

Community Asset Transfer	Community transfer body (CTB); Forfar and District Men's Shed SCIO	Type of request, Lease for 25years
<p>Application No: Orchardbank Workshop, Forfar and District Men's Shed(F&DMS)</p> <p>Location: Orchardbank Workshop, Orchardbank, Forfar, DD8 1AX UPRN: 5080/001 (Workshop only) – see map on last page</p> <p>Proposal: The request is for lease of the property for 25 years.</p> <p>The proposal is for the acquisition of a permanent location for the Forfar and District Men's Shed (F&DMS) which would be a major step in progressing toward providing a better and more comprehensive service to the members and the community at large. It would provide a permanent address/phone number for the Forfar & District Men's Shed. It would provide a large purpose built, dry, warm and secure premises conducive to organisational meetings, project work and also provide secure storage of equipment and project material. This proposal will recognise the wider community benefit of the Forfar & District Men's Shed.</p>		
<p><u>Community Benefit (from application submitted)</u></p> <p>The Forfar and District Men's Shed (F&DMS) is a community based non-commercial charity (SC047622) which is open to all members of the community above the age of 18. The primary activity of the F&DMS is the provision of a safe, friendly and inclusive environment where the members are able to gather and/or work on meaningful projects at their own pace on their own or in the company of other members and where the primary objective is to advance the health and well-being of the participating members.</p> <p>The primary activity of the F&DMS to date is the creation of various sized planters and other garden and bird/insect habitats. This activity provides a sense of purpose, a means of passing on skills and a low-cost product for the community. We have also undertaken larger projects, e.g. clearing land, maintain garden plots, creating a large (1meter x 10meter) planter for the Brechin Community Council, three cat boxes for the Cat Protection League and a Tardis for the Kirriemuir Scouts organization.</p> <p>We have also refurbished a trailer for the club members use, a shed for disability vehicle for a member and refurbishing a horse cart for resale.</p> <p>Over the last three years we have vigorously pursued various avenues to locate a permanent site for our organization. We are currently without a workshop and meeting space. Due to the age and varied experience of our members we can handle most installations, upgrades and maintenance of a Shed, our tools and operating procedures.</p> <p>Currently we have a five-year lease for the Lochside Road site with Angus Council. We have secured Full Planning Permission from the Angus Council Planning Department to build a warehouse facility (no electricity, water or plumbing to be installed). To date we have cleared the property, installed foundations and sub-wall and an Eaves Drop System</p>		

Rainwater system. We are currently sourcing funding and materials prior to receiving a final judgement on our Warrant Application submission.

We have acquired several large pieces of workshop equipment, generously donated by the Council from the old Forfar Academy trade facility. All of our possessions are being stored in various lockups at the Forfar Lochside Road Lockup facility. We wish to consolidate our holdings into one structure.

Benefits of Proposal (from application submitted)

The acquisition of a permanent location for the Forfar and District Men's Shed (F&DMS) would be a major step in progressing toward providing a better and more comprehensive service to the members and the community at large. It would provide a permanent address/phone number for the F&DMS. It would provide a large purpose built, dry, warm and secure premises conducive to organisational meetings, project work and also provide secure storage of equipment and project material. Currently we use Council offices for scheduled meetings and have a no facility for project work and limited equipment storage.

Permanent premises would also provide the ability to expand our recognition as the F&DMS would have a greater physical presence within the community. The F&DMS would be more easily identified as an organisation with a permanent facility with a fixed address and contact phone, etc. which would be a major factor in attracting new members. It would also enable members to expand their capabilities as they would have the opportunity to use and share their diverse skills and knowledge, e.g. woodworking, car maintenance, office work, etc. All members would have the opportunity to learn skills in a modern facility with a relaxed, close knit social environment.

The F&D MS facility would be a modern, environmentally sound structure with a Meeting area complete with kitchen and a disability toilet/shower room (see attached drawings). There would be a large wood shop and automotive shop for member use and to work on community projects.

Capacity to Deliver (from application submitted)

The new facility will be solely run by the members of F&DMS with guidance from Angus Council who own the surrounding property. The F&DMS intend to sponsor maintenance (weed control, garbage/litter, etc.) of the surrounding grounds and the driveway and parking area.

Due to the age and varied experience of our members we can handle most internal installations, upgrades and maintenance of the Shed, our tools and operating procedures. We have the skills to build internal timber frame partitions, doors, etc. and simple wiring/plumbing requirements.

We would require the services of a qualified electrician to install/certify all electrical connections to our workshop and meeting areas. We have/will have sufficient capabilities (grants and donation of funds/services) to obtain the necessary work.

We previously rented a warehouse space at 48A Market Street, Forfar where we payed rent, electricity and liability insurance on the property. We manage our bank account to cover incoming receipts from projects and donations/grants and our expenses for tools, parts and supplies for our various projects, and running expenses. Managing this property would be

along similar lines.

Funding (from application submitted)

After a detailed survey of the building we will determine total cost to upgrade the facility and install our equipment, benches, etc. Will seek a grant from Angus Council – Leader Angus for funding up to £10,000 to supplement our existing funds.

Scoring from Council Assessment

Community benefit (Score out of 90)
47.3

Financial Assessment (Score out of 52)
27.5

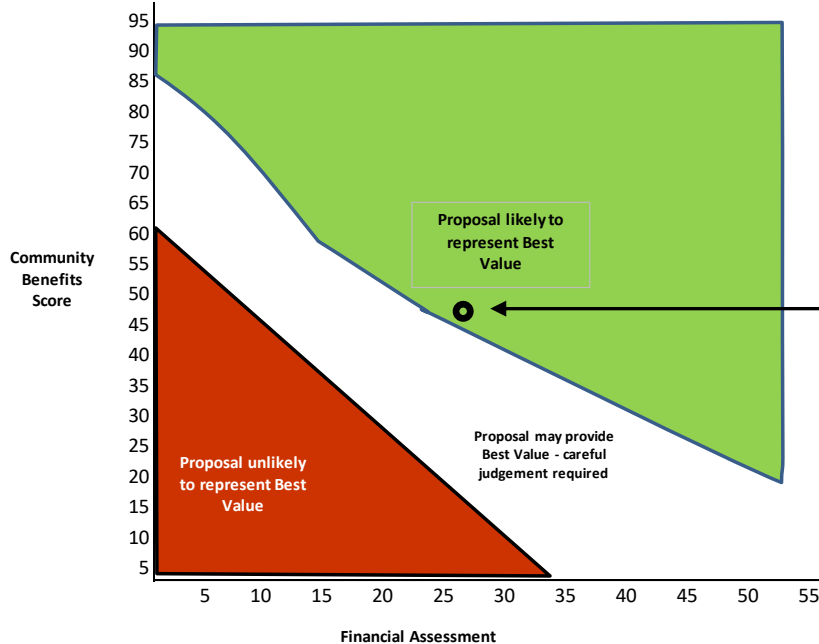
Proposed price as set Community transfer body;
£100 per year

What are the rights you are requesting?

1) Approval to alter the interior of the building to suit the needs of the F&DMS members, i.e. Timber frame and insulate exterior walls to meeting area and workshop area. Add First Floor rooms (2). Add heating to all common areas. Work to be done primarily by members or contracted out as necessary.

2) Allow for parking for the F&DMS members and the general public, i.e. 20

The diagram below shows the outcome from the best value assessment based on the community benefit and financial assessment scores. This shows a score in the green area meaning the proposal is likely to represent best value.



The map below shows the location of the asset being sought for transfer. It is located on the Orchardbank industrial estate in Forfar.

