

Highland Council Asset Transfer Request Approach Asset Transfer Request Form

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

Dingwall Men's Shed

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

Postal address:

[REDACTED]

Dingwall

Ross-shire

Postcode: [REDACTED]

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: Andrew G Foley

Postal address:

[REDACTED]

Dingwall

Ross-shire

Postcode: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

✓ We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement)*

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	SC047255
	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

Yes

Please give the title and date of the designation order:

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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

If yes what class of bodies does it fall within?

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Section 2: Information about the asset requested

- 2.1 Please identify the asset - land or building(s) - 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 relevant authority's 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 attach a map and 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.

Business Unit Name: Pest Control Workshop/Store – Unit 4B

Business Unit Ref: HC 010018

Address: Dingwall Industrial Estate, Pest Control Workshop/Store – Unit 4B

Docharty Road, Dingwall IV15 9UG

Easting: 254141 Northing: 859622

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

This should be given in the relevant authority's register of land

UPRN: 130003708

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 asset 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?

30 Years

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

Proposed rent: £ 200 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.

3C – Request for other rights

What are the rights you are requesting?

As the owner of the building, Highland Council will continue to have responsibility for the maintenance of any major structural elements, involving keeping the building wind- and water-tight. Dingwall Men's Shed will take responsibility for basic maintenance tasks e.g. external paintwork on doors and windows and for replacement of consumable items such as light bulbs.

We do not propose to make any payment towards the cost of major structural maintenance costs, but will cover the cost of undertaking basic maintenance tasks.

During the lease period, Dingwall Men's Shed would want to have the option to take over the complete transfer ownership of the building.

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.

Dingwall Men's Shed (DMS) is a Community Group serving the social and health needs of men within Dingwall and its environs. It was formed in January 2017, is a Scottish Registered Charity (SCIO SC047255) regulated by OSCR, and a Member of the Scottish Men's Shed Association. 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 Dingwall and surrounding areas by:

- a) creating, developing and maintaining a facility, namely a Men's Shed
- b) offering opportunities for men in the Dingwall area to meet and undertake creative, physical, purposeful and recreational activities of their choice
- c) reducing isolation of men in the area thus contributing to their physical and mental well-being
- d) developing the capacity of men in the Dingwall area to share their skills and knowledge with others in the Community

The aims of DMS and its operation are described in detail in its Constitution, a copy of which is appended to this application.

DMS currently operates out of two centres; i) the Community Pod at Ross County FC's ground, and ii) the Dingwall Scout Hut. Neither of these facilities is under our direct control which limits what we are able to do within them and the activities that we can provide to our Members. We have a small workshop within the Scout Hut, but we are severely restricted/limited with respect to space. Consequently, our Project is focused on the acquisition of our own premises which will allow us to expand our range of activities and, in so doing, increase our Membership. Despite the restrictions under which DMS is operating, the recent report 'Community Learning and Development in the Highland Council', prepared by Education Scotland, dated 19 January 2019, highlighted the excellent work and service that Dingwall Men's Shed is providing. We will build upon the excellent foundation, generated in our first two years' existence, if we can acquire our own premises.

The property that we are seeking will serve as a good base for the continued expansion of Dingwall Men's Shed, providing a welcoming environment for both existing and new Members. It will enable us to create separate areas for dirty and noisy activities, such as wood turning and carpentry tasks, and more artistic pursuits such as painting and photography, as well as having a comfortable, warm social

area for relaxation and simply enjoying a cup of tea/coffee or sharing life experiences. It is likely that we will want to put some extra windows in the building to provide additional lighting, and some extraction points to vent any fumes/dust generated by workshop activities.

Externally, the property has the benefit of a fairly large grassed area on two sides. We anticipate erecting polytunnels and raised beds to enable 'Shedders' and other members of the local Community, together with local school children to cultivate produce e.g. vegetables, fruit and flowers. These facilities will be constructed in such a way that access for disabled people and those with limited mobility will be possible.

Benefits of the proposal

4.2 Please set out the benefits to the community that you consider will arise if the request is agreed to. This should include:- economic, regeneration, health, social wellbeing, environmental benefits; or how this will tackle inequalities.

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.

A Men's Shed is a Community facility beneficial to the health and well-being of local men. The main outcome for the 'Shedders' i.e. the men who attend the Shed, is a reduction of social isolation through an increase in social integration. Experience suggests that a renewed sense of vitality, purpose and friendship result from spending time with others while undertaking challenging and enjoyable group activities. Scotland's Chief Medical Officer is championing social prescribing to GPs to deal with social isolation for those out of paid work. Men's Sheds are seen as a major route to achieving this for men. A section on men's different support needs is highlighted in the document 'A Connected Scotland', recently published by the Scottish Government, a copy of which is appended to this application.

However, it is not only the Shedders who see these benefits. Partners and Families, Community Planning Partners and the whole Community also derive positive outcomes from the establishment of Men's Shed. These additional benefits are discussed in both the Scottish Men's Sheds Association's paper entitled 'Social return on Investment' and in 'The Shed Effect' published by Age Scotland. Both of these documents are also appended to this application.

To expand on these additional outcomes, partners and/or families report improvements in the quality of their relationships due to the personal time afforded by their husband's/partner's attendance at the Shed, a crucial factor following retirement. Men who are active and engaged are less likely to require medical

intervention (treatment and medication) for conditions associated with isolation and this clearly has value. Mental well-being and improved self-esteem can reduce the support required from local authority Social Work staff. The Men's Shed is open to men over the age of eighteen and this allows them to gain confidence and learn new skills by mentoring, creating positive opportunities for entering or re-entering the workplace. Additionally, Sheddars can undertake project activities which benefits the local Community and local charities. In particular, residents who would not normally be able to afford or find these services commercially are provided with them at low-cost or without charge. DMS has been involved in examples of the latter type of support for its local Community as evidenced by some of the testimonials appended to this application.

Individual Men's Sheds and the Men's Shed Movement as a whole are successfully supporting Councils to achieve the Scottish Government's National Performance Framework and the National outcomes.

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.

We are not aware that there any restrictions on the use/development of the land that will affect our proposed project. We will check with the Highland Council's Planning Department before undertaking any works and comply with any restrictions that are imposed/required.

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.

We do not foresee any negative consequences should our request for the building be granted. We will ensure that disabled access is maintained in the existing building and incorporated into any additional facilities that are installed external to the building.

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 membership of Dingwall Men's Shed is drawn from a wide range backgrounds with numerous skills. Among it we have professionally-qualified individuals including a senior NHS executive, a senior manager and a senior engineer from the oil and gas industry, a senior environmental health officer, a former Army Captain and more latterly a communications project manager, and a Technology Director. All of the above have extensive experience of managing high-value projects. We will utilise external experience e.g. architects, electricians and structural engineers, where necessary.

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.

The acquisition of the Docharty Road property will ensure the future of Dingwall Men's Shed for many years to come and a continuation of interaction and collaboration with the local Dingwall Community, both at an individual level and with organisations ranging from local schools and children's nurseries to churches, the Peffery Way Association, care homes, Police Scotland, Glen Wyvis Distillery, the Dingwall Museum and local charities. A variety of testimonial letters and emails from local residents and organisations are appended to this application, including from the

Dingwall Health Centre/GPs and other health professionals e.g. Community Psychiatric Nurse. Discussions have been held with local schools, including Dingwall Academy, about providing opportunities for pupils and others in the local Community. The possible use of the polytunnels and raised beds which are planned for the area surrounding the property is one example of this, as mentioned earlier in Section 4.1.

Dingwall Men's Shed originated following a couple of public consultation meetings in 2016 and 'opened its doors' in January 2017. Since then we have engaged the Community, promoting our existence at public events such as the Feil Maree (Dingwall Street Fair) and a promotional day in the local Tesco supermarket. We have attended and promoted our Shed at a variety of local craft events e.g. Dingwall Academy's Christmas Fair (2017 & 2018), the Highland Wool Fest (2017 & 2018), the Red Cross 'Kindness' Event (2019) and further afield e.g. Inverewe Gardens Spring Fair (2017 & 2018). A High Street stall outside Dingwall Town Hall and the sale of DMS items at both the Bits and Pieces and Puffin Pool Charity Shops have raised its profile in the Community still further.

The local Dingwall and Seaforth Ward Councillors are supportive of Dingwall Men's Shed and are kept apprised of proposals. The local MSP, Kate Forbes attended our Open Day in 2017. In addition, close links exist between DMS and Ross-shire Voluntary Action, the Rotary Club of Dingwall, the Dingwall Community Council and the Dingwall Community Development Company (DCDC). Recent discussions/ meetings between DMS and DCDC have focused on helping the latter with its plans for a Dingwall Heritage Trail.

Section 6: Funding

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

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.

In its two years existence Dingwall Men's Shed has been the beneficiary of grants from a number of bodies including the Highland Council, Age Scotland, Tesco, the Highland Third Sector, the Great Wilderness Challenge, and Caring and Sharing

(local charity). These have provided the financial basis on which DMS has been established. However, we are increasing gaining income from the talents and hard work of our Members from the sale of goods that we have manufactured, largely from recycled materials, or refurbished.

A statement of Financial Activities for the 2018-19 financial year, attached to this application, shows an income of £2820 from Trading Activities (sale of manufactured goods). This was supplemented by the sum of £3124 from grant applications and donations. A copy of the DMS Business Plan is appended to this application. In the coming years, we will continue to apply for grants to organisations including but not limited to the Big Lottery- Awards for All, the Robertson Trust, the Garfield-Weston Foundation, the Northern Meeting Charity, the SSE's Sustainable Development Fund for the Highlands. We will also increase the level of income from the sale of goods, by mutually-beneficial relationships with local shops and businesses, as outlined in the Business Plan. An increase in income from our trading activities in excess of 20%, year on year, is anticipated in our Business Plan. As a Scottish Registered Charity, DMS is exempt from rates and water charges and, ignoring the expenditure of restricted funds (mostly derived from the previous financial year), its revenue has covered its costs, including electricity charges, tool replacement and the purchase of consumables, demonstrating its sustainability.

While it should be recognised that 'hard cash' in the form of donations and income from the sale of goods, together with expenditure are vital elements in the survival of DMS, another great benefit of Men's Sheds comes from the Social Return on Investment (SROI). SROI is a methodology for measuring and accounting for a broader concept of value than that derived from the analysis of income and expenditure, and is used to assess the value created by the Men's Shed for the stakeholders who have an interest in it. The value of social outcomes i.e. the benefits for i) those who attend the Shed, ii) their Partners and Families, iii) Community Planning Partners such as the NHS services, and iv) the wider, local Community, is difficult to determine because they are not traded in the way that purchases and sales are.

The methodology of SROI and a real worked example (for Westhill and District Men's Shed in Aberdeenshire) is attached to this application in order to more-fully explain the protocol which is applicable in our Shed as well. With an annual operating expenditure of £5000, the analysis for Westhill Men's Shed resulted in an SROI value of £48844, the combined value for the four groups of stakeholders (i to iv) identified in the previous paragraph. In other words, the SROI ratio (value of the benefits divided by the running cost) for Westhill Men's Shed is 10:1, this being for a men's shed with 34 participants, a similar number to that of DMS.

The Westhill study clearly shows the social benefit of a Men's Shed, but DMS is continuing to show its financial sustainability through the sale of goods not only at events such as craft fairs, but also by manufacturing goods requested by local organisations e.g. benches for both Dingwall Rotary Club and the Seaforth

Highlanders Association for the Peffery Way footpath, screening and blackboards for a local delicatessen, and picnic tables for Police Scotland.

A major contribution of Dingwall Men's Shed is its involvement in the circular economy, an economic system aimed at minimising waste and making the most of existing resources. DMS does this by ***Reclaiming, Re-using, Recycling and Restoring***. The bulk of items that we make are produced from recycled materials e.g. old pallets, avoiding its disposal into landfill. We are also gaining significant income by turning scrap timber into kindling both for sale and, where appropriate, donation to individuals within the Dingwall Community.

Signature

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 Mr Brian Desmond Liddle

Address

[Redacted]

Dingwall

[Redacted]

Date 6th June 2019

Position Chairman

Signature

Name Mr Andrew George Foley

Address

[Redacted]

Dingwall

[Redacted]

Date 6th June 2019

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:

Constitution of Dingwall Men’s Shed

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

Documents attached: Copy of the Highland Council map showing the location of the property taken from the Highland Council’s map of Assets

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

Documents attached: None

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

Documents attached:

- 1) DMS Business Plan
- 2) Copy of the Scottish Men’s Shed Association Social Return on Investment Analysis for the Westhill and District Men’s Shed
- 3) The Shed Effect published by Age Scotland
- 4) A Connected Scotland published by the Scottish Government

Section 5 – evidence of community support

Documents attached: Testimonial letters from:

- 1) Dingwall Primary School
- 2) St Clement’s School
- 3) Kathleen Kemp
- 4) Dingwall Ducklings
- 5) Dingwall Medical Group
- 6) Community Psychiatric Nurse
- 7) Age Scotland

- 8) Highlife Highland
- 9) Dingwall Baptist Church

Section 6 – funding

Documents attached:

DMS Statement of Financial Activities for the year 1st April 2018 – 31st March 2019

Search “Privacy Notices” on the Highland Council website to read our Privacy Statement in regards to Asset Transfer Request forms.