

Report to Cabinet

Subject: The Development of a “Men in Sheds” Project in the Old Stores Building, Jubilee House

Date: 24th April 2014

Author: Service Manager – Public Protection

Wards Affected:

Borough Wide

Purpose

To seek the approval of Cabinet, to develop, with Age UK a “Men in Sheds” project using the ground floor of the old stores building Jubilee House.

Key Decision: This is not a Key Decision

Background

- 1.1 Men in Sheds is a project for older men in Nottinghamshire, it has been developed and is managed by Age UK, Nottingham and Nottinghamshire, and is based on the very successful Australian Men’s Shed Movement. Locally there are already sheds in Nottingham, Blidworth and Worksop.
- 1.2 It aims to bring older men together to put their practical skills to good use and encourage them to be more socially active. It is a project targeted at men aged 60 years and over. It provides a well-equipped workshop where men can work together on a range of practical activities. Activities mainly focus on wood-working but metalwork and other crafts are proposed. The products made are sold to support the project and the work of Age UK Nottingham & Nottinghamshire.
- 1.3 Members can put their skills to good use, share their knowledge, learn new skills and develop and make new friendships. Members come from a wide variety of backgrounds ranging from highly skilled to those with little or no experience, but all work together and there is a role for everyone.

1.4 It gives men the chance to:

- make new friends and be more socially active,
- experience the camaraderie of working with other men,
- put practical skills to good use and also share them with others,
- try something new and learn new skills,
- support their local community; and
- learn about other activities and services in the area.

1.5 Officers have visited other sheds at Blidworth and in Nottingham and can testify to how well used they are and when visited they were a hive of activity.

1.6 One of the main purposes of the project is to end isolation and reduce loneliness for those involved, as Duncan Selbie, the Chief Executive of Public Health England states: "Being isolated and living alone shortens life and increases disability. It is equivalent to 15 cigarettes a day".

Proposal

2.1 The proposal is to renovate the ground floor of the old stores building to make it suitable for the project and to lease the resulting space to Age UK, Nottingham and Nottinghamshire for a peppercorn rent for a period of 3 years. The basis of the terms for discussion and agreement are laid out in the in principal agreement letter from Age UK in Appendix 1.

2.2 Age UK would commit to managing the site for the 3 year period, for the delivery of the Men in Sheds Project in partnership with the Borough Council, including providing a coordinator for the site.

2.3 The proposal is aimed to improve the quality of life of a section of the community who are notoriously hard to reach, additionally the shed is located in Daybook ward which been identified as having poor health outcomes.

Alternative Options

3.1 An alternative is to not proceed with the project. This is not recommended as the proposal is considered key to reducing

isolation for a hard to reach group within the Borough.

- 3.2 There are other options for the renovation of the stores building, but should the Council wish to pursue a Men in Sheds project, then Age UK Nottingham and Nottinghamshire are the only organisation with a track record of delivery and management of sustainable projects of this sort locally.

Financial Implications

- 4.1 The budget requirement for the Gedling Borough Council contribution to the Men in Sheds project, over the 3 years 2014/15 to 2016/17, is detailed in the table below.

Year	Item	Cost
2014/15	Stores Building renovation costs	£20,800
2014/15	Contribution to Age UK to project running costs	£11,700
2015/16	Contribution to Age UK to project running costs	£11,700
2016/17	Contribution to Age UK to project running costs	£11,600
Total		£55,800

Age UK have agreed to pay £400 pa for utility costs and this is judged by the Council's Building Services Manager to be sufficient to cover those costs and there has a net nil budget impact.

Other items such as decorations and woodworking equipment etc. will be provided for as part of the scheme by Age UK. This is part of the project to enable those who are using the shed to contribute to its development and to reduce the costs of fixtures and fittings.

- 4.2

The proposed financing for the scheme is detailed below:	£
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Current Approved Revenue Budget for Men in Sheds Project 2013/14 (Cabinet 13/2/14)	£15,000
Portfolio Holder Approved Virement from 2013/14 Underspend in Private Sector Housing to Men in Sheds Project	£20,800
Independent Living Grant (Notts County Council)	£20,000
Total Funding	£55,800

The above funds are earmarked in the Council's balance sheet for delivery of the project upon approval.

Nottinghamshire County Council allocated the Independent Living Fund grant of £20,000 to Gedling BC and have given their approval for its use in supporting the Men in Sheds project.

The lease of the building to Age UK is proposed on the basis of a peppercorn rental of £1 per annum. The Council's Estates and Valuation Manager has assessed the market rent for the ground floor of the stores building in its renovated state to be £2,500 p.a.

The building structure will be insured by the Local Authority, the contents installed by Age UK by them, and other matters covered under the public liability insurance of each organisation.

- 4.4 It has been indicated that by email that the local Anglican diocese will look to support the project financially. At the time of writing this report the extent of this support is unclear, but the current proposal is not dependent on that funding.

Appendices

- 5.1 Appendix 1. Letter from Age UK
Appendix 2. . Equalities Impact Assessment

Background Papers

None identified

Recommendations

THAT Cabinet:

- (a) approves the establishment of a Men in Sheds project in the Old Stores Building at Jubilee House to be delivered in partnership with age UK;
- (b) approves the establishment of the expenditure budget and usage of funding for the Men in Sheds Project as detailed in paragraphs 4.1 and 4.2;
- (c) approves the lease of the stores building to Age UK at a peppercorn rental for a period of 3 years; and
- (d) delegates to the Corporate Director the power to negotiate and agree the details of the final scheme with Age UK.

Reasons for Recommendations

To enable the spending of the identified budgets and the signing of the lease agreement with Age UK, Nottingham and Nottinghamshire. To enable development of a Men in Sheds project in the Old Stores Building, Jubilee House, pending agreement with Age UK on the details of the scheme. So as to reduce isolation in some of the most hard to reach members of our community.

Appendix 1



Mr A Callaghan
Service Manager – Public Protection
Gedling Borough Council
Home Brewery Building
Sir John Robinson Way
Arnold
NG5 6DB

12th March 2014

Dear Andy

Men in Sheds at Jubilee Stores

Further to the meeting held on 6th March between you, Steve Wiseman, Nicky Wheddon and Carol Wilby; I write to confirm that, in-principal, Age UK Nottingham & Nottinghamshire will deliver a Men in Sheds project in partnership with Gedling Borough Council.

As discussed, the following terms apply;

- The stores building of the Jubilee Depot in Daybrook will be renovated to become a useable workshop to deliver the project to older men, primarily to reduce loneliness and social isolation
- Gedling Borough Council will fund the project as follows;
 - £20,000 capital costs to include suitable heating, toilet and food preparation facilities, fire alarm, electrical work, IT and telephone facilities
 - £35,000 running costs
- Men in Sheds will be allocated as one of the Mayors chosen charities to commence May 2014, generating a further income of 50% of the funds raised by the Mayor
- A 3 year lease agreement will be drawn up between Age UK Notts and Gedling Borough Council with the former paying £1 per year if demanded
- Age UK Notts will contribute £400 per annum towards costs associated with heat, light and water with no further rates or service charges

I look forward to receiving an in-principal agreement from yourself imminently and thank you for your support of the charity.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Tinkler'.

Mick Tinkler
Chief Executive

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Appendix 2. Equalities Impact Assessment