



## COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

### ASSET TRANSFER REQUEST FORM

#### **IMPORTANT NOTES:**

**This is a standard asset transfer request form which can be used to make a request to any relevant authority. Relevant authorities may also provide their own forms in their own style.**

**You do not need to use this form or a relevant authority's form to make an asset transfer request, but using a form will help you to make sure you include all the required information.**

**You should read the asset transfer guidance provided by Angus Council & Scottish Government before making a request. Relevant authorities may also provide additional guidance on their schemes.**

**You are strongly advised to contact the relevant authority and discuss your proposals with them before making an asset transfer request.**

**When completed, this form must be sent to the relevant authority which owns or leases the land your request relates to.**

**This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.**

**Section 1: Information about the community transfer body (CTB) making the request**

1.1 Name of the CTB making the asset transfer request

Carnoustie and Monifieth Men's Shed

1.2 CTB address. This should be the registered address, if you have one.

Postal address:

The Machine Room,

Invertay House

3 Maule Street,

Monifieth

Angus

Postcode: DD5 4JG

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name:

Postal address:

The Machine Room,

Invertay House

3 Maule Street,

Monifieth

Angus

Postcode:

DD5 4JG

Email:

Telephone:

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above.

*You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.*

1.4 Please mark an “X” in the relevant box to confirm the type of CTB and its official number, if it has one.

	Company, and its company number is .....	
x	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is .....	<b>SC047664.</b>
	Community Benefit Society (BenCom), and its registered number is .....	
	Unincorporated organisation (no number)	

**Please attach a copy of the CTB’s constitution, articles of association or registered rules.**

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

**No** x

**Yes**

Please give the title and date of the designation order:

1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

**No**

**Yes** x

If yes what class of bodies does it fall Community Controlled Body

## Section 2 Information about the land and rights requested

Please identify the land to which this asset transfer request relates.

*You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the Councils register of land, please enter the details listed there. It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.*

2.1 The land to which this asset transfer request relates is as follows:

Panmure Community Centre,  
141 Kinloch Street  
CARNOUSTIE DD7 7JP

2.2 Please provide the UPRN (Unique Property Reference Number), if known.

*If the property has a UPRN you will find it in the relevant authority's register of land.*

UPRN: The Unique Property Reference Number is

**1291**

### Section 3. Type of request, payment and conditions

3.1 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

#### 3A – Request for ownership

What price are you prepared to pay for the land requested? :

Proposed price: £

Please attach a note setting out any other terms and conditions you wish to apply to the request.

#### 3B – request for lease

What is the length of lease you are requesting?

10 years

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: £1,500 per annum

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

#### Notes

Other aspects we wish to be incorporated in the lease are as follows:

**3C – request for other rights**

What are the rights you are requesting?

Do you propose to make any payment for these rights?

Yes

No

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £                      per

Please attach a note setting out any other terms and conditions you wish to apply to the request.

## Section 4 Community Proposal

**4.1** Please set out the reasons for making the request and how the land or building will be used.

*This should explain the objectives of your project, why there is a need for it, any development or changes you plan to make to the land or building, and any activities that will take place there.*

### Objectives

The purpose of the organisation is to provide recreational facilities and advance the social needs, health and well being of men of all ages and backgrounds living in Carnoustie and Monifieth and surrounding areas by:

- 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.

### Need and Use

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 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.

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

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

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 sq.m 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 sq.m., the gives a total work space of 157.29 sq.m. (Adding in the kitchen gives an additional 22.86 s.qm.)

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.

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.

### 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.



**SCOTTISH  
MEN'S SHEDS  
ASSOCIATION**

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 mase!'* 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.

## **Benefits of the proposal**

4.2 Please set out the benefits that you consider will arise if the request is agreed to.

*This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.*

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.  
COLLINS and PANCOAST, Natural Helping Networks. A Strategy for Prevention.

*Dougal 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. Dougal 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. Dougal 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 needed 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 to 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 is 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 <sup>32</sup>
National Trust Barry Mill	dismantling of hut
Tannadice Parish Church	construction of hut

Burnside Primary School  
Easthaven Together  
Carnoustie Community Council

sand pit and planters  
wooden outdoor storage box for dog toys  
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, Monifeth 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 Monifeth 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, ot 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.

### Restrictions on use of the land

- 4.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

*Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions*

Ware not aware of any existing restrictions on the use or development of the land.

### Negative consequences

- 4.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

*You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.*

A concern might be raised about possible noise causing disturbance for other people. The immediate environment of the Panmure Centre has few houses close by that are likely to be impacted by machine noise; in good weather we do try to do some work outdoors, such as some sanding, and painting but the noise generated is no different from that cause by any local tradesman at work on a domestic property

In that connection another issue sometimes raised is conflict between our activities and that of local tradesmen. This is an unlikely scenario as, in terms of woodwork for example, we have no ambitions to compete with local joiners etc.; most of them have more work than they are able to take on and are involved in much larger scale operations than the level of our projects. We would however monitor this area sensitively and be prepared to respond should it become a serious concern.

## Capacity to deliver

4.5 Please show how your organisation will be able to manage the project and achieve your objectives.

*This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.*

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.



## Section 5 Level and nature of support

5.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

*This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.*

At the beginning of its life the Shed experienced a remarkable level of enthusiastic support from individuals, community groups and businesses, and this has continued right through to the present time. Some indication of the range of our involvement with the communities of Carnoustie and Monifieth is indicated by those statements of support for our application that have been provided for us. (Please see separate folder).

Another pointer to community support is our participation in the Tesco 'Bags of Help' scheme during the months of May and June. By a very clear margin the Shed came out top in the voting by means of tokens cast by customers. We feel that the outcome of this process represents a resounding message of support for the Carnoustie and Monifieth Men's Shed. (The money raised from this is to be invested in digital fabrication equipment)

Because the Carnoustie and Monifieth Men's Shed covers two separate townships, and the territory in between, (a separate Shed is being developed in Birkhill) we have endeavoured as far as possible to be even-handed in our relationships with individuals and groups in the two communities. One factor that had facilitated this is having spent some time based in each; we were in Carnoustie from early 2015 to September 2016, and in Monifieth from then to the present. Sometimes proximity has enabled the formation of many particular and productive contacts such as when we were able to assemble a greenhouse for the Panmure Play Scheme at the time we were resident in the Community Centre, and also when we carried out repairs to the Community Cabin in Monifieth. Being just over the wall from the Swallow Apartments has resulted in someone from that housing complex joining the Shed



### Schools

One way in which we decided to be specifically proactive has been engagement with schools. We have had involvement with both High Schools and four of the five Primary Schools. We feel this has been an effective and productive way of making a broadly-based contribution way out beyond the immediate boundary of the Shed and into many corners of the local communities, touching on the lives of hundreds of people

### Industry and commerce

From the very beginning Mr Ross Smyth, Managing Director of Smyth Composites, has been unconditionally supportive, providing storage and lending us his truck on numerous occasions to transport machinery and materials. At one point, when we found ourselves homeless he rescued us, providing us with accommodation in one of his buildings until we were able to secure another base. We have tried in some small way to repay his generosity by including his logo on our publicity leaflet etc.

The Shed constructed a planter and a display board for a shop in Carnoustie High Street; we have been in discussion with a shop-owner in Monifieth about possible features outside his business, and this kind of involvement is something we are open to develop further.

### Community Organisations

The Shed has had links with Colourful Carnoustie, Free Food for Carnoustie, and with the Community Council and the Development Trust. During the time that the Kinloch site attracted 'Stalled Spaces' funding, we took responsibility for looking after the generator that was obtained for, and is still available for community use.

In Monifieth we have maintained close links with the Monifieth Community Resource Group - in particular with regard to their CAT application, as we were assured of having a space at Invertay had it gone though, but also in our shared commitment to try to provide community facilities for the area.

The Shed has made useful links with local groups through funding endeavours. One of these has been the days in the 'For Carnoustie' charity shop; we donate stuff, staff the shop, and receive the day's takings. It's much more than the money; it's the fun and interest in interacting with the customers!

We had a stall at the Monifieth Medieval Fair participated in the Carnoustie Gala Day, and had a stall at the Monifieth Community Resource Group's Craft Fair

### Individuals

In the early days we did some bicycle repair work for people, and undertook tasks such as painting and repairing garden sheds, and some gardening. More recently we painted a suite of furniture and make a ramp for somebody's back door. We are open to considering any request from local people.

Statements are attached from various of these individuals and organisations telling of their involvement with the Shed, and endorsing its value to them and to the community.

\*\*\*\*\*

As noted above these benefits to individuals, organisations and businesses are not just practical and instrumental, but contribute to positive relationships that yield that deceptive quality sometimes called 'social capital'.

### In conclusion...

We believe that our initiative represents a valuable opportunity for an official body and an established community group to enter into a productive and creative partnership in community building



## Section 6 Funding

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

*You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.*

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 Budgetting 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 5 year 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.

<b>Projection of Expenditure</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>
Capital costs (inc fees)	70,000	70,000	70,000	70,000	70,000
Rent	1,500	1,500	1,500	1,500	1,500
Repairs etc	1,000	1,000	1,000	1,000	1,000
Electricity and gas	1,500	1,500	1,500	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
	<b>79,500</b>	<b>79,500</b>	<b>79,500</b>	<b>79,500</b>	<b>79,500</b>
<b>TOTAL</b>		<b>£397,500</b>			

## **PROSPECTIVE SOURCES OF FUNDING**

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. We are aware that funders frequently change their criteria and as far as possible the following information is accurate. The listing is in no particular order.

<b>SCREWFIX.</b>	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
<b>FOYLE FOUNDATION SMALL GRANTS SCHEME</b>	supports smaller charities £1,000 to 10,000
<b>RANK FOUNDATION</b>	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.
<b>GRAHAM KIRKHAM FOUNDATION</b>	Grants for charitable organisations carrying out education, welfare or community projects in the UK. £250 to £10,000. 'applications welcome from most groups'
<b>RAYNE FOUNDATION</b>	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.
<b>GARFIELD WESTON FOUNDATION</b>	Funds capital, revenue or project costs up to 10% of total. Half of funding must be identified prior to application
<b>WAKEHAM TRUST</b>	funds small organisations: £10-20,000 per annum over 3 years
<b>WEIR CHARITABLE TRUST</b>	recreational facilities intended for people who need them due to disadvantage. Advancement of health, including relief of sickness, disease or human suffering. Up to 25,000, but average grant £3,500
<b>CORRA FOUNDATION HENRY DUNCAN GRANTS</b>	max £7,000 for, eg., isolation of older people, illness and poor health.

<b>TUDOR TRUST</b>	wants to help smaller, community-led groups which are supporting people at the margins of society.
<b>NHS TAYSIDE COMMUNITY INNVATION FUND</b>	received grant in early days, but are eligible to re-apply
<b>SANTANDER FOUNDATION COMMUNITY PLUS FUND</b>	up to 5,000
<b>SKIPTON BUILDING SOCIETY CHARITABLE FOUNDATION</b>	up to £3,000
<b>ESMÉE FAIRBAIRN FOUNDATION</b>	funds projects of social change
<b>FOUNDATION SCOTLAND</b>	administers various charitable funds
<b>AWARDS FOR ALL</b>	Lottery funding 'from £300 to £10,000 to support what matters to people and communities.'
<b>IMPROVING LIVES</b>	Lottery funding
<b>AVIVA COMMUNITY FUND</b>	
<b>LNER CUSTOMER AND COMMUNITY IMPROVEMENT FUND</b>	
<b>ROBERTSON TRUST</b>	New regulations may be less applicable to Men's Shed

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

**We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.**

**We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.**

Name [REDACTED]

Address [REDACTED] [REDACTED]

Date March 2020

Position Chairman

Signature

Name [REDACTED]

Address [REDACTED]

Date March 2020

Position Secretary

Signature

### **Checklist of accompanying documents**

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

#### **Section 1 – you must attach your organisation’s constitution, articles of association or registered rules**

Title of document attached:

The Constitution of the Carnoustie and Monifieth Men’s Shed

#### **Section 2 – any maps, drawings or description of the land requested**

Documents attached:

Drawings outlining area in question and its location in the context of the wider area

#### **Section 3 – note of any terms and conditions that are to apply to the request**

Documents attached:

information included in text

#### **Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.**

Documents attached:

information contained in the text

#### **Section 5 – evidence of community support**

Documents attached:

Statements of support

#### **Section 6 – funding**

Documents attached:

information contained in the text