

Glen Urquhart Men's Shed



Glen Urquhart Men's Shed Feasibility And Business Plan



Glen Urquhart Men's Shed

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1 EXECUTIVE SUMMARY

GURCA (Glen Urquhart Rural Community Association) is Glenurquhart's Community Development Trust. We have existed since 1947, own several assets in the community and have 2 paid member of staff.

GUMS – Glen Urquhart Men's Shed were founded in 2018 and have grown since then. They are currently located in the annex of the Glen Urquhart Public Hall. However due to their popularity they will soon outgrow this space and GURCA have plans to redevelop the hall meaning GUMS would be homeless.

GURCA are developing a Health and Wellbeing plan for our community. We know that organisations such as MEN's Shed are a powerful way of engaging Men who would otherwise be isolated and suffer from loneliness, depression etc. Retaining GUMS in our community will be a key plank of our Health and Wellbeing plan.

We envisage that the Glen Urquhart Men's Shed will flourish in the same manner as other Men's Sheds throughout the country and abroad. We know there is a great need for a Men's Shed in our community area and are committed to ensuring our continuity.

GUMS have identified another site at Balnain which we believe will be ideal for them whilst delivering other potential community benefits. Moving to a location such as Balnain, in a prominent area will raise our profile and will attract new members. The additional space will allow us to increase our activities in support of the community, again attracting more members and securing both our future development and the improvement and retention of an asset to the Community.

The proposal is that GURCA purchase this site and then lease it to GUMS. GURCA have this model established already for assets such as the Loch Ness hub and Blairbeg Park which GURCA own but lease to other community groups.

Should a better site become available for the Men's shed group, GURCA would still own the site. The Highland Council's Planning Pre Application, advises that the site is suitable for "Possible housing, Community & Mixed use. With this in mind, the site could be sold for, possible housing, offices, or units to rent. Or re-develop the site for offices / units to rent, providing an ongoing income. The Community Consultation, may well come up with other possible uses.

GUMS and GURCA have been working with the current owners – Forest and Land Scotland to acquire the site through a Community Asset Transfer. This document is the feasibility study and business plan for this proposal.

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2.0 INTRODUCTION & BACKGROUND

2.1 Introduction

This report is a feasibility study and business plan to support the Glenurquhart Rural Community Association application to the Community Asset Transfer Scheme and Scottish Land Fund for the purchase of Forest and Land Scotland's (FLS's) buildings and land at Balnain near Drumnadrochit in Glenurquhart.

2.2 The Community and the Area

The community of Glenurquhart is located around 13 miles south west of Inverness in the Scottish Highlands. Around 2,500 people live in the area which has the main town, Drumadrochit close to the shores of Loch Ness on the Great Glen. From Drumnadrochit the Glen spreads west and covers the villages of Milton and Balnain with scattered housing down to Corrimony and up to Bunloit.

Our area has:

- Fewer younger people : 14.7 % of us are aged 0 – 15 (Scotland Average 16.8%)
- Fewer working people : 60.7% are working age (Scotland average 63.9%)
- More older people, some with dependencies for assistance : 24.6% are over 65 (Scotland average 19.3%)

The Community action Plan which was published in late 2022 identifies the need for a Health and Wellbeing plan which is being led by GURCA. This will covers a range of activities and initiatives, but tackling social isolation and loneliness will be a key part. Men's Shed will be a key plank of this allowing a space for men to meet, talk and socialise on a regular basis.

2.3 Men's Shed

Glen Urquhart Men's Shed

Phone: 07968 105809

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Charity no. SC052227

Inaugural date: Glen Urquhart Men's Shed formed in August 2018

2.3.1 History

Following several failed attempts over a number of years the Glen Urquhart Men's Shed was established August 2018, as an offshoot of Glen Urquhart Care Centre. They were given the temporary use of the Caretakers cottage at Blairbeg hall (free of charge), comprising of 3 small rooms.

Blairbeg hall is to be refurbished, once funding has been sourced, Men's Shed would then need to vacate the cottage. They started to look for alternative accommodation in 2019 and then in 2020 COVID hit and no meetings were held.

GMS started to look for alternative, suitable premises and discovered in 2019 that

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Forestry and Land Scotland (FLS) were going to relocate their base from Balnain to Shenval. However, at that time, FLS were unsure, when this would happen. In 2022, FLS, successfully applied for planning permission, for their new base at Shenval & allowed inspection the buildings, at Balnain, which confirmed they would be suitable for a Men's Shed premises.

Discussions had been held with Glen Urquhart Rural Community Association (the local Development Trust) who owns the hall about supporting GMS with this project and also about the most appropriate governance structure for the project and in 2023 it was agreed that GURCA would act as the lead for the project to acquire the site and enter into a lease with GMS for the parts of the site they wished to utilise.

Community consultation has been held and there is strong support for the project.

Early in 2022, they started to have regular Wednesday evening meetings at Balnain Community Hall, this allowed us to kick start the group. A committee was elected, an ambitious plan was put in place;

1. To modify the Caretakers cottage at Blairbeg hall, by removing 2 internal partitions, creating 1 large room.
2. To try & obtain the FLS base at Balnain, with a Community Asset Transfer scheme (CATS).

A Constitution was created & Charitable status has now been granted.

Men's shed now meets twice a week on a Tuesday (to work) and Wednesday (to socialize) but this is curtailed due to lack of space and availability of the current location.

Having regular meetings has attracted new members, providing an opportunity to socialize.

Work has been completed in the caretaker's cottage, the existing layout, comprising of 3 small rooms, has proved to be not practical. Partition walls have been removed, resulting in one large room, which is more practical.

Since 2022 they have taken on a number of project's/work's, in the local area;

- Assist Pensioner empty garage / workshop
- Repair a small pier
- Dig a trench for cables at local Care Centre
- Build a planter for local Care Centre
- Repair notice boards in village
- Paint summerhouse at Care Centre
- Repair benches & seats at village green & Care Centre
- Prepare & paint war memorial hand railings

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- Manufacture a large dolls house
- Raise funds by selling & raffling various products made by members, including wood turning, bird boxes, bird tables, planters, wooden ornaments, etc.
- Modify / make secure lock system on Soirbheas steel container
- Carry out various maintenance tasks at Blairbeg hall
- Dismantle / remove village Christmas trees at Drumnadrochit & Balnain

The number of members to GMS is sitting at 22 but this is curtailed by the lack of space at present. Men's Shed makes a substantial contribution to the community by aiming to reduce social isolation and improve mental health and wellbeing. We know that there are many more people who would benefit from being able to access Men's shed and by finding new premises they would not be limited to meeting on a Tuesday and Wednesday as they are at present.

3 STUDY PURPOSES AND OUTPUTS

3.1 Study Methodology

The feasibility study has been carried out by the community utilising the expertise of GURCA, GMS and Soirbheas. Both GURCA and Soirbheas have employees in community Development Roles and GURCA directors have skills in feasibility studies, business planning and project management.

The work done to inform this report includes:

- Options analysis and prioritisation
- Community & stakeholder consultation
- Business planning
- Risk identification
- Funding strategy identification

3.2 Study Outputs

The study carried out has delivered:

- 1) This feasibility/business plan – including options appraisal & risk analysis
- 2) Community Consultation document
- 3) Preparation of procurement documents ready to go out for various studies required to inform the next stage of the process which will be:
 - SLF Phase 1 funding application
 - CAT application to FLS

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4.0 OPTIONS APPRAISAL

Men's shed started the process of shaping some of the ideas for the site by engaging their community at an early stage. From this came a list of ideas. To help assess these ideas and ensure that the correct option was chosen, a STEEPKE analysis was used. STEEPLE – Social, technological, economic, environmental, political, legal, ethical. See appendix 1 for this analysis which ranked option 3 as the favoured site.

A number of different sites were considered as part of the options appraisal for a Men's shed site as follows:

1) West End Garage, Milton

The older of the 2 buildings, would have been suitable, originally, the office / reception area & café, attached to the garage.

This was recently used as a nursery, but not been used for some time. Owner contacted, checked with current tenant, who is not prepared to give it up, currently used as "Messy Ness", a childrens play facility.

2) Victoria Buildings / Baking Birds old shop

Currently empty, but for sale with Glen Urquhart Lodge Hotel as a whole - so not appropriate for Men's Shed

3) Balnain Forestry site

This is currently being used by FLS but they have a new site under construction and wish to dispose of this site.

The Forestry buildings at Balnain, would offer a permanent location & provide more suitable space & facilities that will enable us, and other community interests, to expand GMS membership & activities.

An appeal was placed on the local facebook page for premises or a suitable site, but no replies were received.

The study therefore focuses on the development of the site at Balnain.

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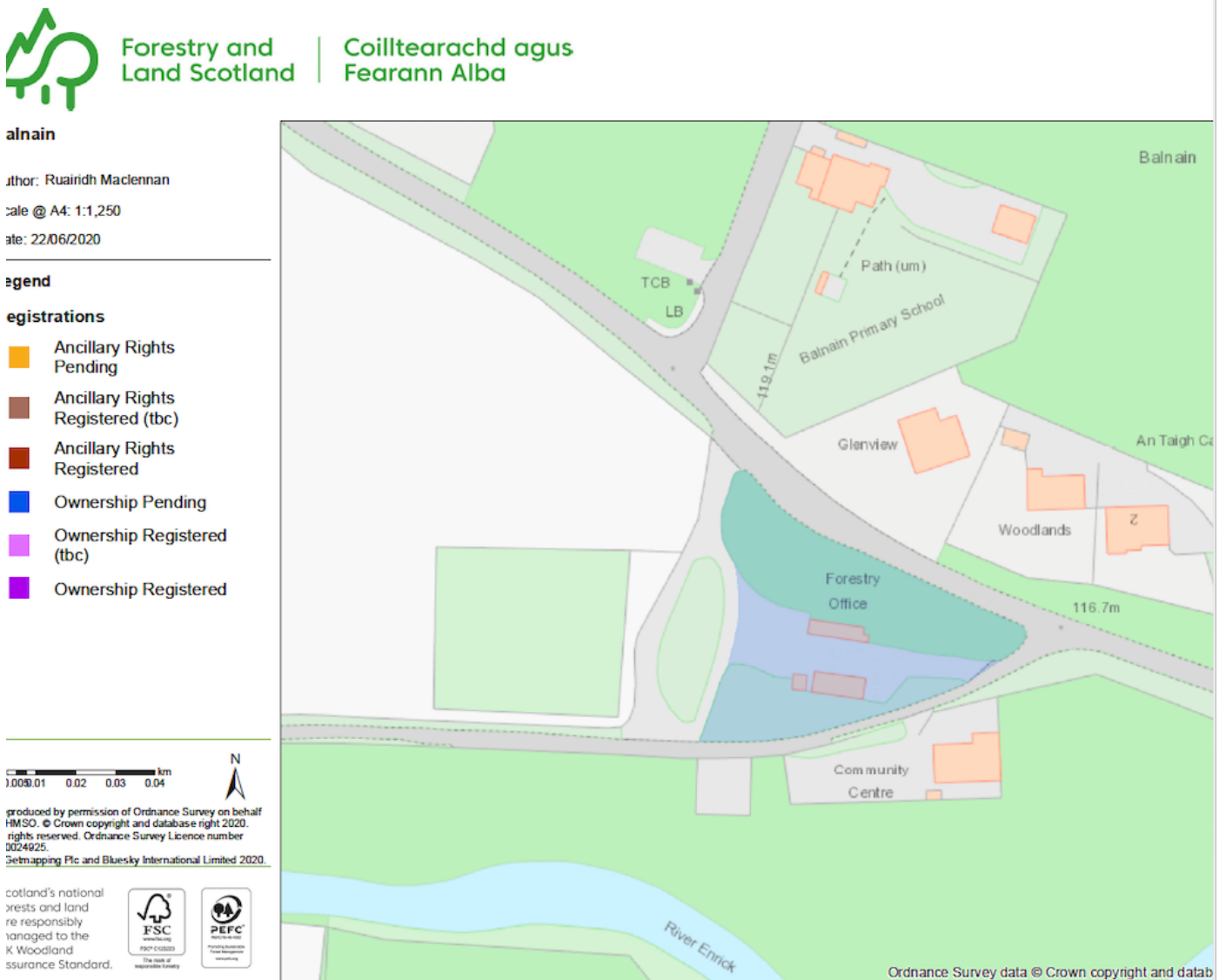
5.0 ASSET ASSESSMENT

5.1 Asset Transfer site and Background

This study covers the Balnain FLS site and surrounding land which are situated in Glenurquhart, OS reference NH446303.

FLS have occupied this site SINCE THE 1950'S but have decided that the buildings are no longer fit for their purposes and have decided to construct a new site some 6 miles away in Shenval. This is now occupied and the Balnain site is empty. FLS have indicated that they are willing to consider a community asset transfer of the site to GURCA/Men's shed.

A plan showing the extent of the site which would be sold is shown below:



5.2 Site Wide Assessment

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Access is taken from the A831 to the east of the site and this road continues on to Loch Meikle passing the Balnain Hall which is the closest neighbour. There is also an access point to the west of the site. To the south of the site is a Scottish Water treatment plant and to the west of a reed bed which deals with treated water from the SW treatment plant. A survey is proposed to identify all services running through the site and also to identify ownership of the access roads and limits of adoption.

The local primary school is close to the site, albeit on the opposite side of the A831. There is an informal path running from the school through the site Gurca would aim to regularise this path to ensure that this "shortcut" remains for schoolchildren utilising this as a walking route to and from school.

There are some mature trees on the site. An arboricultural survey is proposed to check the health of the trees along with ecological surveys to identify any "at risk" species, identify any mitigation plans and improvements which could be made to the biodiversity of the site.

The site is also close to Loch Meikle. This is utilised by the community for fishing, wild water swimming and other watersports such as paddle boarding and canoeing. During COVID there was pressure in the area with people trying to access the loch for these activities. Any proposals from Men's shed for the site would need to understand these pressures and put in place ways to mitigate any potential impacts that GMS may have.

The site is situated some 6 miles from the main residential area of Drumnadrochit. Some see this as a reason not to relocate. However, there are a number of ways in which this could be mitigated as follows:

- Car share could be put in place (many already bring their cars to the current site)
- The community has access to an EV people carrier through loch Ness Hub. Potential use of this could be made on a planned basis to take those without transport to and from the site

5.3 Buildings

The buildings are:

Building 1 - office / meeting room, size = 15m x 3.4 m, complete with, toilet room & kitchen area. Has all services, electrics, telephone, computer, photocopier, building is still in use

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Building 2 - office, size = 3.1m x 3.5 m, consists of 2 rooms – office with small toilet, complete with electric supply



Building 3 - workshop, size = 12.3m x 5m, consists of large workshop area & separate store room. Not in use, deemed unsafe. Evidence of leaking roof, false ceiling fitted, possibly creating condensation, caused by poor ventilation. Electric supply disconnected, evidence of a wood burning stove(only the chimney remains.)



Whilst the buildings are all suffering from a lack of maintenance, they are

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repairable, with the office / meeting room, still in regular daily use. It is proposed that a full structural survey is carried out on each of the buildings to identify any repairs required along with the provision of costings for those repairs.

An asbestos survey has already been carried out on the buildings and has been identified as present on site.

5.4 Potential Uses for the buildings

Building 1 – Men's shed would utilise the meeting room area here for their "social hub". Many "Shedders" do not participate in the practical aspects of Men's Shed but come along for the chat and company. This area would provide a location for those to drink tea, play games such as darts and for administrative meetings. There is an office as part of this complex which could be considered as a hot desk type of facility to be hired out to generate income.

Building 2 – with the proximity of Loch Meikle, there are 2 potential options for this building. It could be utilised as an office and hired out on a long term let. However, it could also be converted into changing facility for those participating in watersports with the ability to hire a key on an annual basis for a small fee.

Building 3 – this would be the nerve centre for Men's shed and would be the workshop.

5.5 Summary of the Asset Assessment of the Land & building

All 3 buildings have potential use by Men's shed/GURCA and would give them longevity of their operations and allow them to grow their numbers which are curtailed at present by the lack of space in their current home. As well as the uses for the buildings identified above the following benefits also accrue from community ownership of this site:

- Surrounding land – this would be managed to improve biodiversity.
- The formalisation of the footpath would protect this walking route and continue to encourage active travel.
- Use of Building 2 could formalise arrangements for people using the loch for watersports and help to segregate areas for fishers and other users.
- Use of the building by Men's Shed would protect Balnain Hall from other commercial users utilising the buildings in competition to Balnain Hall which is run on a charitable basis.
- A swot analysis has been carried out and is shown below.

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SWOT Analysis

<p style="text-align: center;"><u>STRENGTHS</u></p> <ol style="list-style-type: none"> 1. Convenient location for a wide catchment area 2. Adequate parking 3. Range of buildings 4. Established, serviced site 5. Ideally suited for a Men's shed 6. No near neighbours 7. Office / meeting room still in use 8. Whilst possibly not the ideal location, if acquired, it would be a good bargaining chip 9. Planning pre application advice, suggests site is suitable for housing / mixed use, etc 	<p style="text-align: center;"><u>WEAKNESS</u></p> <ol style="list-style-type: none"> 1. Buildings in poor state of repair 2. Wooden construction 3. Buildings will require ongoing maintenance 4. Cement / asbestos roof sheets
<p style="text-align: center;"><u>OPPORTUNITIES</u></p> <ol style="list-style-type: none"> 1. Scope for future development, i.e, additional or new buildings 2. Community facility 3. Cycle hire 4. Charging point for electric cars 5. Public toilets 6. Possible housing development opportunity, as confirmed by" Planning pre application advice for local development" 7. Office to rent (currently no office space to rent in the area) 8. Workshop / units to rent 9. Extra parking for hall 10. Craft workshop opportunity / craft village 11. Opportunity for GURCA, to own something in Glen Urquhart 12. Pop up shop opportunity 13. Possible facility for tourists who use loch Meikle, Affric Kintail way, i.e, toilet / cafe 	<p style="text-align: center;"><u>THREATS</u></p> <ol style="list-style-type: none"> 1. Sewage treatment works nearby 2. Possible bat infestation 3. Mature trees

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6.0 Community and Stakeholder Consultation

6.1 Community Consultation

A full community consultation was held which comprised drop in sessions in Drumnadrochit and Balnain. The results of these events were written up by Soirbheas and can be found in the report " Report GUMS Community Consultation". In summary – there is a high level of support for the proposals to move Men's Shed to Balnain and for GURCA to purchase the site.

6.2 Stakeholder Consultations

Consultations were also held with interested parties as follows:

6.2.1 FLS

These discussions took place over a series of months as to begin with FLS did not know if or when the site would become vacant. However, through time FLS decided to vacate the site and started work on planning for a new site. This gave GMS the impetus to start discussions with GURCA to seek support for the project.

6.2.2 GURCA & Soirbheas

GMS and GURCA already had a close collaborative relationship as GURCA had agreed to GMS taking up temporary residence in part of the village hall owned by GURCA. In exchange for this GMS act as handymen for the hall which is in need of TLC! To date the following has been carried out collaboratively with GURCA/GMS:

- Series of meetings with GMS and GURCA to explore the governance framework
- Business planning work carried out by Men's Shed
- Community consultation carried out by Men's shed and supported by GURCA and Soirbheas
- Analysis of the Valuer's report to assess the condition of the site
- Identification of further surveys and information required
- Provision of funding by Soirbheas to support the valuation of the site and identification of next steps
- Support by Soirbheas during the community consultation stage
- Support with tendering documentation to procure services required to produce a Scottish Land Fund application

6.2.3 Balnain Hall

Balnain Hall is a very close neighbour to the site. They were therefore consulted about their views on the proposal. The Trustees only had one concern and this was that the social area might be used to run events which could utilise the hall and this would be competing with the hall. The hall is run as a charity and depends on revenue to try and

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keep it maintained. A solution to prevent this was agreed via a clause in the lease and so this concern disappeared.

Balnain hall were supportive of the area being taken into community ownership as this protects the site from commercial development.

7.0 COMMUNITY AND CAPACITY

7.1 Community Ownership

Glenurquhart published its community Action Plan in 2022. This sets out the desire for more community ownership of assets.

GURCA already owns a number of assets in the community as follows:

- Blairbeg park – currently leased to Glenurquhart shinty club on a 99 year lease
- Loch Ness hub – leased to Loch Ness hub
- Village Green – Market on the Green held here every 2 weeks in Spring – autumn
- Glenurquhart Public Hall
- Blairbeg woods (just acquired)

7.2 Community Support

This was demonstrated through the community consultation process.

7.3 Community Need

Already standing at 22 members, this demonstrates a need for Men's shed in providing support for men and providing a social activity to prevent loneliness and isolation. Additionally, their services are in great demand.

7.4 Community Expertise

Men' shed has 22 members with a wide and varied background. They have pulled together this business plan/feasibility study and have members who are competent architects, insurance brokers and business people who all bring their experience together to manage running a charity such as this.

7.5 Governance

Both GURCA and GMS are fully constituted SCIO's. Additionally, GURCA already owns land and assets in the Community. We have already established a business model where GURCA acquires assets and then leases them to other community organisations. Examples of this are:

Blairbeg Park – leased to Glen Urquhart shinty Club on a 99 year lease
Loch Ness Hub building – leased to Loch Ness Hub

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GMS do not want to own any assets as they feel they do not have the skills within the organisation to do this but would be willing to lease buildings from GURCA. It has therefore been agreed that GURCA will lead the acquisition of the site and enter into a lease agreement with GMS.

8.0 Operational Business Plan

8.1 The Market

8.1.1 Market research

- Our catchment Area is some 16 or so miles around Drumnadrochit although this is not a hard and fast rule, and some come from further afield. Our area covers, Abriachan, Drumnadrochit, Glen Urquhart, Cannich, Tomich & Strathglass.
- Despite present limited facilities, we have in a short time attracted 22 signed-up members & are likely to attract more, once we have improved premises
- The potential for members is unlimited. As news of our existence is becoming more widely known, our membership is continually increasing.
- Through our local Scotmid, we had a small group in their store for a day, this did attract interest. We have recently been working together and provided much needed support within our Community. Although we are aware that we cannot fix many of the problems that people face, members believe we can be part of the process.
- We participated in several markets throughout the year, "Market on the Green", Glen Urquhart Highland Games & Christmas markets. Whilst we had never been involved in anything like this before, we raised £1000. Selling items created by members. We've continued to participate in similar markets throughout 2023.
- Shinty Camans / sticks. A local Businessman, who is heavily involved with Glenurquhart Shinty club, has donated us the use of a workshop container, which is kitted out with wood working machinery, which was used for the manufacture of shinty camans / stick. Currently, demand for camans, outstrips supply, with them having to be imported from Pakistan. Men's shed group would be under no obligation to manufacture camans, but it could be another income stream, camans currently sell for between £80 - £90 each.
- From time to time, we get asked to repair small items & accept small donations in return, this is an area that could be expanded further,

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currently, no such facility exists. We are now advertising this service.

8.1.2 Customers

- Our target users are people aged between 18 and 70+ from all backgrounds, our current membership includes individuals from all walks of life.
- Individuals who find themselves as a result of retirement, physical or mental ill health, divorce or being widowed amongst others, being isolated in the community they live. There are groups in our area who help these people get back on track but need to find opportunities to ensure that their clients journey continues and that they do not they do not revert to their previous situation.
- Our catchment area is 16 or so miles around Drumnadrochit, although this is not a hard and fast rule as it is possible to be a member of more than one Men's Shed
- Currently, we hold regular meetings at the cottage and are open 1 x day and 1x evening a week, however as demand increases and members require more access, more days will be added.
- We are now considering offering a Women's Shed service.

8.1.3 Competitors

In our immediate area there is no other organisation offering what Men's Shed do, the nearest being Beauly & Inverness.

8.1.4 Pricing

In order to be inclusive there are no membership fees, however members are encouraged to make a £2 donation each visit all members are welcome.

8.1.5 Distribution

Most of our restored items are delivered and collected by the owner. When attending Markets and Events, we transport our equipment and goods in member's vehicles.

8.1.6 Branding & design

We are part of the Scottish Men's Shed Association and as such are permitted to use the SMSA logo.

8.1.7 Promotion & selling

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- a) We regularly take a table at Drum Farm Courtyard, on the Saturdays when there is a "Market on the Green", taking place in Drumnadrochit. Which has proved to be reasonably lucrative. The Courtyard is adjacent to the village green, where the Market is held.
- b) We manned a table advertising the Glen Urquhart Men's Shed at the local Scotmid Store. We had a very successful day and will be repeating this in the near future.
- c) We are listed on the SMSA (The official Scottish Men's Shed Association) website.
- d) We have a website <https://glenshed.square.site/> and regularly engage in local social media channels
- e) We attended the Glen Urquhart Highland Games, which prove to be some of our most lucrative days.
- f) The events we have attended are usually well attended by our members, incurring little or no costs as we are often invited with free entry, which gives us valuable opportunity to network with the Community and often attract new members.
- g) We are always planning ahead and looking for avenues and events which will allow us to promote the Men's Shed and also raise funds. We take advantage of the Christmas market, i.e. making Christmas decorations and gifts, in the winter and spring we make and sell bird feeders and nesting boxes. When attending events, we have a sales table with various products showcasing our member's talents and skills.

8.2 OPERATIONS

8.2.1 Staff & others involved

- All our staff are Volunteers and we have no plans to employ staff
- Operations take place In House and at various local locations as needed. We take great pains to ensure that any project we undertake for private individuals does not impact upon any local business that could do the work required.
- We have a meeting every week on Wednesday evening at 7pm. All members are welcome. We discuss the everyday operations of the group and discuss ongoing projects and upcoming events. This is an opportunity for every member to get involved and have their say. It is also a very good opportunity for socialising and meeting other members.

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- We attend the Drum Farm Courtyard, which is adjacent to Drumnadrochit "Market on the Green. Our table is manned by members who volunteer on an informal rota basis, most members are keen to help.
- There are several Galas and Events that we attend throughout the year. These are manned by our members who volunteer their time. We set a rota to ensure that the stall is manned at all times and also allow members time to enjoy the event if they wish to do so.
- We are open; Wednesday 7 pm – 9 pm, Occasional Tuesdays 10am – 12pm
- These hours will increase as our membership increases. Out with these hours, members can access the Shed at any time and use the facilities. This frequently happens but not on a regular basis. We only advertise the times that we know we can commit to in order to avoid disappointing visitors or potential new members etc.

8.2.2 Premises

- We currently reside at, the Cottage, Blairbeg Hall, Drumnadrochit, but hope this application will enable us to acquire, through GURCA, the Forestry site & buildings at Balnain, Glen Urquhart. GURCA are the community's development company, & are best placed to own community assets.
- We request, utilizing FLS's, Community Asset Transfer Scheme (CATS) to transfer the FLS buildings & site to GURCA. Note as a registered charity 100% discounted rates and water rates will apply.
- Location is, Balnain, Glen Urquhart, by Drumnadrochit, Inverness Shire, comprising of 3 wooden buildings. Comprising of, office / meeting room / kitchen / toilet, small office & workshop store. The buildings sit within a triangular shaped site, measuring 70 x 90 x 90 metres. The site has various mature trees, within the boundary & guidance will be required on how to maintain them. The site would be suitable for expansion / re-development, possibly to a larger custom - made building, which would lend itself to a variety of uses to a range of community groups.
- Refurbishment is required, most of which will be done largely by the membership.
- Maintenance. Planning forward, due to the wealth of competencies and experience (see section 3.3 - Work Experience and qualifications above) the membership are confident that the buildings will be much improved and maintained to a higher standard than the sadly pitiful condition that they are currently in.

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- It is not clear if the main office / meeting room has a fire alarm. An energy review will be carried out, the results of which will advise on any future investment in environmentally sustainable and cost-effective systems.
- The office / meeting room building is suitable for immediate occupation by the Men's Shed. Some immediate remedial work is required to the workshop building, to prevent future deterioration of the roof.

8.2.3 Legal

- Insurance has been arranged through Greenwood Moreland Insurance via the SMSA.
- We will need to talk with the local planners regarding what we can and cannot do with regard to temporary structures such as a polytunnel, greenhouse or shed.
- We have an in-house accountant to help with OSCAR reports etc.
- We use the recommended SMSA HSE and risk assessment recommendations and legal documentation.
- We pay an annual SMSA membership fee o

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8.2.4 Suppliers

Most of our products and materials used for up cycling have been donated. The small amount of materials that we sometimes require, i.e. glue, paint, timber etc. is sourced locally. We have accounts with various local suppliers who are very helpful and keen to support the Men's Shed and do offer us generous discounts. We have received timber from Travis Perkins & MKM, have also received painting materials from HIS, all free of charge.

We are continually looking for items that we can up cycle and sell in our stall.

We have been offered goods for up cycling. Unfortunately, a lack of storage space and a limited amount of workspace is inhibiting our ability to keep up with the demand at the moment. The extra space at Balnain, will be a great asset.

8.2.5 Quality

We endeavour to produce and restore items to a very high standard. We are asked to restore items that are of sentimental value and feel it is important that these objects are treated appropriately. Items for selling should also reflect the high standards that are attainable by our members.

Some of our members are considering attending a course to enable us to PAT Test items in house. This is not only necessary for Health and Safety but will also be useful when restoring or making items for selling.

8.2.6 Information technology

Currently, our group does not have a computer, however, this is something that we are looking in to, as we believe it would be an asset. We would like to have a computer facility and teach members who currently have no internet connection, it could enhance their lives and what they need to do to protect themselves against scams, phishing etc.

We have an in-house member who is experienced in computer security etc.

8.2.7 Environmental

In the last 12 months our waste profile has been very small, certainly far less than an average household. We recycle as much as possible and are continually looking for ways to reduce waste and help protect our environment.

Most of our products and projects involve recycling and we always look to use environmentally friendly or biodegradable materials where possible.

Although as a charity we qualify for 100% water rates discount, we intend to arrange to harvest rainwater to supply a future garden etc.

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FINANCE

9.1 Capital expenditure

Most of existing tools, have been gifted from members of the general public. We have received donations from Springfield Properties and HIS which have allowed us to purchase some other tools. See table below for list of existing tools & their approximate value.

TOOL & EQUIPMENT LIST			
ITEM NO.	QUANTITY	DESCRIPTION	VALUE £
1	1	GMC Sliding mitre saw (bench mounted) 240 v	50
2	1	Hand held halogen light 240 v	10
3	2	Halogen light on stand 240 v	40
4	1	Small pillar drill FMTC 350 WBD 240v	50
5	1	Bench grinder "Power Devil " 240v	25
6	1	Mitre saw "Hitachi" C10 FCB 240 v	50
7	1	Chainsaw " Alko" petrol	50
8	7	Handsaw	35
9	1	Palm sander 240 v	20
10	1	Dremel tool 240 v	20
11	1	Set of wood boring bits	40
12	1	Tap & Die set "Draper"	40
13	2	Socket sets ½" square drive	50
14	1	Oscilating multi tool "Bosch" 240 v	30
15	1	Oscilating multi tool "Woolworth" 240 v	30
16	1	Circular saw "Workzone" 240 v	30
17	1	Wood Planer "Black & Decker" 240 v	25
18	1	Wood Planer "Challenge" 240 v	25
19	1	Belt sander "Power craft" 240 v	25
20	1	Circular saw "Wickes" 240 v	30
21	1	4" Angle grinder "Bosch" 240 v	30
22	1	Drill "Rockwell" 240 v	25
23	1	Drill "Black & Decker" 240 v	25
24	1	Jigsaw "Black & Decker" 240 v	25
25	1	Jigsaw "Draper" 240 v	25
26	1	4" Angle grinder "Hitachi" 240 v	30
27	1	Dremel tool (small) 240 v	20
28	1	Battery drill "Parkside" (battery doesn't hold charge)	10
29	1	Box of assorted drills & wood bits "Pro"	30
30	2	Heat guns "Bosch"	40
31	1	Mitre hand saw kit for picture framing	10
		Total	945
		=	

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9.2 Income

Our one guaranteed source of income is from our members weekly attendance donation, each member donates £2 every time they attend. Other sources of income, currently available to us, are as follows;

9.2.1 Grants

We have received grants from:

- Soirbheas £500. Towards cost of valuation for Forestry site at Balnain

9.2.2 Donations

We receive donations from the public for whom we do repairs or make items for. These are obviously on an ad-hock basis as the frequency and value of the donations can vary considerably. However, as our fame / notoriety increases more and more people contact us for this service which we are very happy to take on.

- Large Dolls house- £100 donation.
- Donations from members - £305.95
- Other donations - £70.

Whilst we do not need to sell however on occasion, we make items that are very saleable and so we offer them to the public at our site in the Drum Farm Courtyard, adjacent to the "Market on the Green" and this will of course continue.

We have received donations of materials from Travis Perkins, MKM Building Supplies & services of an electrician from Compass Construction. Other organisations are also to be contacted in the future.

9.2.3 Fund Raising

We hold raffles at our stall during the Glenurquhart Highland Games

- We are continually looking at the different Grants available to us.
- We have been approached by a number of groups who have further stated their willingness to support the Men's Shed with a number of substantial grant aids. We fully expect that valuable support will not just continue but

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increase.

- There is a diminishing number of Trades and Craftsmen who can repair cherished items. The wide variety of members in our Shed, with the array of tools and equipment that we have, seems to be attracting a lot of interest and we are continually being asked to restore and repair tired or damaged goods.
- We plan to hold a fundraising night in Drumnadrochit. We believe, this could be something that we need to explore. It is also a revenue stream that can be exploited at any time if a need for a quick cash injection is required.
- There is quite a demand for up-cycled products at the moment, this is something as a group we actively support this welcome trend. We will continually look at the marketplace and investigate potential sales trends.
- Our main goal is the benefits we provide to our members, wellbeing, mental health etc. Income is secondary but we are aware that we do need money too. We will continue to explore appropriate revenue streams.

9.2.4 Loans

- The group do not have any loans.
- A Patron Scheme has been considered to help out in the case of a lean period or in the case of unexpected emergencies. Patrons pledge to provide financial support to a maximum of £300 if called upon. The Patron scheme would be assessed annually, and participants contacted to confirm their continued support. Patrons will only be called on as a last resort.

9.3 Overheads

- Currently, at Blairbeg, our main overhead is electricity. Other overheads include, Insurance. We do not pay any rent currently.
- It is likely, that once we are established at Blairbeg, membership will increase & we could out grow these premises. This may require us to be open more than 1 evening. With membership increasing & the real possibility of funding being found, for the refurbishment of Blairbeg hall, alternative, larger,

Glen Urquhart Men's Shed

permanent premises, need to be found.

Financial forecast

We currently hold funds of over £5,000 in our bank account.

9.4 Sustainability

9.4.1 Running costs & Income

Expected costs / first year;

Costs	£	Income	£
Electricity	1200	Members weekly donation	1456
Telephone/Internet	600	Sale of crafts	1250
Building maintenance/repairs	1000	Donations	250
Insurance	260	Office rental	1500
Rent To GURCA	100	Rental of workshop	500
		Hot desking office rental	500
Total	3160	Total	5456

Funds currently in the bank will cover the running costs, whilst we are at Blairbeg, for some years. If our bid for the Balnain site was successful, we would have enough funds for 2 years. However, it is likely that our income will increase, once we are fully established at Blairbeg. If we are successful in obtaining premises at Balnain, whilst expenses will increase, our income will also increase.

We hope to be chosen as one of the nominated charities in the current round of Co-op Community Funding. If successful, we anticipate a payment from this fund later in the year. This will help considerably and will go some way towards securing our future.

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10.0 Funds to Purchase the Balnain site

10.1 Costs

Section 9 has dealt with the day to day business plan for the site. This section deals with the funds to purchase the site and deal with any required repairs to the buildings and land upkeep

Costs are split into the following:

Purchase Costs		
Land	50,000	
Legal	Tbc after tender	
Structural survey	Tbc after tender	
Arboricultural survey	Tbc after tender	
Ecological survey	Tbc after tender	
Project Officer	Tbc after tender	
Initial Repair Costs		
Dealing with asbestos		
Roof repairs – including guttering		
Others		
Tree works		
Path works		
Refurbish office to allow letting potential		
Fit out costs		
Office/changing area fit out		
Men's shed social area		

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10.2 Income

The funding strategy for this is as follows:

Purchase Costs	£	Who	Status
Land	50,000	Scottish Land Fund/Soirbheas –	SLF referral made
Legal	tbc	Scottish Land Fund	SLF referral made
Structural survey	Tbc	Scottish Land Fund/ Fund/	SLF referral made
Arboricultural survey	Tbc	Scottish Land Fund	SLF referral made
Ecological survey	Tbc	Scottish Land Fund	SLF referral made
Project Officer	Tbc	Scottish Land Fund	SLF referral made
Initial Repair Costs			
Dealing with asbestos			
Roof repairs – including guttering			
Others			
Tree works			
Path works			
Refurbish office to allow letting potential			
Fit out costs			
Office/changing area fit out			
Men's shed social area			

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11.0 RISKS AND OPPORTUNITIES

A risk review has been undertaken and the following risks & opportunities identified

Risks	Mitigation	Opportunities	
FLS refuse to sell	Carry out initial discussions with FLS – these have been positive	Brings buildings and an area of land into community ownership	
One of buildings condemned	Carry out full survey before purchase	GURCA project further up the Glen - strengthening the role of GURCA in the community	
Bats prevents works being done	Carry out ecological surveys	Allows expansion of Men's shed as part of the Glenurquhart Health and well being plan	
Dangerous tree falls down and damaged building	Carry out tree survey in advance		

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APPENDIX 1

STEEPLE

	Old Garage		Victoria building		Balnain	
Social	Close to Drumnadrochit	√	Close to Drumnadrochit Likely to impact neighbours	√	Close to Balnain but further to travel from Drum	X
Technological	Services not known Good parking	X √	Serviced Lack of access/parking required for dropping off goods and materials	√ X	Serviced Good parking	√ √
Economic	Capital investment needed	X	Capital investment needed	X	Capital investment needed	X
Environmental	Likely to be contaminated – oil and could have asbestos Not likely to upset neighbours	X X √	Not contaminated with oil or asbestos Likely to upset neighbours	√ X X	Not know to be contaminated apart from small areas of asbestos Not likely to upset neighbours	√ X
Political	Seller likely to not be willing	X	Seller not likely to be willing	X	Willing seller	√
Legal	Some sitting tenants	X	Some sitting tenants	X	No tenants	√
Ethical	Good fit with needs of GMS	√	Not a good fit with needs of GMS	X	Good fit with needs of GMS	√
		4		3		6