

Community Asset Transfer	Community transfer body (CTB) : Scottish Charitable Incorporated Organisation (SCO47157)	Type of Request : Lease (25 years)
Applicant :	Arbroath Mens Shed	
Location:	Unit 14, 16/17 Arbroath Business Centre, Dens Road, Arbroath DD11 1RS UPRN: 117084782	
<u>Proposal</u>		
<p>The purpose of the organisation is to provide recreational facilities and promote the social needs, health and well being of men of all ages and backgrounds living in Arbroath 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 Arbroath 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 Arbroath area to share their skills and knowledge with others in the community <p>This application is based on our 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 to unit 14 and 16/17 on 22nd November 2018 was a significant milestone in and development of the Arbroath Men's Shed.</p> <p>Our previous shed at Hospitalfield House was inadequate for potential members with restricted mobility and lack of space was an impediment to the growth of Arbroath Men's Shed. The move to Dens Rd allowed us for the first time to design and lay out our equipment in a safe space. Our membership has increased during the past six month period by 25% and we continue to receive requests from the Arbroath community for assistance.</p>		
<u>Community Benefit (from application submitted)</u>		
<p>Scottish Men's Sheds Association and the UK Men's Shed Association provides evidence of the effectiveness of Men's Sheds in promoting all-round well-being. The need for practical, engagement and social contact in older men is based in the vacuum that retirement can bring.</p> <p>Retirement affects people in different ways, but for almost every man it represents the loss of his identity, self esteem and sense of purpose. The prospect of a long period of loneliness may loom large.</p> <p>The Shed is a health promotion facility, and those who have made up the membership so far have all been remarkably tuned in to this wavelength, each bringing his own age-related pains, along with a spirit of mutual support that gives the Shed its unique mindset.</p> <p>Members of the Shed, as recorded in other sheds come mainly for social interaction, in a setting where they can also be active and creative, and where humour and banter are recognised as complementary medications; i.e. in an age when the NHS is looking for</p>		

alternatives to prescribing medication, mens sheds offer mental and physical stimulation.

Activities

Activities so far have focused mainly on woodwork, making items that people enjoy making, but also serve to enhance the life of the community.

IT

We plan to include an internet connection where we can design a filing system for our manufactured products and show members how to use IT basics. This would provide an area that is both dust-free and quieter. This also offers an alternative for men who are less able to participate in the physical activities at the shed.

Kitchen

This part of the premises accommodates a basic kitchen area and an enhanced space in which to socialise and consume refreshments. We also receive an income from the sale of tea and coffee.

Heating

We have improved the shed insulation in our kitchen meeting area and installed a log burner for space heating which will be useful when disposing wood off-cuts. We also have two calor gas heaters and we receive free gas from an adjacent coffee processing company who we have fostered a good relationship with.

They use calor gas but when the pressure in the bottles drops a new bottle is needed. Gas that remains in the used bottles is offered to AMS therefore reducing our costs. Power points have been installed or repositioned to provide power at various work stations.

Benefits of Proposal (from application submitted)

Our First Shed

The management of Hospitalfield House allowed AMS to use a small shed and in return we provided some repair and maintenance for the house. This eventually progressed onto some more ambitious projects for example the Kissing Gate at the beginning of the wood land walk and a Foot Bridge.

Other jobs included, modifying a caravan for use as a refreshments bar in the Hospitalfield House gardens, made a support for a Belfast sink, a racking system for several hundred paintings and tested and repaired many electrical ring-mains, switches and tights.

Other jobs for community members included:

A new bench for an elderly ex-gardener and the old bench it replaced; A potting table and bench provided for the Arbroath-in-Bloom polly tunnel; signs for Arbroath farmers market; a children's picnic table; the abacus was made for a children's nursery and for Ladyloan school, Arbroath.

Capacity to Deliver (from application submitted)

The Shed membership covers a wide range of skills and expertise in woodworking, engineering, design, computing, management and administration.

Chairman XXXXX: Trained mechanical engineer specialising as a 'toolmaker' working to extremely tight tolerances. 30 years police service gaining interpersonal and organisational skills.

Secretary XXXXXX: IT Specialist and Well Designer

Treasurer XXXXXX: Information Management Specialist. Project Manager for Hydro-Carbon Products.

Trustee XXXXXXX, Trustee: Started Tayside Office Equipment where I manufacture my own range of furniture. I was approached to start-up a new furniture manufacturing unit in Dundee by a UK office furniture supplier.

XXXXXX, Trustee. Involved in architecture and building construction, design and detailed drawings on wide range of building projects in the housing, retail, leisure and healthcare sectors together including disability access and asbestos reports.

We also value and have benefited from the support provided by Angus Council.

Funding

Projection of Expenditure

	2020-2021	2021-2022	2022-2023
Rent	500	500	500
Electricity	500	600	650
Equipment	0	100	150
Materials	400	400	400
Replacement Parts	200	200	200
Insurance	217	227	238
Admin	100	100	100
Fees	100	100	100
Total	2,017	2,227	2,338

Projection of Income

	2020-2021	2021-2022	2022-2023
Membership Fees	320	360	400
Refreshment Fund	1,500	1,700	1,900
Grants	2,000	0	0
Donations	600	700	800
Sale of Items	1,000	1,200	1,400
Total	5,420	3,960	4,500

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. The priorities for shed members is to complete the fitting out of the units and operate the shed with low running costs. We will do this by 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 use some of these, and any others that may subsequently be identified and apply if and when required.

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 SMALL GRANTS SCHEME

supports smaller charities £1,000 to 10,000

RANK FOUNDATION

small funding stream for UK registered 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 three 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, e.g. isolation of older people, illness and poor health

TUDOR TRUST

Helps smaller, community-led groups which are supporting people at the margins of society.

NHS TAYSIDE COMMUNITY INNOVATION 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

ESMEE 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.

The Arbroath Men's Shed Annual Report shows income and expenditure for the 2017 -2018.

Grants and donations to date include.

National lottery Awards 4 All	£ 9,998
NHS Community Innovation Fund	£ 8,000
Aberbrothock Skea fund	£ 2,000
Royal Voluntary Service (RVS)	£ 699
Donations 2018 – 2019	£ 1,064
Cash at bank April 2019	£8,819.37

Scoring from Council Assessment

Community benefit
(Score out of 90) **50.2**

Financial Assessment
(Score out of 52) **11.6**

Proposed price as set by Community transfer body;

£500 per annum

What are the rights you are requesting?

Right to Purchase within the period of the lease

Letters of Support received at
application stage : **8**

Letters of Objection received at
application stage : **0**

Letters of Support received at
public consultation stage : **0**

Letters of Objection received at
public consultation stage : **0**

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.

GRAPH INSERTED

The map attached as Annex 1 shows the location of the asset being sought for transfer.

Annex 2 attached is a floor plan of the Business Centre with the units being applied for shaded pink

These Annexes have been added by Council officers from information held by the Council