

## Helensburgh and District Men's Shed

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### 1.0 EXECUTIVE SUMMARY

- 1.0.1 This report considers the siting of a shed for the Helensburgh and District Men's Shed (Men's Shed) within Hermitage Park. The proposal is to site the shed within the currently underused space between the burn and boundary line with Victoria Halls. If approved this would allow the Men's Shed to fund raise towards establishing a permanent shed within the town. (See appendix 8.1 Park site plan showing proposed location and size of Men's Shed).
- 1.0.2 The Helensburgh and Lomond Business Day (H&LBD) met on 10<sup>th</sup> November 2015 to consider proposals to locate a Men's Shed in Hermitage Park. The Committee noted ongoing progress and requested that a report be submitted to a future Helensburgh and Lomond Area Committee. Due to the length of time that had elapsed since the last H&LBD report an update was provided on 12<sup>th</sup> November 2018 to the H&LBD prior to bringing forward this report.
- 1.0.3 The Men's Shed have been searching for a site to set up their shed for over four and a half years without success. This included a number of sites both temporary and permanent including the former depot site, which would have offered a purpose built site, and a temporary site within Hermitage Park.
- 1.0.4 The proposed shed size would be approximately 12m x 18m (216m<sup>2</sup>). Access would be via Victoria Halls Car Park and members would use Victoria Halls and the Hermitage Park's new car park. The Men's Shed would look to operate the shed initially 3 days a week between 10am and 4pm, and would look to work with Live Argyll and others to ensure minimal disruption.
- 1.0.5 It is recognised that the possible siting of the Men's Shed within the park would be beneficial and an asset to the local people and community within Helensburgh and district. The Men's Shed have already agreed to support activities, as part of the Hermitage Park Activity Plan, which includes the manufacturing and long term maintenance of park furniture as well as a number of other features within the park.
- 1.0.6 A Ground Lease will be agreed as part of the proposals with the Council. The H&LBD meeting (12<sup>th</sup> November 2018) requested that the final Ground Lease should come to a later Area Committee for noting.
- 1.0.7 The proposed Men's Shed will require planning permission, however, a pre-planning application was made in (4<sup>th</sup> December 2015) that provided a preliminary

assessment based upon the submitted information at the time. Feedback from Planning indicated that they would be supportive in principle, whilst highlighting an initial concern linked to the use of equipment and associated noise levels. This could be mitigated through sound proofing and opening hours.

- 1.0.8 The Men's Shed will be responsible for all legal, financial (including capital and revenue costs), planning and other associated costs of developing and maintaining the Men's Shed. The Men's Shed constitution states that on winding up; Any surplus assets available to the organisation immediately preceding its winding up or dissolution must be used for purposes which are the same as /or which closely resemble the purposes of the H&DMS set out in our constitution. Further details will be set out within the Ground Lease between the Council and Men's Shed.
- 1.0.9 Both Legal and Estates have been consulted and see no issues with the proposal in principle.

## 1.1 **RECOMMENDATIONS**

- 1.1.1 The Helensburgh and Lomond Area Committee are invited to agree in principle to the proposal to locate a Men's Shed within the south west corner of Hermitage Park, between the Victoria Halls boundary and the burn, subject to them obtaining all necessary statutory consents.
- 1.1.2 A Ground Lease is concluded between the Men's Shed and the Council, and that authority is delegated to the Executive Director of Development and Infrastructure to agree the detailed terms of this lease.

## Helensburgh and District Men's Shed

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### 2. INTRODUCTION

- 2.1 This report considers the siting of a shed for the Helensburgh and District Men's Shed (Men's Shed) within Hermitage Park. The proposal is to site the shed within the currently underused space between the burn and boundary line with Victoria Halls. If approved this would allow the Men's Shed to fund raise towards establishing a permanent shed within the town.
- 2.2 The Helensburgh & Lomond Area Committee is being asked to agree in principle to the proposal but any such arrangement is without prejudice to the requirement to obtain all necessary consents, which will require to go through due process if the project progresses.
- 2.3 The proposed shed size would be approximately 12m x 18m (216m<sup>2</sup>). Access would be via Victoria Halls Car Park and members would use Victoria Halls and Hermitage Park's new car park. The Men's Shed would look to operate the shed initially three days a week between 10am and 4pm. The Men's Shed would look to work with Live Argyll and others to ensure minimal disruption and ensure that any proposed expansion of Victoria Halls would fit within the plans for the Men's Shed.
- 2.4 Amenity Services are supportive of the siting of the Men's Shed within Hermitage Park and can see the benefit to the long term management and maintenance of the park. The Men's Shed have already agreed to provide input to the Hermitage Park Activity Plan, which includes the manufacturing and long term maintenance of park furniture as well as a number of other features within the park. The proposed partnership would support the long term aim of developing a financially sustainable park. A Ground Lease will be agreed as part of the proposals with the Council.
- 2.5 It is recognised that the possible siting of the Men's Shed within the park would be beneficial to both organisations and an asset to the local people and community within Helensburgh and district. This includes providing:
- Significant input to the long term sustainability of Hermitage Park through the manufacturing and maintenance of a variety of park features (including benches, fencing, restoration of a glasshouse and other structures, the development of renewable energies and the repair and maintenance of these items, tools and equipment repairs and maintenance, etc.)
  - A much needed community and social hub that provides a range of creative, physical and recreational activities

- A place where people can share skills and knowledge and offer training and development to a wide and diverse group of people

### **3. RECOMMENDATIONS**

- 3.1 The Helensburgh and Lomond Area Committee are invited to agree in principle to the proposal to locate a Men's Shed within the south west corner of Hermitage Park, between the Victoria Halls boundary and the burn, subject to them obtaining all necessary statutory consents.
- 3.2 A Ground Lease is concluded between the Men's Shed and the Council, and that authority is delegated to the Executive Director of Development and Infrastructure to agree the detailed terms of this lease.

### **4. BACKGROUND**

- 4.1 The Men's Shed is an international movement that started in Australia in 1995. The idea of a shed is to encourage social activity and friendships, while providing vital health information to its members.
- 4.2 The development of the Men's Shed started with an article within the Helensburgh Advertiser in February 2014, which sought to gauge levels of interest. At its first AGM a board was formed and the Men's Shed constitution was defined and approved. The Men's Shed became a Scottish Charitable Incorporated Organisation on 28<sup>th</sup> April 2015. They have adapted the standard Men's Shed strap line to highlight that the shed is open to all - 'People who share Skills'. To date the group, despite having no workshop facilities has 59 members and 15 more requesting membership in the past year, however, the group are struggling to continue without a site to set up a shed.
- 4.3 The Men's Shed aims are to promote general well-being, continuing education and healthy lifestyles for people who are looking to use their time in a constructive and enjoyable manner. They hope to achieve this through setting up and operating a meeting place or collective not for profit shed where people will be able to share skills, actively pursue hobbies or interests, work on community projects and have a place to go and relax knowing they are among friends. The benefit for members will be improved self-esteem, a chance to learn new skills and practice old ones, overcome isolation and potential depression, improve social interaction and enjoy an active healthy retirement. Various local government, NHS health, volunteer and community groups have identified a strong need for this subject to be addressed with the growing numbers of older people in Helensburgh and Lomond.
- 4.4 The Men's Shed have been searching for a site to set up their shed for over four and a half years without success. They have considered a number of sites both temporary and permanent including the former depot site, which would have offered a purpose built site, and a temporary site within Hermitage Park, all without success.

### **5. DETAILS**

- 5.1 The siting of the Men’s Shed within Hermitage Park would meet and fulfil a much needed wider social requirement of the community. It would provide a high level of training, development and educational needs, through allowing traditional and modern skills to be practiced and passed on and, through the development of a partnership with Hermitage Park/Amenity Services, would contribute to a sustainable park.
- 5.2 The Men’s Shed are a registered Scottish Charitable Incorporated Organisation (SCIO) and are represented by a board of Trustees, listed below. Brian Mackay, Chairman and Ian Grout, Secretary are leading the Hermitage Park Men’s Shed development within Hermitage Park.

NAME	ROLE	EXPERIENCE
Brian Mackay	Chairman	Before retirement Brian was a Senior Manager for 12 years at BP with global responsibility for Sub Sea Pipelines. His experience covers research & development, risk assessment, cost analysis and hands on project and man management.
Ian Grout	Secretary	Ian is a senior design academic at the Glasgow school of art and for 21 years has worked worldwide developing creative networks and educational programmes. His current focus is Health and wellbeing projects for NHS Scotland.
James Duncan	Treasurer	Before retirement James worked for 20 years in management, planning & marketing at Strathclyde Passenger Transport Executive. For 15 years, he ran his own Management Consultancy and has also had two spells as a University Tutor.
Raymond Page	Vice Chair	Before retirement Ray worked in Engineering with Weir Pumps. His recent experience includes, Sales and Project Management within the service industry, Computer Programming, Systems Analysis, IT Management and Lecturing.
Ian James Hume	Board Member	Ian joined the Royal Navy as an artificer apprentice in 1961 training in all workshop disciplines before serving on surface ships and in the submarine service. He has a University Honours Degree in Design and Technology, and has taught in local schools.

- 5.3 The proposed design of the shed requires planning permission, however, a pre-planning application was made in (4<sup>th</sup> December 2015 (ref 15/03158/PREAPP)) which noted that “Prior to addressing the feasibility of this development and discussing any site specific related issues, it is important to note that in overall terms, we are supportive in principle of this project and recognise the benefits and value that a facility like this could bring to the area and local community. As such would look sympathetically upon this proposal as far as is possible within the relevant boundaries of regulation.” However, an initial concern was noted relating to the equipment and associated noise that it could potentially generate when in operation. This could be mitigated through sound proofing and opening hours.

- 5.4 The Men's Shed will be responsible for all legal, financial (including capital and revenue costs), planning and other associated costs of developing and maintaining the Men's Shed. Should the Men's Shed fold, the Men's Shed constitution states that on winding up; Any surplus assets available to the organisation immediately preceding its winding up or dissolution must be used for purposes which are the same as /or which closely resemble the purposes of the H&DMS set out in our constitution. Further details will be set out within the Ground Lease between the Council and Men's Shed.
- 5.5 The following points have also been considered with various council representatives:
- Legal - the council's legal department has been contacted and at this stage does not see any legal issues with developing an agreement.
  - Consideration will require to be given to the requirements of the Disposal of land by Local Authorities (Scotland) Regulations 2010. The precise requirements will depend on the value of the tenant's interest in the proposed lease and the services to be provided.
  - Estates have been made aware of the proposal and suggest that a Ground Lease would be most appropriate.
  - Amenity Services do not see any issues at this stage; instead they see this as an opportunity to increase the long term viability and sustainability of the park through developing a working partnership.

## 6. CONCLUSION

- 6.1 It is clear that a partnership between the Men's Shed and the council would be mutually beneficial. Council Officers are supportive and comfortable with the siting of a Men's Shed within Hermitage Park and can see the benefit to the long term management and maintenance of the park, and in providing additional community, health and wellbeing benefits and educational, training and development opportunities for a wide and diverse group of people interested in sharing and learning skills within Helensburgh and Lomond.

## 7. IMPLICATIONS

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| 7.1 | Policy            | This projects supports delivery of the SOA in particular outcome 5, People live active, healthier and Independent lives and outcome 6 that we live in safer, stronger communities. |
| 7.2 | Financial         | None as all costs will be covered by the Men's Shed.   |
| 7.3 | Legal             | The Ground Lease will provide clarity and agreed working relationship between the council and the Men's Shed.  |
| 7.4 | HR                | None.  |
| 7.5 | Equalities/Fairer | The new build will take into account the needs of those  |

Scotland Duty

with mobility problems and whilst named the Men's Shed will be open to all.

7.6 Customer Services None.

## 8. APPENDICES

8.1 Hermitage Park site plan showing proposed location and size of Men's Shed.

**Executive Director of Development and Infrastructure – Pippa Milne**

**Policy Lead:** Cllr Aileen Morton

14<sup>th</sup> November 2018

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8.1 Hermitage Park site plan showing proposed location and size of Men's Shed.

