

Community Asset Transfer	Community transfer body (CTB) : Carnoustie & Monifieth Men's Shed	Type of Request : 10 year lease £1,500 per annum
Applicant :	Carnoustie & Monifieth Men's Shed	
<u>Location:</u>	Panmure Community Centre, 141 Kinloch Street, Carnoustie DD7 7JP UPRN: 1291	
<u>Proposal (taken from application form)</u>		
<p>Objectives 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>Need and Use This application is based on strong commitment to provide the maximum continuity for the Shed by consolidating and developing what has been achieved in the last five years. With each physical move we feel we have progressed a little, and while we would have preferred not to have had these changes, they have proved the enduring spirit of solidarity among the members.</p> <p>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 us for the first time to set out our equipment in a space that was attractive and suited to the purpose but nearly three years on we need to move into a new developmental phase where we can to match the space available with the number of people wishing to use it and the activities they wish to pursue. We are therefore now in need of room to expand, both to develop the work of the Shed and to ensure good health and safety standards.</p> <p>We have always been conscious of the fragility of the current arrangement between ourselves and Angus Council, and our efforts to seek out alternative accommodation have been unceasing. Both formal and informal approaches have been made in respect of every building that seemed to offer appropriate space in an accessible location. It follows therefore that it is impossible for us to ignore the availability of the Panmure Centre, and irresponsible not to target it as an excellent centre for the continuing development of the Carnoustie and Monifieth Men's Shed.</p> <p>Having started our life in these premises, we know the current layout and facilities well, and would envisage the Shed occupying the main downstairs area (69sqm + store area of 10.78) which would be our main working space, and the ancillary rooms, one the former computer room (19.63 sqm) and the offices (20.33 sqm and 13.13sq.m respectively) which would provide space for quieter dust-free activities. Adding the garage area, which was our initial work area, of 24.42 sqm., this gives a total workspace of 157.29 sqm. (Adding in the kitchen gives an additional 22.86 sqm.)</p> <p>Implicit in this analysis is the assumption that we would not wish to occupy the entire building; the installation of machinery on the upper floor is not a practical proposition. While we are therefore submitting this CAT request on behalf of the Carnoustie and Monifieth Shed alone, this is in no way incompatible with the premises serving as a centre for use, occasional or permanent, by a range of community groups. We are very conscious of the inaccessibility of the upper floors to those who are unable to use the stairs and, should the large area on the first floor be reconfigured to include smaller spaces, we would be open to exploring the interchangeability of such meeting spaces on occasions where a group required a ground floor facility.</p> <p>In the context of the usage of the premises we are aware that funding has been made available for a feasibility study, which may resolve some of the questions of practical deployment of space. We are equally conscious of the state of the building as in need of substantial upgrading and in the financial sections of this application outline the funding which would need to be raised over a period of time, with priorities set for the most urgent work.</p>		

Consolidation and innovation

The most significant feature of our application is that we are not sketching out some theoretical notion of a possible project, but rather making a well-founded claim for a form of social enterprise that has demonstrated its proved effectiveness here in this locality, as it has done in many different parts of the world.



Reference to the website of the Scottish Men's Sheds Association (<https://scottishmsa.org.uk/>) and that of the UK Association provides unlimited evidence of the effectiveness of Sheds in promoting all-round well-being.



The need for practical, relational engagement and social enrichment in older men is rooted in the vacuum that the post-work years can bring. Retirement affects people in different ways, but for almost every man it represents the loss of his core personal definition; it is the context in which he has found value and recognition in carrying out his role as part of a team. Retirement for many represents the drastic loss of this source of self-esteem. The anxious prospect of a long period of emptiness may loom large. One of the respondents to the Age Scotland 'Shed Effect' survey summed it up precisely: *'I was getting depressed because I was in the hoose masel.'* Another put it like this: *'Its life after retirement and you've got to watch because retirement can be a downer.'* It is this kind of social and cultural deprivation which may indeed bring with it other forms of poverty and sickness such as excessive alcohol consumption, stroke, and dementia. The Shed is therefore, in the broadest sense, 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 ethos.

Members in our Shed, as is also recorded in others, come primarily for company, in a setting where they can also be active and creative, and where humour and repartee are recognised as complementary medications.

Activities

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. A list of some of the projects we have undertaken is set out in Section 5.

The multi-dimensional nature of these initiatives is highly significant, in the sense of bringing benefit to several parties in one single task. Our involvement in the Monifieth High School ASN Garden Project ('The Glorious Gardeners') saw some participative activity in painting the planters with the children, and more than one visit by them to the Shed. A current project has involved the dismantling of a large hut belonging to the National Trust for Scotland at Barry Mill and its reconstitution to provide a hut for storage at Tannadice Parish Church. In this way community value is shared and multiply enriched.



A regular feature of our work has been the construction of items for schools, such as mud kitchens, sandpits and little libraries, and the accompanying statements from the teachers testify to the strong mutuality of reward inherent in these projects.

Old age and digital age

However, while working with wood brings much satisfaction, we are keen to diversify and have secured funds for computer numerical control equipment with a view to opening up the option of digital fabrication. We have some computer equipment and there is great potential for offering people assistance either in beginning to learn basic computing or in enhancing existing skills in more advanced projects. To allow these and other dimensions of creative activity to be developed, a larger and more structured space is a priority. This would provide both areas for machine work and also rooms that are both dust-free and quieter. It would accommodate our relaxation area and provide space for some other recreational pursuits to take place: examples might be painting, table games, model railway building, or simply putting together the pieces of a jigsaw puzzle.

Kitchen and cooking

The part of the premises providing a basic kitchen area is important to us. We feel the potential for this aspect of the Shed provision is great. We would hope to follow on from the kind of initiative carried out recently in Brechin, which set out to engage with adult males (particularly 60+ age group), to improve their confidence

and skill in cooking at home, and to reduce social isolation and encourage participants to meet new people. We have one member with professional catering qualifications, and another who is passionate about baking and keen to pass on his skill and knowledge to others.

Community Benefit / Benefits of Proposal (from application submitted)

It has long been recognised that societies are held together by a network of reciprocity....the mutuality is more subtle than a tit-for-tat reciprocity.

██████████ is a member 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. ██████████ 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. ██████████ 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 as 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 over against other kinds of valuation, primarily economic, 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. There is this fundamental divergence in values.

In the course of processing Community Asset Transfer applications, we have gradually seen cause to be more confident in asserting the inherent community value of what we do, a perspective different from that of aspiring to measuring ourselves against the default standard of a dominant economic culture. It is not without significance that the Guidance, for example in section 8.27 has the economic element topping the list; even though the items are not formally ranked; in other places money is also pre-eminent, with social and community value represented by a 'concession' thereto.

However, there have been devised measures that attempt to reconcile these differences by converting 'social benefit' into monetary terms. Under the heading 'Think Local. Act Personal' a Personal Social Services Research Unit demonstrated 'that community-based approaches are far from 'soft' and, in fact, have a hard-edged monetary value.' Community projects examined were shown to generate several times their monetary cost in social value.

Especially relevant, in the Shed context a study carried out in the first Scottish Shed, at Westhill near Aberdeen, used a kind of analysis called 'Social Return on Investment'. This methodology also converts 'social value' into 'monetary value' terms; it determines what the input of the members into the work of the Shed is 'worth' in financial terms. Thus it is concluded that at Westhill, 'for every £1 of input, £9.80 of social value is created.' In the Carnoustie/Monifieth location, this is likely to be slightly higher, say £12. When this measure is applied, for example, to the projected costs for 2021 to 2025, the project could be considered to be producing up to £900,000 of value per annum to the community. The importance of this document needs to be recognised, not just as a peripheral phenomenon to be referenced the margin, but as a core element in the evaluation process.

Another angle on this is provided by assessing the community value of the hours spent by the members in the Shed. For example, during the July to September quarter of 2019, there were 465 attendances, on average of two hours each. Assuming a community value of £10 per hour, this represents a monetary value of £9,300. The importance of such an analysis lies not so much in the precise accuracy of these figures but in the challenge which they issue to think 'value' in radically fresh ways. Even if every person did not spend every minute of his time in the Shed sawing up wood and shaping it into a picnic bench or whatever, they are

absorbing the ethos and contributing to the work of the whole group, and the community beyond. Every joke has value, even the bad ones.

Acknowledgement also has to be made of the accumulated life and work experience of the members. it was stated thus by a member of the Hamilton Shed:

Think how many people here have been made redundant, or just retired, how many years of experience there is. Look at in here, just itself, 240 years of experience in here, from all walks of life

These conversion to monetary equivalences cannot measure quality of relatedness generated both within the Shed and with other organisations and individuals in the area. There is also the sense in which the social capital that can be generated by the Shed is priceless! – literally.

A recent news bulletin featured, as an example of the damaging social effects of the Coronavirus on older people, interviews with members of the Inverness Shed. One man was clearly quite demoralised by the huge vacuum that was going to fill his life as the Shed closed its doors for an indefinite period. His palpable distress, multiplied by members of every Shed around the world, is as strong evidence of the place of Men's Sheds in the integral fabric of healthy community. It is ironic that this evidence has been made available as the result of the prevalence of a disease.

As noted above the previous expansion of our own facilities led to a significant increase in membership and activities and in enrichment of the ethos of the Shed. It is a sound hypothesis that further enhancement of the material surroundings and equally of opportunities for a diversity of creative activities will result not just in a bigger but a much better, a much more **valuable** Shed.

For a small organisation such as ours, the benefits have to be thus framed in these social relational and community development terms. We cannot pretend to be big players in economic development writ large. However, there is such a thing as microeconomics and the high value of the small 'mediating structure' that links individual lives to the big society, making their contribution 'count'.

Community regeneration is also something to which we can contribute in a material sense. Assuming occupancy of this building will give it a continuing focal community purpose, both in terms of the activities that go on within it, and the output of our collaborative endeavours in environmental improvement.

Best Value themes

The seven paragraphs below follow the 7 topics set out on pages 60-61 of the guidance. We have become aware that Angus Council in the evaluation template which it uses has extended these into 12 sections. Of particular importance in this is the inclusion, at the head of their list, of the subject of promoting economic development. The guidance does not set out such an explicit demand to demonstrate economic development, and while we would wish to be actively supportive of it where we can, believe that the value of the Shed should be assessed, in the light of the above perspectives, only on the basis of the 7 themes. In these we have scored each item 1-5, weighted accordingly:

1. Vision and leadership

4 x 2 = 8/10

We share the vision of the entire Men's Shed movement to provide a safe place to meet and share in practical action and relaxing socialisation. At the same time we recognise and claim the uniqueness of our own particular Shed. We are who we are. This original Shed vision, generated from Australia, has spectacularly caught on in Scotland, with 127 Sheds now operational, and 52 in development. The formation of the Scottish Men's Sheds Association indicates we are part of a framework of national inter-relationships which is supportive without being intrusive. A major thrust of the vision for ourselves is that of securing a physical base of some permanence which is adequate for the job. In our four years of existence, we have had to move four times, and this will be the fifth. We have the motivation and the determination to make sure the Shed endures and flourishes.

2. Effective Partnerships

4 x 2 = 8/10

The energies of the Shed have been deployed in all directions making connection and building relationships throughout the region and beyond. In so doing, and continuing to do, we feel we are making a real contribution to knitting together the social fabric of benefits. Thus in the many projects we have undertaken with schools, such building items of garden furniture, the benefits to the children and the satisfactions of the Shed members in the making of the items, come together.

3. Governance and Accountability

4 x 1 = 4/5

The Shed has a committee of six, including Chairman, Secretary and Treasurer and, since the attaining of charitable status in August 2017, has been governed by a constitution approved by OSCR, to whom we make an annual return as required by law. The committee meets monthly and approved minutes, signed by the Chair, are kept. A register of members is kept by the membership secretary and updated as appropriate. All membership information is confidential; any essential medical details that might be need in an emergency are secured in the first-aid cabinet. A health and safety policy is in place and is issued to all members, as well as being displayed in the Shed, as are notices concerning fire safety. A full insurance policy is in place and is renewed annually

4. Use of Resources

4 x 1 = 4/5

The Shed has an economic and sustainable ethos. Where possible and appropriate, materials are sourced which are surplus to requirements elsewhere. For example, the mud kitchen which was constructed for one of the primary schools was made entirely out of pallets donated by a local businesswoman. Likewise the stage set up at the same venue was already in our possession, as was the material used to make a podium for the Carnoustie Community Council. Where materials have to be bought, we aim to obtain these at best price, such as with the wood used in the construction of benches for a school. Where items come into our possession which we cannot ourselves use, we try to pass them on the other appropriate groups, eg tools to other Sheds or items of garden equipment to environmental groups.

Our major 'resource' is of course the membership, and we try to get every member involved in the activities of the Shed. It is important that however expert or limited the skills may be, there is a place and a task for all. Working to the level of our capabilities, and the same time opening up new possibilities is a core principle of the Shed and drives all future development. While we want to continue doing what we are doing now, we don't want only to be doing that, and it is vital to plan for greater diversity both of membership and activities.

This why we need to be ambitious about premises and funding, to find a place in which we are able to fulfil these objectives and which will attract the funding needed for it.

5. Performance Management

4 x 2 = 8/10

A system of project management has been evolved whereby requests are assessed as to whether we can take them on, and if so what materials are needed, what the cost will be and whether that is acceptable to the 'customer'. This procedure is being made as rigorous as possible, so as to ensure both quality and an appropriate financial return for work done. We have to ensure people understand we cannot do things for nothing, which is an expectation held by some

One measure of the Shed performance is simply a list of a few of the projects that have been undertaken:

Monifieth High School ASN garden	planters
Servite Housing	repainting furniture
Grange Primary School	mud kitchen
Grange Primary School	stage
Carnoustie Community Helpline	tombola box
Woodlands Primary School	benches
Kinloch Centre	lectern
Carnoustie pet shop	planter and blackboard
Burnside primary school	shed
Monifieth High school	bench
Kingspark school	resonating boards
Seaview Primary School	picnic table and three tier planter
Grange primary school	little free libraries and kennel
Our Carnoustie Charity Shop	A-board
Monikie Primary School	picnic bench, sand-pit frame and decking
32 National Trust Barry Mill	dismantling of hut
Tannadice Parish Church	construction of hut
Burnside Primary School	sand pit and planters
Easthaven Together	wooden outdoor storage box for dog toys
Carnoustie Community Council	podium for Remembrance Day

6. Sustainability

4 x 2 = 8/10

The Shed is neither a commercial business nor a factory, but we do need to ensure we have a proper reward for our work. Part of this is the mutual satisfactions mentioned above, but it is important that we get a realistic price for items made. At the same time, we also need realism in the proportion of income we can generate in this way. Some, but not many Sheds have achieved self-sufficiency, but for a smaller Shed such as ourselves, in our current circumstances, reliance on external funding is a necessity for the time being. This is not a cause for alarm and pessimism, and further details of financial projections, along with a list of potential funders, is provided in section 6.

7. Equality

4 x 2 = 8/10

Our constitution enshrines equality in all respects. Membership is open to anyone over 18, and while we are a Men's Shed, we have always had the view that should any women wish to join, there would be no obstacle to this. In the past year we have indeed welcomed our first woman member, with no detriment to the essential ethos of the Men's Shed.

Total 48/60

We are open to working any individual, community group and organisation to fulfil the purposes of the Shed and in accordance with the relevant national and local outcomes. These are listed below, with those highlighted for which we feel we have something particular to contribute. The subsequent notes specify those where we feel our contribution is especially relevant.

With regard to the Council's financial evaluation template we would reckon our score to be about 25 out of 52.

Scottish Government National Outcomes*

1. CHILDREN AND YOUNG PEOPLE – We grow up loved, safe and respected so that we realise our full potential.
2. COMMUNITIES - We live in communities that are inclusive, empowered, resilient and safe.
3. CULTURE -We are creative and our vibrant and diverse cultures are expressed and enjoyed widely.
4. ECONOMY - We have a globally competitive, entrepreneurial, inclusive and sustainable economy.
5. EDUCATION - We are well educated, skilled and able to contribute to society.
6. ENVIRONMENT - We value, enjoy, protect and enhance our environment.
7. FAIR WORK AND BUSINESS - We have thriving and innovative businesses, with quality jobs and fair work for everyone.
8. HEALTH - We are healthy and active.
9. HUMAN RIGHTS - We respect, protect and fulfil human rights and live free from discrimination.
10. INTERNATIONAL - We are open, connected and make a positive contribution internationally.
11. POVERTY - We tackle poverty by sharing opportunities, wealth and power more equally.

*{Reference may be made to Tim Green's presentation for further demonstration of the synchronisation of Men's Sheds with desired National Outcomes}

Local Outcomes - The Locality Plan for Carnoustie, Monifieth and Sidlaw identified 9 local outcomes:

1. An inclusive and sustainable economy
2. The best start in life for children
3. More opportunities for people to achieve success
4. Safe, secure, vibrant and sustainable communities
5. A reduced carbon footprint
6. A skilled adaptable workforce
7. An enhanced, protected and enjoyed natural and built environment
8. Attractive employment opportunities
9. Improved physical, mental and emotional health and well-being

Out of this plethora of principles, to all of which we would subscribe, we have picked four that particularly connect with our practice what is seen as desired outcomes:

1. The over-riding vision is that of **Community**. Various adjectives are used to describe a desirable community such as 'inclusive, empowered, resilient and safe' and 'secure, vibrant and sustainable' but there is a recognisable emphasis in all the statements that building affirmative relationships among individuals and groups is the bedrock of community development. The Shed is founded on nothing less than this. The Carnoustie Monifieth and Sidlaw Locality Plan, for example places a heavy stress on 'Working Together', and we work very hard at making this a reality rather than just a slogan.

2. Health and well-being. As explained at several points in this application, we take a holistic view of health, as something we value in an integral sense. Few men come to the Shed looking for miraculous cures, but many find a therapeutic fellowship which to some extent mitigates against their ailments.

3. Children. We are not a children's organisation, but we have tried to take an intergenerational approach in our relationships with the local schools, playschemes, nurseries etc. In this way, through enhancing the school environment we have made a contribution to the care and safety of children.

4. Natural and built environment. Both in the products of our work that have gone out to enhance the environment and in our responsible caring for the structure we inhabit, we are fully committed to caring for our surroundings

Evidence of links with 'National Outcomes' is given flesh and blood in the Age Scotland survey of 'The Shed Effect' which reveals how much Shed membership is at the cutting edge of giving many men meaning in life in their later years. A member of the Gala Men's Shed states it like no refined sociological treatise ever could:

"A've hud wee strokes an stuff so has tae leave work twae years early. A wuz a bit doon A wuz gaun doon, doon, and further doon. [The shed] braught aes right oot o' the doldrums. Efter quite awe bit of time, a wuz back tae ma auld sel again, lafin, jokn, and banter. Aye'ts probably saved ma life, or at least ma sanity, or baith."

Other testimonies echo the same experience, highlighting the 'decorating test' of life being on the up again:

"I was in the darkest place ever and, if you've ever spoke to anybody in that place, I never thought I would be there and I was in that place, sitting in the house. The Shed has the feel-good factor, know what I mean? Its about working together. Since coming to the Shed I'm up decorating the house again. I'm back to my normal self."

Even small cores of relatedness can promote aspects of well-being. A considerable number of studies have pointed to the positive role of social support across a whole range of conditions. There are even studies that have sought to demonstrate the positive effects of social networks on susceptibility to the common cold. Such evidence highlights the hidden and often unacknowledged power of relationships. One of our own members wrote this:

'.....about the benefits of the Men's shed I am, a good example. Because of my heart condition, I am not very mobile, in fact walking is a big problem for me. This heart condition restricts me in a lot of ways, I can no longer go for walks as I used to. So much so, for a long time after my diagnosis, I was getting to the hermit stage. When I was introduced to the Shed, a whole no life opened for me, I felt invigorated with being able to go somewhere and do something which I get a lot of pleasure from. To me woodturning is very therapeutic, relaxing and so fulfilling. I would certainly recommend organisations like Men's sheds as a wonderful aid to self-fulfilment.'

The value of social relationship networks need to be ranked not just more highly, but from a quite different perspective – as an asset. As noted previously this process of asset transfer has to be viewed as a mutual one; it is not just a public body transferring one of its assets to a community group, but the latter gifting the public body its invaluable asset. We want to be seen as a modest but strong asset in transformative community development, and not a nuisance as, has, to be quite blunt, been the case heretofore.

We feel we have something to offer the communities of Carnoustie and Monifieth which is now an established feature and a valued facility.

➤ Central to our application therefore is the serious contention that the social and community value of the Men's Shed has a strong equivalence to the monetary value of the property. Both in terms of the technical and statistical means of calculating this outlined above, and in the descriptive material of this application, we believe we have put a strong case for worth and value of the Shed that is not solely determined by cash considerations but is also of attested worth among the local populace.

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 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.
- 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 has worked as an insurance broker registered with the Financial Conduct Authority and has experience of running insurance fraud units.

We have now augmented our committee of Trustees to six, thus expanding the range of skills, interest and abilities that can be brought to the management of the Shed. Within the membership generally other roles include fire safety, project management, first aid, catering, portable appliance testing, and the ordering of materials and equipment.

Funding

The Panmure Centre moves funding activities on to a higher plane, which needs to be subject to careful analysis and planning. The feasibility study which is to be carried out with funds from Participatory Budgeting will be an important tool in this respect, but in the meantime the Asset Management Plan and the Energy Performance Certificate (although now six or more years out of date) provide a number of clear markers as to where work is needed to upgrade these premises. It is however to be expected that the figures quoted will need to be substantially updated, and in budgeting we have added a minimum 25% throughout.

We envisage seeking funding on the basis of a progressive programme of improvement, initially over a 5year period. This will prioritise the areas of work indicated as most urgent, notably matters of heating and insulation, as prominently featured in both the Asset Management Plan and the EPC report: a high efficiency boiler and improvements to glazing are identified as having the highest priority and we are aware, as stated in the EPC, that a greatly improved energy performance in the building is of benefit not only to the users of the place, but to the surrounding environment and its residents.

The implications of this for funding are substantial. However, it should not be concluded that because we are a small organisation that has been accustomed to much smaller budgets, that we are not capable of raising our game and finding the funding to upgrade and run the Panmure Centre.

A primary consideration is that, given the substantial funding that will be required for both capital and running costs, the rental figure needs to be reasonably contained. If the considerable social and community value of this resource is to be fully realised,

An indicative figure for total costs over 5 years is £397,500. It is impossible to say at this stage when the major phases of expenditure might occur, so that in the budget analysis below the totals are divided more or less equally over the five-year period.

Funding will be sought from diverse sources, some of which are outlined below. It is in the nature of the expectations of most funding bodies that they will not meet the whole costs of a project and we will therefore move forward on the basis of a gradual process of acquiring the necessary money for both capital and running costs.

In all this it is not insignificant that the members already make a large contribution financially (25% of current costs from membership fees and refreshment fund and in addition income from items made), and we therefore envisage that our continuing funding strategy, for both capital and revenue will be a composite of diverse sources. What follows is an indicative financial plan.

Projection of Expenditure	2020-21	2021-22	2022-23	2023-24	2024-25
Capital costs (inc fees)	70,000	70,000	70,000	70,000	70,000
Rent	1,500	1,500	1,500	1,500	500
Repairs etc	1,000	1,000	1,000	1,000	1,000
Electricity and gas	1,500	1,500	500	1,500	1,500
Equipment	1,000	1,000	1,000	1,000	1,000
Materials	1,000	1,000	1,000	1,000	1,000
Replacement parts	1,000	1,000	1,000	1,000	1,000
Training	1,000	1,000	1,000	1,000	1,000
Insurance	1,000	1,000	1,000	1,000	1,000
Admin	500	500	500	500	500
	79,500	79,500	79,500	79,500	79,500
TOTAL	£397,500				

PROSPECTIVE SOURCES OF FUNDING

The following is revised list of relevant sources of funding, drawing on the guidance documents available.

- It is notable how many funding bodies have moved into a phase of reconstructing their grants programmes, something that is not wholly to do with the current crisis, but has been in process for some time prior to it. (eg Santander, Robertson, Henry Duncan).
- Having said that the present situation is difficult time to be embarking on fund raising, and it is necessary to take a long-term view that spreads the work of the project, with such money as can be made available, in a manageable way over a period of time.
- This is consistent with the preference of many funders to part-fund, and so the task needs to be approached with the realistic expectation that what is required can all be put together eventually, from a multiplicity of sources.

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. Funds particular project for which the mainstay is capital costs (building work, refurbishment or the purchase of long-term equipment) or a one-off short-term activity. Applications have now closed, pending a review of the programme. Further updates and relaunch in early 2020.

TUDOR TRUST

Tudor's trustees are particularly interested in supporting work that develops and promotes the social connections and relationships which make such an important contribution to the well-being and quality of life of individuals, and which strengthens communities. They want to support smaller, under-resourced organisations, embedded in their communities, which work directly with people who are on the edges of mainstream society in ways which encourage inclusion, integration and independence."

Many grants take the form of core funding: funding which goes towards the core costs of running an organisation. Tudor can also provide project grants, capital grants for buildings or equipment. There is no maximum or minimum grant, though in practice it is unusual to make a grant of less than £10,000

HERITAGE LOTTERY FUND

Funds a broad range of projects that connect people and communities to the national, regional and local heritage of the UK. Heritage can be anything from the past that you value and want to pass on to future generations

- a grant of £3,000 to £10,000 a project can last up to one year
- a grant of £10,000 to £250,000 a project can last up to five years
- a grant of £250,000 to £5 million, a project can be in development for up to two years and delivered in up to five years
- a grant of £5million and over, a project can be in development for up to two years and delivered in up to five years

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. Grants typically fall in the range of £10,000 - £20,000 per annum for up to three years. They prefer to fund alongside others as they are unlikely to be able to fund a project in full.

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

The Wakeham Trust generally fund projects that are small scale and would find it hard to get funding from big trusts. The Trust does not favour any particular areas of activity. They usually look for the following characteristics in a project:

- It is something new for this particular area/community
- It is small
- It does not employ staff. Their website states that if the applicant can afford to employ staff it is probably too big for them
- It is not well established
- It has the potential to become self-supporting
- It is outward looking and helps a lot of people
- It has a UK charity number, or can find a charity to accept funds on its behalf

The Trust usually makes grants of between £125 and £2,500. There are no deadlines and the Trust operates a rolling scheme.

WEIR CHARITABLE TRUST

Supports services/projects, run by Scottish-based community groups and small charities, one category being the advancement of health, including prevention or relief of sickness, disease or human suffering. Up to 25,000, but average grant £3,500

CORRA FOUNDATION HENRY DUNCAN GRANTS

Henry Duncan Grants was relaunched in 2020. The main changes are:

- A move to multi-year grants of up to five years.
- Greater flexibility, with grants unrestricted wherever possible.
- Lighter touch processes.
- A rolling programme of micro grants.
- Continuing to have a broad focus, but with yearly themes.

Themes 2020 – 2024

Henry Duncan Grants will focus on a different theme each year, with grants aimed at:

- 2020 – *Enabling families to cope with the impacts of poverty*
- 2021 – *Improving mental health and wellbeing*

NHS TAYSIDE COMMUNITY INNOVATION FUND

Groups are invited to apply for a share of the funds between £500 and £25,000 (maximum of £18,000 for two years and a maximum of £25,000 over three years). The Shed received a grant in early days, but it has been confirmed that we are eligible to re-apply.

FOYLE FOUNDATION SMALL GRANTS SCHEME

supports smaller charities £1,000 to 10,000

(*suspending grant making temporarily in order to introduce a new two-stage application process.*)

SANTANDER FOUNDATION

The strategy of the Santander Foundation has been reviewed with a new focus on aiding and supporting individuals with financial and digital skills. A new grants programme will be launched in 2020 to support organisations delivering skills to help people become digital and financial empowered.

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

SKIPTON BUILDING SOCIETY CHARITABLE FOUNDATION

Supports charities whose objectives are to benefit children, through education and/or welfare, youth schemes and projects, or the elderly and their care. Up to £3,000

ESMÉE FAIRBAIRN FOUNDATION

[Revising strategy from May 2020](#). 2 stage applications process. One feature may be larger, longer grants. Priorities in the 'social change' category will alter.

FOUNDATION SCOTLAND

administers various charitable funds, eg Baillie Gifford, Wesleyan Foundation

AWARDS FOR ALL

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

IMPROVING LIVES

Lottery funding

AVIVA COMMUNITY FUND

Available to UK-based causes with an annual turnover under £1million, causes can apply at avivacommunityfund.co.uk for up to £50,000 funding for innovative, forward-thinking projects.

LNER CUSTOMER AND COMMUNITY IMPROVEMENT FUND

The Customer and Community Investment Fund (CCIF), is a funding scheme for community projects. The fund allows LNER to work in partnership with charities, their customers and the communities located along the LNER route.

ROBERTSON TRUST

New regulations may be less applicable to Men's Shed

BURG-WÄCHTER: SECURE COMMUNITIES SCHEME

Awards up to £1,000 and security products/advice to charities, social enterprise, not for profit and community ventures to help secure their success. Any grassroots project or activity that would benefit most from this scheme are those with a security aspect as well as a funding need. Projects must be organised by and benefit the local community. Any refurbishment, redecoration or maintenance projects that benefit local communities are relevant, including allotments, sports clubs, village halls, common land or community centres. Continuous rolling programme

DWF FOUNDATION

The DWF Foundation was founded by DWF LLP to provide funds, resources and support to help communities achieve their full potential. They aim to help local communities work together to implement change, focusing on the four key areas of Homelessness; Health & Wellbeing; Employability, and Education. Within these areas, the Foundation seeks to support projects that develop and improve local communities by:

- tackling a specific community issue;
- helping voluntary and community groups become more effective and efficient;
- encouraging the involvement in the community of those too often excluded; and
- enabling young people to develop skills for the benefit of the community.

The DWF Foundation only accept applications from Registered Charities. The Foundation has no minimum grant size and tend to offer grants under £5,000 and will not offer multi-year grants. Continuous rolling programme

THE EDWARD GOSTLING FOUNDATION

Provides grants to UK registered charities One of their four themes is Health & Wellbeing –supporting access to community facilities offering support services that maintain, improve and enhance general welfare.

The Foundation operates two grant streams – Small (applications under £5,000) and Large (applications over

£5,000). Priority and fast-tracking is given to those applying for small grants. Continuous rolling programme.

Graham Kirkham FOUNDATION

grants for charitable organisations carrying out education, welfare or community projects in the UK. £250 to £10,000. Some larger grants. Applications welcome from most groups'

THE STAFFORD TRUST

The Stafford Trust is a grant making Scottish charitable trust which provides financial support to charities registered in the United Kingdom, with a preference towards charitable organisations in Scotland. Grants vary, but most lie between £500 and £5,000

WOLFSON FOUNDATION

Most funding (about 85%) is for capital infrastructure, i.e. buildings (new build or refurbishments) and equipment. Minimum grant is £15,000 and the usual grant range is £20,000 - £75,000.

SCOTTISH LAND FUND

Funded by the Scottish Government and delivered in partnership by The National Lottery Community Fund and Highlands and Islands Enterprise, it offers grants of up to £1 million to help communities take ownership of the land and buildings that matter to them, as well as practical support to develop their aspirations into viable projects.

ROSS & LIDDELL COMMUNITY BURSARY

Small grants of up to £500 are available to local community organisations in Scotland that make a vital difference to their local area. 2020 applications will open on 1st October 2020

GREGGS LOCAL COMMUNITIES PROJECTS FUND

need to deliver at least one of the following outcomes: Improved nutrition - Increased exercise - Improved mood - Improved inclusion (reduce isolation) – Increased volunteering opportunities. Maximum grant £2,000.

CARNOUSTIE GOLF LINKS

Provides a range of grants, of varying sizes, twice a year

CO-OP COMMUNITY FUND - LOCAL CAUSES

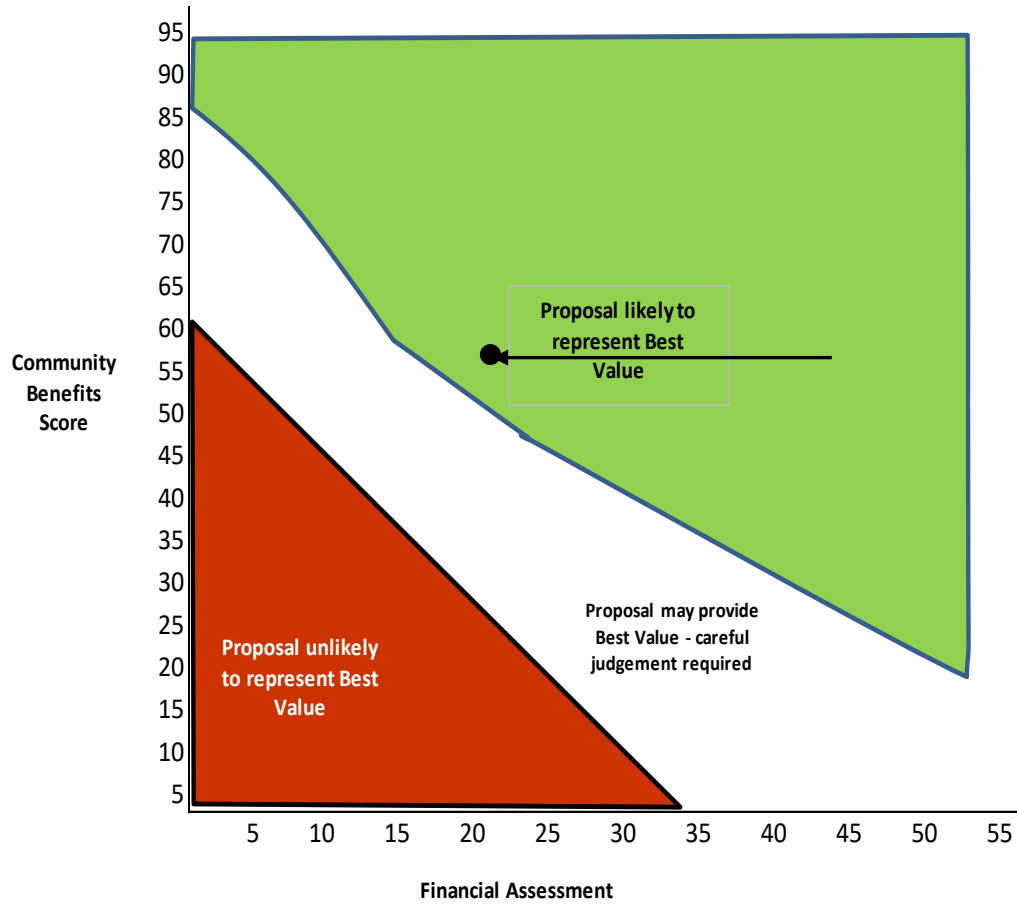
New causes for communities chosen every 12 months. Applications next open in Spring 2020. To be accepted you must have a project in mind that will benefit your local community.

VEGWARE COMMUNITY FUND

The Vegware Community Fund support sustainability in its widest sense, including the built and natural environment, and community projects, by offering monthly grants or a regular donation of Vegware's eco packaging.

<p><u>Scoring from Council Assessment</u></p> <p>Community benefit (Score out of 90) 58</p>	<p>Proposed price as set by Community transfer body; £1,500 per annum</p>
<p>Financial Assessment (Score out of 52) 22</p>	<p>What are the rights you are requesting? n/a</p>
<p>Letters of Support received at Application stage : 14</p>	<p>Letters of Objection received at application stage : 0</p>
<p>Letters of Support received at public consultation stage : 2</p>	<p>Letters of Objection received at public consultation stage : 1</p> <p>The objector was very much in support of the concept of Mens Sheds and the benefits they bring to their members; however, it was felt the application was a threat to the wider community interest / benefit which the Panmure Centre has the potential to deliver.</p>

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 overleaf shows the location of the asset being sought for transfer.

