

Murray Terrace,
Alford,
Aberdeenshire.
AB33 8PY

A Scottish Charitable Incorporated Organisation No SC045341

Narrative to accompany three-year financial forecast

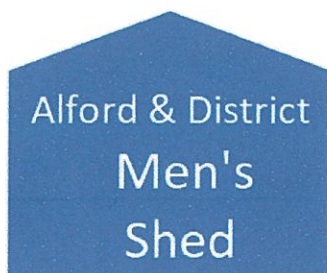
CAT transfer of Council owned garages (Murray Terrace, Alford) to Alford and District Men's Shed (ADMS)

Transfer of ownership of the former Council-owned garages (which were formerly used by the original Alford Academy) to ADMS presents a unique opportunity to help the Shed strengthen its ability to fulfil its own charitable aims and will significantly increase its capacity to engage with larger scale community-based projects. The garages will free up valuable workshop space which is currently being used to store materials and projects awaiting attention or collection. This extra capacity created will allow greater members to engage with smaller projects and will increase the capacity to undertake large-scale projects.

ADMS is conscious of the need to enhance our ability to support community resilience. Ownership of the garages will also create a valuable resource (at the heart of the community geographically) for ADMS and other community groups in Alford and the surrounding area to store equipment to support local resilience. This will contribute significantly to strengthening and co-ordinating the capability of ADMS to support local resilience. It is anticipated that this will lead to enhanced working with other community interest groups in Alford and the surrounding area. The geographic position of the shed presents an ideal location to become an additional physical resilience centre for the village's newly growing western community, augmenting existing facilities at Alford Academy. We note that most access to the school is by motor vehicle but the shed is much closer to the heart of the community. It is anticipated that this increased presence will also lead to the ADMS being the venue of choice for visiting support organisations such as WasteScotland, CAB, Health Scotland, ACC as fixed offices become less viable.

ADMS was created and continues to operate with a philosophy that fully engages with environmentally sustainable principles. It has pioneered a large-scale green heating system that combines solar generation with air source heat pumps. It is fully committed to waste reduction and fully adopts the principles of recycle, repurpose and reuse wherever possible in all its activities. With a changing regional economy communities will, in the future need to engage with a circular economy in which items are repaired rather than replaced or in which they find a second life through repurposing. Through its existing reputation in the area and ongoing activities ADMS is a natural future focal point to support practical application of the circular economy in the area. Ownership of the garages will significantly increase the capability to accept items prior to repurposing and reuse. ADMS is a potential role model, point of reference and demonstration facility to individuals and other community organisations in the Northeast and further afield seeking to enhance their green credentials. Upon completion of the CAT, ADMS will seek ways with Local Energy Scotland and other players to take this forward.

Because ADMS has cooking facilities, lounge space, toilet facilities etc, a green heating system based around a thermal store and ASHPs, it is well placed to act as a resilience hub. It would need to purchase a generator capable of running the kitchen and heating requirements to deliver on the resilience hub aspiration and the trustees are positively disposed to such a proposal.



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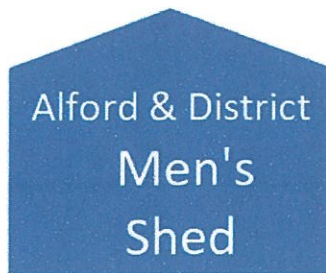
In summary the ownership of the former council garages will support ADMS in achieving three key objectives:

- 1: Increase the capability and capacity of ADMS to undertake its charitable aims and undertake larger projects.
- 2: Create the foundations and the focus for a community resilience hub.
- 3: Develop a community of best practice for organisations aiming to reduce their environmental impact and increase eco-friendly credentials.

It is intended that the building will be used only for storage of materials and equipment for ADMS and other local community groups. ADMS's main activities will continue to focus on the existing building. As such the new building will not be directly income generating in its own right but will contribute to the capacity of ADMS to generate income and secure grants for its activities. This is reflected in the attached financial forecast. It will also strengthen the case for future support for a community led local resilience centre. It is estimated that this new capacity is likely to generate between £2000 and £5000 per year of additional income from projects in the first three years of use.

The building is generally in good structural order but will require some minor works and refurbishment to make it fit for purpose. ADMS has internal expertise and capacity to undertake this work at no cost other than for additional materials. Current estimates indicate this is unlikely to exceed £10000. This includes replacing the existing bitumen roof with metal sheeting to deter vandalism, attention to doors and to increase security, external and internal re-decoration to improve weather resistance and visual impact, attention to external approaches for improved access and reduced visual impact for neighbouring properties. ADMS currently has two large assets which have been donated to it (a vintage motor car and motorcycle) which are surplus to needs and which do not align well with the shed objectives. Specialist consultants estimate these assets will realise between £12000 and £16000. The Shed intends to free these funds, without impacting cash reserves, to fund early and timely completion of this essential work. Informal approaches have been made to local businesses and potential suppliers and ADMS would be in a strong position to secure discounted supplies and in-kind and financial support. ADMS would aim to make grant applications to support these works allowing shed reserves to be increased. Potential sources would include industry community engagement funds such as Vattenfall, and Postcode lottery and National Lottery. ADMS would seek to complete all necessary work within 12 months of securing ownership.

Having the increased asset of the garages, the Shed will be in a strong position to make grant applications to help ensure the basic infrastructure of the shed remains future proofed and reflects our increased capacity to undertake projects. We envisage a £3000 application to Robertson Foundation to upgrade our electrical system to latest standards, A £4000 application to MacRobert Trust to enhance dust and fume extraction in our workshops and a number of applications to community funds such as retailer community funds to support purchase and update of tools. This would include upgrade of our woodworking lathes and purchase of cordless tools to help undertake projects away from the shed. Applications will also be made to HealthScotland and public health charities to support development of increased awareness building of men's physical and mental health issues.



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The increased workspace freed by acquisition of the garages will increase the shed capability to undertake small and large projects. This is reflected in the financials presented, as revenue increases from small, manufactured items and from refurbished or repurposed donations, it also includes large projects. Year 1 includes revenue of £1600 for production of a large playground toy for Alford Valley Railway, £500 from Donside Community Council for refurbishment of street planters, bench seats and Community Notice Board and £1600 for restoration of a vintage Hays Lemonade delivery cart, jointly with Alford Heritage Museum.

ADMS aims to increase the breadth of activities currently offered to its members to include other physical occupations such as art, photography etc and social activities such as external visits and social events such as film nights etc. The exact content will be guided by a survey of members to be conducted in early 2024. ADMS also aims to improve its communications platform with members and the wider community especially through informed use of social media. AVA will be approached for advice and support in implementing this strategy.

ADMS is committed to supporting local resilience and once ownership of the building is transferred it will build cases for grant giving bodies such as SSEN, Scottish Government and approach local businesses for support for purchase, installation and upkeep of an emergency generator. This would ensure the proposed community led resilience centre would have the capacity to operate independent of the national grid if required. The current estimated cost for this is approximately £5000-£10000. It is envisaged that this would, subject to securing funding, be completed within 3 years of the transfer of ownership. In addition, we will work with other agencies such as St Johns and Red Cross to make applications to Scottish Government to assist in training members and other community groups to effectively deliver resilience support. We will work with Aberdeenshire Council Resilience officers to co-ordinate support in the Howe of Alford area.

We will approach key regional players and national agencies such as Home Energy Scotland and Local Energy Scotland with view to partnership and support in creating a community of best practice for renewables and sustainable energy.

ADMS wishes to extend its current provision for inclusion. There is currently disabled access to the community rooms and toilets, but the shed has enquiries for membership from those with restricted mobility. A longer-term objective, outside the timeline of this financial plan, would be creation of a wheelchair friendly workspace within the current footprint of the main building. This is at a concept stage and no detail plans or costings have been prepared to date. However, in the longer term (years 2-5) we will build a case to agencies such as veteran organisations and disability charities to access support to create more activity areas within the Shed that are disability friendly. This would increase the demand for ease of access internally within the building and increase the demand for storage nearby, which the garage space offers. We have already received a request from Alford Paths Group for help with storing various tools such as strimmers etc used in maintaining footpaths locally. One section of the garages would be ideal for this purpose.

	Year 0 (2023-2924)					Year 1(2024-2925)				
	Q1	Q2	Q3	Q4	Total Year 0	Q1	Q2	Q3	Q4	Total Year 1
Income										
Allotments	900	0	0	0	900	900	0	0	0	900
Rooms	1750	1750	1750	1750	7000	1900	1900	1900	1900	7800
Garage	0	0	0	0	0	0	0	100	100	200
Tool Sales	0	0	0	0	0	200	40	100	100	380
Large Items	0	0	0	0	0	150	1500	0	10000	11650
Projects	0	0	0	0	0	100	1600	100	100	1900
Other Sales	0	0	0	0	0	50	50	50	50	200
Feed-in Tarriff	50			850	900	50	350	400	100	900
Donations	2000	1200	3700	0	6900	1000	1500	2000	2000	6500
Grants	0	0	0	500	500	3500	0	1000	0	4500
Events	0	0	0	0	0	0	50	50	50	150
Catering	60	60	60	60	240	60	60	60	60	240
					16440					35320
Expenditure										
Insurance	1700	0	0	0	1700	1870	0	0	0	1870
Fire Protection	0	0	0	639	639	0	0	0	703	703
Electricity	1000	1000	1000	1000	4000	1100	1100	1100	1100	4400
Heating Oil	200	200	200	200	800	230	230	230	230	920
HLP Service	0	0	0	980	980	0	0	0	1078	1078
Operational Costs	930	930	930	930	3720	1023	1023	1023	1023	4092
Electrical Update	0	0	0	0	0	3000	0	0	0	3000
Garage Refurb	0	0	0	0	0	0	0	0	0	0
					11839					16063

Notes :**Assumes inflation rate of 10% on utilities throughout plan****Assumes Inflation rate of 5% on other costs****Assumes income from rooms and allotments do not rise after Year 1**

	Year 2 (2025-2926)					Year 3 (2025-2926)				
	Q1	Q2	Q3	Q4	Total Year 2	Q1	Q2	Q3	Q4	Total Year 3
Income										
Allotments	990	0	0	0	990	990	0	0	0	990
Rooms	2090	2090	2090	2090	8360	2195	2195	2195	2195	8780
Garage	200	200	200	200	800	250	250	250	250	1000
Tool Sales	200	50	50	150	450	250	50	50	150	500
Large Items	0	0	0	0	0	0	0	0	0	0
Projects	300	1000	400	1000	2700	400	1000	500	1000	2900
Other Sales	200	200	200	400	1000	400	450	450	450	1750
Feed-in Tarriff	50	350	400	100	900	50	350	400	100	900
Donations	1500	1500	2000	2500	7500	2000	2000	2500	2500	9000
Grants	0	8000	2000	0	10000	0	3000	3000	0	6000
Events	100	100	100	100	400	100	100	100	100	400
Catering	60	60	60	60	240	60	60	600	60	250
					33340					32470
Expenditure										
Insurance	2057	0	0	0	2057	2263	0	0	0	2263
Fire Protection	0	0	0	773	773	0	0	0	850	850
Electricity	1210	1210	1210	1210	4840	1331	1331	1331	1331	5324
Heating Oil	265	265	265	265	1060	304	304	304	304	1216
HLP Service	0	0	0	1186	1186	0	0	0	1304	1304
Operational Costs	1125	1125	1125	1125	4500	1238	1238	1236	1238	4952
Electrical Update	0	0	0	0	0	0	0	0	0	0
Garage Refurb	1000	5000	3000	1000	10000	0	0	8000	0	8000
					24416					23909

Notes :**Assumes inflation rate of 10% on utilities throughout plan****Assumes Inflation rate of 5% on other costs****Assumes income from rooms and allotments do not rise after Year 1**