconnecting room being available was just perfect. There was no reason not to take it really.

WOULD YOU RECOMMEND OTHERS IN THE VCFSE SECTOR TO TAKE UP TENANCY?

100%!! If anyone in the sector is looking for a space, you've found it!! Honestly... come and see for yourselves before we snap another space up :)

ANY OTHER COMMENTS YOU'D LIKE TO SHARE?

Just thank you really for providing such a lovely, welcoming environment for the team... fingers crossed we'll keep growing as we are now and then we can get another space too :)

GALLERY

We've provided a few photos of some of the excellent features of The CVS Centre that you could access as a tenant based at The CVS Centre.

We have additional rooms available to hire when you need them*. One of the bonuses of being a CVS Centre tenant is the free room hire sessions each month - we give you three free every single month!

*subject to availability



Ground floor kitchen facility



Conference Room (boardroom layout)



First floor kitchen facility



Conference Room (group meeting layout)



Interview Room



Large screen TV in the Conference Room



GALLERY

We've provided a few photos of some of the excellent features of The CVS Centre that you could access as a tenant based at The CVS Centre.

We have additional rooms available to hire when you need them*. One of the bonuses of being a CVS Centre tenant is the free room hire sessions each month - we give you three free every single month!

*subject to availability



Disabled access lift



Free signage outside



Serviced reception



Reception noticeboard



Room hire refreshments



Disabled toilets





ROOM

The office space is very bright with lots of natural light entering the room. The room overlooks the new Town to the east of the development on Yorkshire Street.

The room allows for a comfortable working space and is conveniently located next to The CVS Centre.

Based on the ground floor, this office space is located next to BPRCVS, allowing for easy access to our premises, workers, and our serviced reception is close by.

The disabled access lift is opposite and the office is located close to both toilet and kitchen facilities.

FEATURES

- 350 cm x 386 cm/11ft 6" x 12ft 8"/147 sq. ft.
- 5 desk capacity
- Ground floor
- Lots of natural light
- Newly installed LED lighting
- Centrally heating
- Close to CVS Centre
- Multiple sockets & ethernet ports

Room 14 is charged at a rate of £2,205 per annum (plus service charges)

BPRCVS
The CVS Centre



ROOM 21A

This mid-sized office room is located on the first floor of the building and overlooks The CVS courtyard.

It is currently the largest office room available with almost an additional square foot of space over the next largest available room.

Recently decorated and very well equipped with work friendly LED lighting making it a comfortable work space. Room 21A is situated in a quiet area of the building.

The disabled access lift ensures accessibility and there are first floor kitchen and toilet facilities.

FEATURES

- 475 cm x 5106 cm/15ft 8" x 16ft 9"/264 sq. ft.
- 8 desk capacity
- First floor
- Disabled lift access
- Newly installed LED lighting
- Centrally heating
- Flexible for varied
- Multiple sizes
- Multiple sockets & ethernet ports

Room 21A is charged at a rate of £3,960 per annum (excluding charges)



ROOM 33

If you're searching for a small, private office space suitable for up to a 5 person workforce then Room 33 at The CVS Centre will meet your needs!

The office space is very well lit with lots of natural light entering the room and overlooks the new Town to Turf development on Yorkshire Street.

This first floor room enables a cosy work space and is conveniently located directly opposite the disabled access lift which makes it perfect for organisations dealing with clients who struggle with mobility.

Toilet and kitchen facilities are very close by on the first floor.

FEATURES

- 352 cm x 398 cm/11ft 6" x 13ft 1"/155 sq. ft.
- 5 desk capacity
- First floor with disabled lift access opposite
- Lots of natural light
- Newly installed LED lighting
- Central heating
- Close by first floor CVS Centre amenities
- Multiple sockets & ethernet ports

Room 33 is charged at a rate of £2,325 per annum (inc. service charges)



ROOM 34

If you're searching for a small, private office space suitable for up to a 4 person workforce then Room 34 at The CVS Centre will be perfect for you!

There is sufficient space to position up to 4 small desks alongside storage and a little office furniture.

The office space is very well lit with lots of natural light entering the room through a central large window. This first floor room enables a cosy work space and is conveniently located very close to the disabled access lift which makes it perfect for organisations dealing with clients who struggle with mobility. Toilet and kitchen facilities are also very close by on the first floor.

FEATURES

- 360 cm x 390 cm/11ft 10" x 12ft 10"/152 sq. ft.
- 4 desk capacity
- First floor with disabled lift access very close by
- Lots of natural light
- Newly installed LED lighting
- Central heating
- Nearby first floor CVS Centre amenities
- Multiple sockets & ethernet ports

Room 34 is charged at a rate of £2,280 per annum (inc. service charges)



ROOM 35

A good-sized, private office space for up to 6 staff members, Room 35 at The CVS Centre will fulfil your needs!

There is ample space for small desks, storage and other office furniture. Being one of the larger rooms available, the wall space is sufficient for a number of fixtures and fittings such as whiteboards, pin boards, noticeboards and work planners.

This first floor office offers a bright, spacious workspace located in a quiet corner of the centre. Being fully accessible makes it suitable for organisations seeing clients with mobility difficulties. Amenities are nearby too for convenience.

FEATURES

- 545 cm x 386 cm/17ft 11" x 12ft 8"/225 sq. ft.
- 6 desk capacity
- First floor with disabled lift access nearby
- Lots of natural light
- Newly installed LED lighting
- Central heating
- Close by first floor CVS Centre amenities
- Multiple sockets & ethernet ports

Room 35 is charged at a rate of £3,375 per annum (inc. service charges)



ROOMS 34 & 35 (ADJOINING)

We've got a unique office space becoming available in October 2025!

Rooms 34 and 35 are adjoining offices with an interconnecting door making it perfect for various uses:: a staff workspace and separate management space, a staff office and client meeting space, or a working office and private storage room for example.

Room 35 is decorated with a feature wall making it a homely and pleasant office to work in. Room 34 is perfect for a small management team or as a private and confidential meeting space for clients.

FEATURES

- 905 cm x 776? cm / 29ft 8? x 25ft 6? / 377 sq. ft.
- 10 desk capacity
- First floor with disabled lift access almost right outside
- Lots of natural light
- Newly installed LED lighting
- Central heating
- Next to first floor CVS Centre amenities
- Multiple sockets & ethernet ports

Rooms 34 & 35 are charged at a rate of £5,655 per annum (inc. service charges)



ROOM 39

If you're searching for a quiet private office space suitable for person workforce then Room 39 is the office space ideal for your organisation!

The office space is very well lit with a lot of natural light entering the room. It overlooks The CVS Centre courtyard.

The room allows for a comfortable workspace and is located within The CVS Centre on the first floor in a quiet corner of the centre.

There is a disabled access lift and the office is situated next door to the first floor kitchen facilities and also provides additional storage capacity on the corridor outside the room if required.

FEATURES

- 399 cm x 390 cm/13ft 1" x 12ft 10"/172 sq. ft
- 5 desk capacity
- First floor with disabled lift
- Disabled access
- Newly installed LED lighting
- Central heating
- Close to CVS Centre
- Multiple sockets & ethernet ports
- Additional storage available

Room 39 is charged at a rate of £2,580 per annum (plus service charges)



SERVICES ON YOUR DOORSTEP

BPRCVS has a wide range of projects and services with most of them available right on your doorstep at The CVS Centre!

EASY ACCESS

Our friendly team are always happy to have a chat, or our reception team will make contact and introduce you. We're happy for you to refer your clients onto our projects and services and access the support that makes a difference.

MORE INFORMATION

You can find all the information you need about our projects and services on our website or by discussing with our team when you become a tenant.

BPRCVS
The CVS Centre

SERVICES

- Group Support
- Funding Support
- DBS Checks
- Payroll
- Social Prescribing to support health and wellbeing
- Community Transport
- Volunteering
- Media & Communications Support
- IT Support
- Printing & Copying
- Serviced Reception
- Room Hire





ARRANGE A VIEWING

Seen an office space you like?

Interested in the benefits of being a tenant in The CVS Centre?

Come and see for yourself. Book a no obligation visit of the centre and view the office space(s) in person to see if it fits your needs.

HOW TO BOOK

It's really easy. All you have to do is email reception@bprcvs.co.uk

MORE INFORMATION

If you have any questions about the tenancy service from Burnley, Pendle and Rossendale Council for Voluntary Service, please call 01282 433740 and ask for Carol Port.

BPRCVS
The CVS Centre

VIEWINGS

- Receive a guided tour of The CVS Centre by the BPRCVS buildings manager
- View the room(s) you're interested in
- Get a feel for the centre
- Check out the additional rooms available to hire for meetings, interviews, activity delivery, training sessions, and more
- Ask any questions you like
- There is no obligation to purchase





**BURNLEYPENDLE
& ROSSENDALE
COUNCIL FOR VOLUNTARY SERVICE**

Registered Charity Number: 1062446 Company Limited By Guarantee: 3328219

TENANCY

At The CVS Centre

Helping people to help others

For Enquiries

01282 433740

reception@bprcvs.co.uk

www.bprcvs.co.uk