

Carnoustie and Monifieth Men's Shed

Community Asset Transfer Panmure Centre Carnoustie

1. Following the P&R meeting on 27 October, two consultation sessions were held between ourselves and the Carnoustie Community Development Trust. The second of these was the more constructive of the two, but there was no firm working arrangement arrived at, other than [REDACTED] willingness to offer support where appropriate. An important perspective in this is the CCDT was set up to work on the concerns highlighted in the Charette, and the subsequent project to develop a substantial community complex at the Kinloch site enshrined a number of these. In thus focusing on this scheme, the Panmure Centre as a viable community facility was effectively written off and with the abandonment of the Kinloch Project, the Panmure Centre assumes new relevance as a significant and much valued community resource. The report to the P&R committee of 27 October 2021 described it as 'a much-liked landmark building in Carnoustie.'

2. Having had these meetings, the Shed Trustees felt that before we could commit ourselves to proceeding further, an updated survey of the condition of the premises was essential. Given the continuing availability of the £10,000 Participatory Budgeting money that was allocated for a feasibility study, we requested that some of this money be spent on a survey which would update the information contained in the Asset Management document of 2013.

3. This survey was done on 15 February 2021 and provided a picture not dissimilar to the earlier one, with indicative costs for basic repairs and the need for further investigative work on a number of areas. The members of the Carnoustie and Monifieth Men's Shed decided on 16 March to move forward with our Community Asset Transfer request, with the proviso that an agreement on a lease can be reached which allows for these further investigative studies, with the option of termination should the project be shown not to be viable.

4. Six main areas were identified for further exploration

- Mechanical and electrical
- Drainage
- Fire Risk
- Timber
- Structural engineer
- Accessibility

These investigations are costed in the report in at £7,000 though further funding may be needed and we are looking at possible sources of this, one being the Architectural Heritage Scotland's Project Viability Fund. Given that the survey cost £3,000, we would like to request that the balance of the £10,000 PB feasibility study money be put towards funding the exploration of these further areas.

5. We find it helpful to see this project in terms of three phases.

Phase 1. **Survey report** outlining existing state of the building

Phase 2. **Viability appraisal** (up to 3 years depending on Council approval of lease with break)

Further investigative reports as suggested in the survey

Active consultation with interested parties re long term management

Funding search for appropriate sources of money to upgrade the building

Phase 3 **Long term development**

This would only go ahead subject to all the factors in stage 2 pointing to the viability of the project.

We have completed phase 1. If the Shed is to proceed with this project, we believe it has to be in this carefully staged manner that safeguards our interests as well as other parties who may become involved. This means that in order to be able to move to phase 2 we need to know we have available the option of calling halt to the process should it become apparent from the further investigative work, that it is clearly not viable.

6. At this point it is important to refer back to the dual focus of our CAT, that while the request that has been made is solely in the name of the Carnoustie and Monifieth Men's Shed, we wish to see it also used by other community groups. We are still so minded, at the same time recognising that this will entail a difficult balancing act, setting up the Shed with its machinery and equipment and at the same time providing space for people carrying out quite distinct activities. The formation of an organisation with a collective interest in using and maintaining the Panmure Centre is vital. While preliminary contact has already been made with a number of local groups, a move now needs to be made toward fuller consultation as to what usage such groups would propose to make of the building, and towards formalising these into a constituted organization. This process, in alliance with the investigative studies, would begin to define possible features that might be incorporated into future development.

7. A major factor in this is funding, that if the Panmure Centre is to have a long-term future, the money to upgrade and modernise it is only likely to be forthcoming on the basis of its being a multi-use community facility and not just an empty shell with a few old men rattling around in it.

Major funding sources need to be explored. The Angus Council External funding section are offering support in this and we hope to draw on the proven work of other successful projects such as the Hub in Friockheim. Likewise we would look to [REDACTED], with his experience of large scale funding, to guide us. Some resolution will need to be found on the question of who will actually make formal application for major funding. As we have stated previously it is neither possible or desirable for the Shed to take on the long-term management of the Centre and from this point of view submitting long-term funding applications should properly be in the name of such a management group that is formed.

8. Crucial to this is the terms of the lease we need to secure. Originally we asked for a ten year lease but the drift of the discussion at the meeting on 27 October was towards a longer lease with possible breaks. We have come to consider that a 25 year lease with a break after the first three years would be the optimal arrangement. However given the standard lease carries tenant responsibility for full repair and maintenance, there will need to be a clause in the lease that agrees only essential work will be carried out prior to the establishing whether full development work is a viable proposition

9. Working to this plan should enable the Shed to move in to occupy the Panmure Centre at an early stage, and make use of the premises ourselves as they are initially. The estimate of first year costs in our application was done on this basis, and the figure of £9,500 (with capital elements deducted) will we hope prove to be accurate. As others come to share the premises, appropriate adjustments will require to be made both to income and expenditure.

10. This initial period will be of the utmost importance, coming in what we all hope will be a post-covid environment. The Shed can assume a very important role in supporting many people (not least ourselves) who have struggled through the last year and need to emerge from relative isolation and find new confidence in working with and relating to other people. We know that in our five years' existence, we have been successful in establishing a positive ethos of shared companionship and well-being; in moving to the Panmure Centre see new opportunities to create a varied supportive environment where others who come to use the premises can also be part of creating a welcoming community.

In leasing the building from the local authority, we also look to Angus Council's continuing support in helping ensure the positive development of this important community asset. The research we have carried out on the history of the Panmure Centre shows its consistent use as a valuable community resource from its inception in 1865 to the present day. This heritage is about much more than the building and embodies

the continuing fulfilment of that historical endowment in the form of a place where people's lives can be enriched by coming together to share in creative activity, countering social isolation and building community.