

Appendix 1 to Report 101/19

Community Asset Transfer	Community Transfer Body (CTB); Carnoustie and Monifieth Men's Shed SC047664	Type of request, Lease for 15 years
<p>Application No: The Machine Room, Invertay House, 3 Maule Street, Monifieth, DD5 4JG</p> <p>Location: Invertay House, 3 Maule Street, Monifieth, DD5 4JG Grid Ref. NO 644 410 UPRN: 117080028 (main Invertay building)</p> <p>Proposal: The request is for lease of the property for 15 years.</p> <p>The purpose of the organisation is to provide recreational facilities and advance the social needs, health and wellbeing of men of all ages and backgrounds living in Carnoustie and Monifieth and surrounding areas by:</p> <ul style="list-style-type: none"> • Creating, developing and maintaining a facility, namely a Men's Shed. • Offering opportunities for men in the Carnoustie and Monifieth area to meet and undertake creative, physical, purposeful and recreational activities of their choice. • Reducing isolation of men in the area thus contributing to their physical and mental wellbeing. • Developing the capacity of men in the Carnoustie and Monifieth area to share their skills and knowledge with others in the community. <p>This application is based on the organisations strong commitment to provide the maximum continuity for the Shed by consolidating and developing what has been achieved in the last three years. The move into the Machine Room on 1 June 2017 was a very significant milestone in the life and development of the Shed. It enabled the group for the first time to set out our equipment in a space that was attractive and suited to the purpose. Very significantly the membership has doubled during this period from 13 to 26, and there is no reason it will not maintain an incremental rise.</p>		
<p><u>Community Benefit (from application submitted)</u></p> <p>Activities so far have focused mainly on woodwork, constructing items that people enjoy making, but which may also serve to enhance the life of the community. For example The 'Golf Buggy Planter' was made for Colourful Carnoustie; the mud kitchen for Grange Primary School, the planters for the Special Needs garden at Monifieth High School and the benches for the 'Eco garden' at Woodlands Primary School.</p>		

The involvement in the Monifieth High School ASN Garden Project ('The Glorious Gardeners') has seen some participative activity in painting the planters with the children, and more than one visit by them to the Shed. Some similar involvement at another school is in the pipeline.

Benefits of Proposal (from application submitted)

One of the members of the Shed who brings many needs and an equal number of attributes to the social and practical mix. In his past he has suffered several serious trauma and more recently has had to cope with illness that has incapacitated him for a time. This member finds in the Shed a refuge from the loneliness which his afflictions and the isolation of his social circumstances have visited upon him, but also he brings with him a spirit of determination and courage which is infectious. It is inspiring to those of us who have perhaps to suffer less. In the Shed he has shared in projects being carried out for the community, but has also been able to take up a personal commitment in designing signs for the place where he lives. The member makes the items, another Shedder does the lettering before a final coat of varnish is applied. Many hands make community.

This scenario illustrates the reality of the mutual reciprocity referred to above, and many other similar illustrations could be provided that would show strands of skill, vulnerability, strength and need are all interwoven into a complex web of interdependence.

But we must also stress another aspect of the mutuality of this request because in itself it involves assets on both sides. We are pursuing the Community Asset Transfer on the basis that what we have to offer also needs to be seen an Asset that has already proven its value. In what follows we hope to substantiate this in various ways.

On the face of it comparisons of the Shed's value in occupying that part of the Invertay site and that of its being given over to housing, seem impossible to make. In a sense they are in two different dimensions, the one comprising tangible elements of property and profit, the other the social/emotional community health and well-being zone that does not feed itself so easily into a calculator.

Capacity to Deliver (from application submitted)

The Shed membership covers a range of skills and expertise in woodworking, engineering, computing, and administration and management. The specific contributions of the Trustees lie in the following fields

- The Chairman has experience as buyer in plumbing & heating firm, as credit controller in builders' merchant and in the accounts dept. of a builders' firm.
- The Vice-Chairman has many years of experience of catering management. He was a head cook in the Merchant Navy and for many years in charge of catering at Liff and Strathmartine hospitals, and in day hospitals in Dundee.
- The Secretary has extensive experience of developing and managing community projects including a Home-Start scheme, a day centre for elderly and disabled people and residential accommodation in the community for people with learning disabilities. He has served periods as a Director on two companies.
- The Treasurer is a former Organisational Development Officer. He was secretary of

the Monifieth Twinning Association and has been a Community Councillor for 9 years. He acts as Charity Stall Co-ordinator for the Monifieth Medieval Fair, and in the Shed has served terms as secretary and chairman prior to his current role.

Funding (from application submitted)

A starting perspective is that the cost of running the Shed in the last financial year has been £4,253.37, consistent with the budgeted expenditure in the 2017-2018 Development Plan of £4,650.00. Our actual income during the year has been over £6,000.00, indicating that our fund raising capacities are commensurate with a larger budget such as will be the case if the CAT takes place.

Quite a high percentage of our funding in the these initial years of the Shed has been from external sources of grants from charitable and commercial organisations (around 50% in 2017-18) and while we will clearly need to continue to place reliance on such sources in taking on extended property responsibilities; ideally we would like to increase the level of self-funding.

The members already make a large contribution financially (25%), and we therefore envisage that our continuing funding strategy, for both capital and revenue will be a composite of these diverse sources. The capital expenditure, once properly identified and defined, will need to target sources such as those listed below. At the same time we will work to raise income from local funding events, as well as our own membership contributions and income from items sold.

Projection of Expenditure	2019-2020	2020-2021	2021-2022
Heating and lighting installation	5,000		
Kitchen and toilet installation	2,000	2,000	
Rent	1,500	1,500	1,500
Electricity	250	1,000	1,500
Repairs	500	1,000	1,000
Equipment	500	600	675
Materials	500	600	700
Replacement parts	500	500	500
Training	500	500	500
Insurance	250	1,000	1,000
Admin	500	500	500
Fees	1000	500	
	13,000	9,700	7,875
Projection of income	2019-2020	2020-2021	2021-2022
Membership fees	360	400	420
Refreshment fund	1,200	1,250	1,275
Grants	8,000	5,000	4,000
Donations	1,000	1,500	1,575
Sale of items	<u>1,500</u>	<u>1,500</u>	<u>1,575</u>
	12,060	9650	8,845

PROSPECTIVE SOURCES OF FUNDING

Whilst, in the above financial plan, identified projects have been allocated to specific years, in practice the work will be undertaken on a priority basis, as funds are realised. Thus the first and major objective will be enabling an appropriate electricity supply to all parts of the building, with work on the kitchen and toilet installation going on along with this where possible. The timings of the application decision making process will of course impact on the timetable of work.

The following have been identified as relevant sources of funding, according to their guidance documents, and we would plan to raise a substantial proportion of necessary capital and revenue funding from some of these, and any others that may subsequently be identified.

TESCO BAGS OF HELP - maximum £4,000 towards kitchen, toilet and electrical installation. Application submitted; cannot be actioned until contract for property secured.

ROBERTSON TRUST - have been approached and indicate project appropriate for consideration. Capital and revenue £5,000 to £20,000 up to 3 years. Capital may relate to the upgrading of buildings, refurbishment costs or equipment. Min 10 year lease needed for building.

SCREWFIX -offers funding up to £5,000

(a) to help people in need by reason of financial hardship, sickness, disability or other disadvantage or distress

(b) for repair, maintenance, improvement, or construction of homes, community facilities and other buildings

(c) projects must be environmentally friendly

FOYLE FOUNDATION - supports smaller charities £1,000 to 10,000

SMALL GRANTS SCHEME

RANK FOUNDATION - small funding stream for UK registered charities which are raising money for projects where the total cost is less than £1million.. Must have third of total already raised.

GRAHAM KIRKHAM FOUNDATION - Grants for charitable organisations carrying out education, welfare or community projects in the UK. £250 to £10,000. 'applications welcome from most groups'

RAYNE FOUNDATION - favours organisations and projects which could change the way issues are tackled in our society and which could have lessons for others beyond the funded organisation. More likely to fund projects which are untried or in their early-to-mid stages of development than established, long-running services.

GARFIELD WESTON FOUNDATION - Funds capital, revenue or project costs up to 10% of total. Half of funding must be identified prior to application

WAKEHAM TRUST - funds small organisations: £10-20,000 per annum over 3 years

WEIR CHARITABLE TRUST - recreational facilities intended for people who need them due disadvantage. Advancement of health, including relief of sickness, disease or human

suffering. Up to 25,000, but average grant £3,500

CORRA FOUNDATION/HENRY DUNCAN GRANTS - max £7,000 for, eg., isolation of older people, illness and poor health

TUDOR TRUST - wants to help smaller, community-led groups which are supporting people at the margins of society.

NHS TAYSIDE COMMUNITY INNVATION FUND - received grant in early days, but are eligible to re-apply

SANTANDER FOUNDATION - COMMUNITY PLUS FUND - up to 5,000

SKIPTON BUILDING SOCIETY CHARITABLE FOUNDATION up to £3,000

ESMÉE FAIRBAIRN FOUNDATION - funds projects of social change

FOUNDATION SCOTLAND - administers various charitable funds

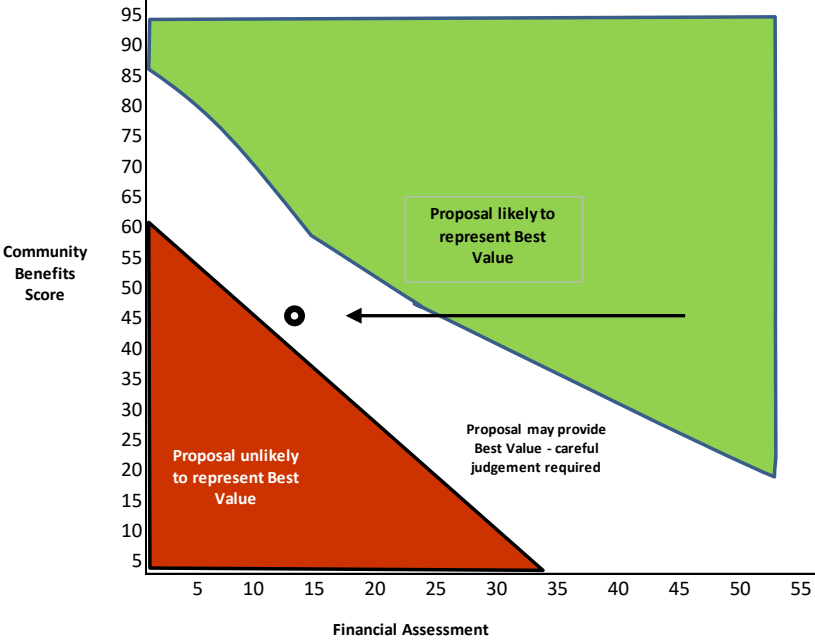
AWARDS FOR ALL - Lottery funding 'from £300 to £10,000 to support what matters to people and communities.'

IMPROVING LIVES - Lottery funding

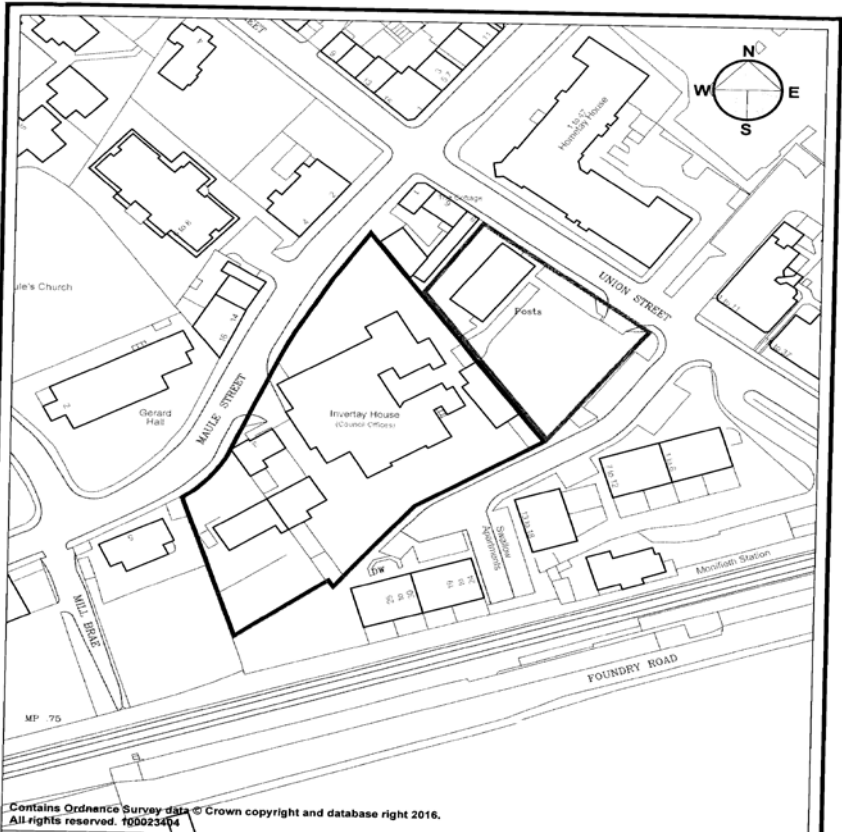
<p><u>Scoring from Council Assessment</u></p> <p>Community benefit (Score out of 90)</p> <p>46.2</p>	<p>Proposed price as set Community transfer body;</p> <p>£1,500 per annum</p>
<p>Financial Assessment (Score out of 52)</p> <p>14.8</p> <p>(see diagram below)</p>	<p>What are the rights you are requesting?</p> <p>1. Right to purchase within the period of the lease</p> <p>Aspects requested to be incorporated in lease:</p> <ul style="list-style-type: none"> •freedom of use of garden area •installation of kitchen and toilet facilities in accordance with building regulations •access to parking space •maintain current 100 Amp three phase supply of electricity to the annex building •decommission of the air conditioning units •Isolation of heating flow and return supplies to boiler •leave Fire Alarm system as is and remove

	any links to Redcare (Monitoring) or slave units to main building
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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 white area meaning the proposal may represent best value but careful judgement will be required.



The map below shows the location of the asset being sought for transfer. The whole site is defined by the thick black lines.



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The buildings and area which are the subject of the CAT application are shown in the map below coloured pink. This comprises the former machine room, IT room, 2 lock up garages and a sizeable area of garden ground.

