

UK



**Men's
Sheds**
Association



THAME SHED

Thame Shed grant application to Thame Town Council

Once they have left the world of work men can find it more challenging to develop social connections and network than women. There's no doubt a Shed would help!

Not a shed at the bottom of a garden but a communal shed which would offer a place to make, repair, refurbish, invent or create and learn skills in the company of others. For many it would be a larger version of the typical shed in the garden – a place to pursue practical interests with a high degree of autonomy, where members share the tools and resources they need to work on projects of their own choosing at their own pace and in a safe, friendly and inclusive venue. Sheds are places for skill-sharing and informal learning, for individual pursuits and community projects, for purposeful activity, achievement and social interaction which supports emotional well-being.

Originating in Australia in the 1990's the Men's Sheds Movement has spread widely with particular development in Australia, Ireland, New Zealand and the UK. There are now almost 600 Sheds in the UK, a number which is increasing rapidly.

Why have a Shed in Thame?

Thame has a great deal to offer its populace with a plethora of sporting and cerebral activities, but there is little for the person would rather do something practical or learn from a retired craftsman who is willing to pass on skills. Thame Shed would offer something which at the moment is not available in the town.

For many people retirement brings with it a loss of purpose, identity and self-esteem – precursors to both physical and mental health issues. A communal shed in Thame would help to address these needs but also can have wider benefits within the community.

We need such a place in Thame!

What would it comprise and who would it benefit?

Thame Shed would be a large workshop space kitted out with workbenches, tools, wood and metal work machinery enabling making or mending in wood (e.g. carpentry, joinery, turning, carving, whittling, marquetry, furniture renovation) but may include metalworking (milling, sheet metal, welding, etc.) bike repair, gardening, electronics, tool renovation and model engineering. Reclamation, re-use, refurbishment and restoration would feature strongly.

As well as benefitting members using the workshop to pursue their own interests it will also benefit the community in offering the repair and refurbishment of articles brought in by individuals or organisations such as schools. It will provide a workshop base for Chinnor rugby club to maintain its site and manage the club house and grounds for all who use them.

How can it become a reality and what progress has been made?

Thame Shed needs a permanent home with security of tenure. Having taken four years to locate a suitable site there is now a significant opportunity to create a base for Thame Shed which once established will have minimal running costs funded by those who use it.

Chinnor rugby club, based in Thame, has agreed to the ten year lease of an area it owns within an existing Dutch barn, within which a workshop can be constructed.

Planning permission is required for change of use of the barn and Building Regulations have to be satisfied through application to South and Vale Building Control. Discussions have been held with a Building Control Officer. Thame Shed Trustees have secured the services of an architect who is in the process of drawing up the required plans and application forms.

For this to become a reality, utility services (electricity and water) and the materials needed to construct a shed would have to be financed. The costings compiled by a Quantity Surveyor and appended to this application total £28,000. If constructed professionally it is estimated that it would cost an additional £22,000 but Thame Shed will be built by volunteers.

Who is supporting the proposal?

This proposal is supported by five Trustees, two of whom are Thame Town Councillors, Adrian Dite and Tom Wyse. Chris Hyde is the Director of Curriculum Development for Activate Learning, Oxford Colleges. Phil Wiffen is a Professor of the Palliative and Supportive Care Group, the Churchill Hospital, Oxford. Mike Ashford has twenty four years experience of headship including opening two new schools. His experience of the Shed movement in Australia over a six year period was the stimulus to voice the need for a Shed in Thame.

All five Trustees have a strong personal commitment to the philosophy which underpins the development of Thame Shed.

Thame Shed's Architect Kelvin Sampson, Surveyor John Chegwin and Health and Safety Consultant Dave Hanlon, all believe that the project would be of such value to the community that they are giving their services free of charge

Chinnor rugby club is supporting Thame Shed as part of the club's ethos to be a community club, catering for those at the beginning of their lives to those, like many of the prospective members of Thame Shed, in their twilight years.

The Management Team will develop from the membership in line with the philosophy of Men's Sheds, but initially be led by Mike Ashford who has the bureaucratic experience to lead the process to develop an effective Management Team from the membership group.

Where would it be sited and what form would it take?

Thame Shed will be sited on the edge of Thame on the site of Chinnor rugby club on the outer side of the ring road off Kingsey Road, within walking distance from Thame Town centre. Although Sheds mostly attract older men, some have included men of any age, women and young people. Thame Shed will be open to all who wish to join. It would have no paid employees and be entirely run by volunteers, operating as many sessions per week as its membership required. However it is anticipated that it would only operate on weekdays when the rugby club site is under less occupancy pressure.

Whichever activities are pursued the essence of a Shed is not a building, which some don't have, but about building the network of relationships between the members.

At the moment Thame Shed is an unincorporated organisation and the Constitution is appended to this application.

The objects of the Thame Shed are to promote the preservation and protection of good health for the public benefit in particular, but not limited to those who are retired, unemployed or have health problems, through the provision of facilities to meet, for recreation, hobbies or other leisure time occupations including practical interests, creating, making, mending, refurbishing, skill sharing, learning of new skills and helping with community based projects.

Once established it is envisaged that Thame Shed would seek recognition as a charity and suitable documentation has already been prepared.

Is there sufficient interest in being a member of Thame Shed?

Over the last four years there has been significant interest expressed from potential members, initially arising from attendance at an open meeting in the Town Hall, responses to articles in the local press and the magazine Chiltern View. The 2020 July/August edition brought in a further ten enquiries to the Thame Shed email address. In addition the rugby club has a twenty strong group of ex-rugby players, now retired from work as well as rugby, who meet every Friday at the rugby club to carry out maintenance tasks. Known as Friday Club, a number of them have expressed interest in using Thame Shed for their own and

community interests. In addition there are over twenty potential members who have asked to be contacted once work to develop the Shed gets underway.

The Steering Group formed after the Town Hall launch meeting made the decision not to create formal membership until there was something to offer potential members. With a site now found, membership has been opened and £450 is in the Thame Shed bank account.

Similarly there was no attempt to fund raise until the site was secured and now the current pandemic is blocking any such initiatives.

What are the next steps?

The area within which the Shed is going to be built, within the covered section of the Dutch barn, is 9 by 6 metres. Once funding is secured, the materials purchased and on site, then volunteers will build the Shed following installation of power and water, under the guidance of a semi-retired Quantity Surveyor who has designed the Shed and his costing is included in this submission. UK Power has quoted for mains supply electricity to a cabinet on site from which Thame Shed will trench cabling and connect to the barn.

The resourcing of the workshop areas has been secured with the major sponsor of equipment being Axminster Tools who have the support of other providers like Bosch. In addition local groups like Rotary have promised support and a number of households have made contact offering surplus tools and equipment at present gathering dust in garages and garden sheds.

Many of the potential members have contacts with their previous workplaces and suppliers so resourcing the workshops will be virtually cost free.

When established how will Thame Shed be financed?

There will be an annual membership fee of £15 and a payment of £1 for each half day session. The Trustees will have a responsibility to ensure that no-one will be excluded on cost grounds.

Funding would be raised through sale of articles made and repairs carried out, in order to pay for utility costs, insurance and an annual rental payment to Chinnor rugby club, part of which will be offset by maintenance work carried out for the club and use of the Shed by Friday Club. The Shed would be a base for the community to bring in broken, damaged or worn goods in need of refurbishment. Schools, local associations and events' organisers would be made aware of the opportunity to have equipment repaired or manufactured for the cost of the materials needed and a suitable financial donation.

Income and expenditure:

The UK Men's Shed Association website puts the inclusive running costs of a Shed at between 2k and 4K a year.

We anticipate our income and expenditure as follows;

	2020	2021	2022	2023
RECEIPTS				
Donations	24	250	500	750
Membership	0	450	675	900
Attendance contributions	0	780	2,200	3,000
Merchandise / Sales	0	50	300	500
Fundraising Events	0	500	1,000	1,000
		2,030	4,675	6,150
PAYMENTS				
Rent		500	500	500
Cost of trading	0	20	60	100
Events & publicity	0	250	250	200
Consumables	0	150	1,500	1,500
Insurance	0	606	666	720
Fees & Subs	24	24	24	24
Membership training	0	100	200	300
Utilities	0	250	500	550
		1,900	3,700	3,894
SURPLUS (DEFICIT)		130	975	2,256

Assumptions:

Annual Membership Fee: £15,

Membership Numbers: Year 1 - 30, Year 2 - 45, Year 3 - 60

Attendance fees: £1 / day members @ 2 days a week average

For insurance purposes the scale of machines we will be running would be a small dimension saw, bandsaw, small lathe, planer thicknesser and bench drills. Most of this would be housed on lockable / portable wheel systems to maximise the use of the space and provide flexibility.

The line for running costs for consumables including saw / blade sharpening / repairs / materials/additions is predicted at £1500.

Rycotewood Association and Trustee Tom Wyse, a retired engineer, have offered help with the maintenance/safety assessments

A quotation with Aviva Insurance (arranged through Case Insurance) comes in at a total premium of £556.55, including our fee of £20.00, the Case Insurance fee of £25.00 and insurance premium tax of £53.74.

The quotation includes:

- Shed Contents: £10,000
- Public Liability at an indemnity limit of £5,000,000
- Products Liability at an indemnity limit of £1,000,000
- Employers Liability at an indemnity limit of £10,000,000
- Trustee Indemnity: £250,000

An annual rental fee of £500 will be paid to Chinnor rugby club. Should Thame Shed dissolve then the club will be left with a valuable asset which could still be available to Thame.

Conclusion:

The social return for Thame Council seed funding the Thame Shed project cannot be over emphasised. £5,000 will kick start the project, paying for planning permission, providing power and creating a safe and secure access to the building. Hopefully then further funding will be secured from South Oxfordshire to pay for the internal materials needed and other grant providers will then feel that they can support the work that is underway.

The difference in terms of sense of worth it will make for many of the people who use the Shed will be significant. Sheds are about meeting like-minded people and having others to share your experiences and thoughts with. They are about having fun and sharing skills, gaining a renewed sense of purpose and belonging, reducing isolation and feelings of loneliness and addressing mental health challenges through companionship. Analysis of experiences in Australia has demonstrated the sense of purpose which has been given back to individuals who had previously felt little point in their existence. There is strong evidence of the mental health, particularly in men, being significantly improved, enabling men to retain some pride and independence in retirement, improve their general health, well-being and quality of life and benefitting the wider Thame community.

In the Aylesbury Shed there hangs a sign which sums it up perfectly:

To you it may just be a shed

To us it is a sanctuary

WORKS	ITEM	No	Unit	Unit Cost	Sub Total	Total
Provisional sums for services	Electrics: mains connection, cabling, sockets, switches, lights	1		N/A	£4,000.00	
	Plumbing: mains connection, pipe work, taps, sink, waste disposal/soak away (no WC)	1		N/A	£3,000.00	£7,000.00
Internal Framework	18mm OSB .Sterling Board - Walls	48		£18.00	£864.00	
	18mm Plywood Sheets -Flooring	18		£25.00	£450.00	
	50x100mm sawn treated timber c16/24- Walls	181	metres	£1.45	£262.45	
	50x75 mm - ditto - Flooring	210	metres	£1.30	£273.00	
	Roof trusses	15		£90.00	£1,350.00	
	18mm OSB.Sterling Board - Roof top	20		£18.00	£360.00	
	18mm OSB.Sterling Board - Roof bottom	20		£18.00	£360.00	
	25 x 100mm Bracing	280	metres	£1.26	£352.80	
	50 x 100mm sawn studding for sides- ▽	30	metres	£1.45	£43.50	
	18mm OSB Sterling Board for sides	11		£18.00	£198.00	
	50 x 100 a.b.	38	metres	£1.45	£55.10	
	18mm O Sterling Board for back	7		£18.00	£126.00	
	IKO Trade Top Sheet Green (10m roll)	7	rolls	£48.07	£336.49	
	75mm Celotex Insulation: Walls, Roof, Floor	76		£39.72	£3,018.72	
	Sundry Roof Timber	1		£250.00	£250.00	
	Materials to form 2 doors with wall panels	1		£250.00	£250.00	
	Glass/Perspex for door panels	2		£250.00	£500.00	
Repair to existing roof to stop leakage onto new	1		£500.00	£500.00	£9,550.06	
Pathway 20m x 1.2m is 24m2 20m x 2.5m is 50m2	Excavation	1		£233.50	£233.50	
	Muck Away - disposal	4		£32.00	£128.00	
	Hardcore	7	ton	£18.00	£126.00	
	Concrete	4	cub m.	£105.00	£420.00	
	Paving slabs	70		£8.50	£595.00	£1,502.50
External yard 12m x 6.30m is 75.6m2	Excavation	1		£934.00	£934.00	
	Muck Away - disposal	15		£32.00	£480.00	
	Hardcore	14	ton	£18.00	£252.00	
	Concrete	9	cub m.	£105.00	£945.00	
	Reinforced Steel Mesh sheets	10		£42.00	£420.00	
	Sundries	1		£250.00	£250.00	£3,281.00
Yard Fence	12m + 6.30m: Palisade 2.5m lengths x 2.5m high	19	metres	135	2565	
& Gates	2.5m (h) 2.5m (w)	1		1000	1000	£3,565.00
TOTAL						£24,899.56
Extras	Relocation of existing container	1		100	100	£100.00
	Used 20 feet containers @ £1500 each	2		1500	3000	£3,000.00
FINAL TOTAL						£27,998.56

NOTE Prices do not include VAT nor Labour except the provisional sums for services

The Constitution of Thame Shed

Date of adoption: 1st August 2020

1.0 NAME

- 1.1 The name of the Shed is Thame Shed, an unincorporated organisation, herein referred to as 'the Shed'.

2.0 OBJECTS

- 2.1 The aims (objects) of the Shed are:

(a) To promote social inclusion for public benefit through the provision of a facility particularly for, but not exclusively for, men at risk of being socially excluded.

(b) To prevent social exclusion by promoting the opportunity for friendships, social engagement and skill sharing in a safe and enjoyable environment, in which members can meet and carry out creative projects acceptable to the Shed and of their own choosing, individually, jointly and for the benefit of the wider community.

(c) To promote good health and wellbeing to its members through active participation and, from time to time, providing opportunities for relevant health organisations to raise awareness of good health strategies for the benefit of the Shed.

3.0 POWERS

- 3.1 The Shed has power to do anything which is lawful and considered to further its Objects or is conducive to doing so. In particular, the Shed has power to:

(a) Raise, collect and obtain funds, receive grants and donations

(b) Use funds to carry out and in furtherance of the work of the Shed

(c) Acquire and manage buildings

(d) Cooperate with local authorities, other organisations, charities and community residents of Thame in a common effort to achieve the Objects of the Shed and exchange knowledge and information

4.0 MEMBERSHIP

- 4.1 Those over 18 years of age who would benefit from the Shed may apply to join as Individual Members irrespective of religion, political views, nationality, disability or race
- 4.2 Membership lasts for one year and must be renewed annually at the price set by the Management Committee for that year
- 4.3 Members may wish to give individual, additional donations to support the Shed. The amount of any donation will be at the member's discretion. Personal details may be requested by the Management Committee in order to claim Gift Aid.
- 4.4 The Management Committee reserves the right to reject or terminate any membership, giving full written reason, should they unanimously agree it is in the best interests of the Shed. The member has the right to have their opinion heard before any decision and should have a witness, chosen by them, present.
- 4.5 Members must read and agree to the terms of this constitution on joining and must read and sign the Shed's Code of Conduct and any other documents and policies deemed necessary by the Management Committee.
- 4.6 Individual Members are entitled to vote at General Meetings.
- 4.7 The Management Committee will adhere to the General Data Protection Regulation (GDPR) 2016 when keeping records of memberships.

5.0 MANAGEMENT COMMITTEE

- 5.1 The Management Committee shall meet not less than three times per annum and shall consist of not less than three members at any one time including the Chairperson, Treasurer and Secretary – the Officers.
- 5.2 Decisions at Committee meetings must be voted on and only matters with a majority vote will be considered approved.
- 5.3 Members of the Management Committee must be elected at Annual General Meetings AGM.

- 5.4 Should the number of members on the Management Committee be less than three and no more than ten at any time, interim members can be appointed to the Management Committee, but must step down and stand to be elected at the next AGM.
- 5.5 Nominations from Individual Members of the Shed to appoint a member to the Management Committee must be in writing and given to the Secretary no later than seven days prior to an AGM. Should the number of nominations be less than the number of vacancies then verbal nominations shall be accepted at the AGM and elected at the discretion of the voting members.
- 5.6 The Management Committee elected at an AGM shall have the power to co-opt further members to the Committee, provided that the number of co-opted members shall not exceed one third of the total membership of the Management Committee. Co-opted members shall have the right to vote.
- 5.7 Any member of the Management Committee that fails to attend three consecutive Committee meetings without reasonable excuse shall lose their place on the Management Committee. Any position resulting from failure to attend may be filled by co-option in accordance with clause 5.6.
- 5.8 The office of Chairperson shall not be held by any one person for more than three consecutive years. Other members of the Management Committee shall not hold their position for more than five consecutive years.

6.0 FUNCTION OF THE COMMITTEE

- 6.1 The Committee shall make such decisions and regulations as its members consider appropriate for the efficient conduct of the Shed.
- 6.2 The Committee may appoint sub-committees, advisory groups or working parties of its own members and other persons as it may from time to time decide necessary for the carrying out of its work and may determine their terms of reference, duration and composition. All such sub-committees shall make regular reports on their work to the Committee.

7.0 CHAIRING MEETINGS

7.1 All meetings of the Committee or of any of its sub-committees shall be presided over by its Chairperson. If the Chairperson is not present, those present may elect one of their number to take the Chair. The Chairperson of any meeting shall have a second or casting vote.

8.0 GENERAL MEETINGS

8.1 An Annual General Meeting shall be held every year, with 21 days notice given to all members, notifying them of the date, venue and agenda.

8.2 Minutes must be kept of each AGM, made available in draft form to all members within four weeks of the meeting and agreed at the following AGM.

8.3 Every Individual Member has a vote

8.4 Extraordinary General Meetings may be called at any time felt reasonable by two thirds of the Management Committee should they need members to vote on matters concerning the alteration of this constitution.

8.5 The quorum at General Meetings shall be 10% of members.

9.0 FINANCE AND PROPERTY

9.1 Any money or property obtained by the Shed shall be used only for the benefit of the Shed and its members, and in the furtherance of its Objects.

9.2 Any bank account opened for the Shed shall be in the name of ThameShed.

9.3 Any cheques shall be signed by the Treasurer and one other member of the Trustees.

9.4 Members of the Management Committee shall not receive money from the Shed, except to reimburse reasonable out of pocket expenses.

9.5 A record of all monetary transactions shall be kept by the Treasurer and an overview presented at each Committee meeting. Annual accounts must be produced for the AGM and available to view by any member at any time once produced.

10.0 DISSOLUTION

- 10.1 The Shed may be wound up at any time if agreed by two thirds of the members present and voting at any General Meeting.
- 10.2 In the event of dissolution, any assets remaining after all debts have been paid shall be given to another organisation with similar aims.

11.0 INDEMNITY

The Shed shall indemnify and keep indemnified every officer, member and volunteer from and against all claims, demands, actions and proceedings (and all costs and expenses in connection therewith and arising therefrom) made or brought against the Shed in connection with its activities, the actions of its Officers, members or volunteers, or in connection with its property and equipment. This indemnity shall not extend to wilful and individual fraud, wrongdoing or wrongful omission on the part of the officer, member or volunteer sought to be made liable. The Treasurer shall effect a policy of insurance in respect of this indemnity

SIGNED BY:

PRINT NAME: Michael Ashford

(President)

DATE SIGNED: 1st August 2020