

Background

The Pukeawa Men's Shed exists for two principal reasons:

1. **As a social support organisation_**

The shed's activities provide purpose, recreation, fellowship, enhanced quality of life, social support, and opportunities for skill enhancement for a group of retirement-age men, and respite relief for their wives and partners (for those fortunate enough to still have partners). The size of this group fluctuates – not all members attend every session, and not everyone who attends is a member – and the social support benefits frequently reach beyond the direct membership, to extended family members and friends.

While some sheds in Australia and New Zealand strongly emphasise these social and health benefits, focusing on them in their mission statements, the Pukeawa shed has been more pragmatic, and more project and activity-focussed, but we still deliver health and wellbeing benefits for members.

2. **As a community support organisation_**

The men collectively provide free or at cost assistance to a wide range of community organisations and individuals, fundraise on behalf of other charities, and coach, mentor and support individuals in a variety of subject areas. The shed is a community centre, centre of excellence, and a hub for a network of in-community activities. See Annex A for community groups supported in 2016.

Concept

Key driver/activator for this project – challenges and opportunity

The shed has been in existence in Pukeawa for about 10 years. It had several early workshops, but since 2010 has occupied a recycled transportable building with a license to occupy part of the Awamangu Park. This project wishes to address the following:

Problems:

- **Ability to work is constrained by space** – it is unsafe to work in our current building with more than about 6 men at once, and on fine days as many men will be working on projects outside the shed, in the open, and out in the community.
- **Health, safety and comfort of members** – the current shed has become a health and safety risk ... It is not adequately heated or insulated, thereby making it very uncomfortable in the winter. The long-term viability of sheds has been shown to depend on amenable workshop environments. Small cramped workshops are unsafe and unhealthy – directly contravening the health benefits that sheds exist to deliver.

Opportunities:

- Open up to increased membership - Completion of a new, warm, all-seasons shed will allow the group to expand and provide a sustainable, viable, more diverse membership.
- Develop the shed into a stronger community resource - Sheds exist as community resources, somewhat like community houses – they are resource centres, service providers, problem solvers, social clubs and public good centres of excellence. Their benefits extend far into the community, in a way that no other provider can. They are self-sufficient, efficient and very effective.

- Create space to deliver education programmes – the group has plans to develop:
 - a women’s group,
 - Relationships with agencies such as ACC and DSW and the Department of Justice who have asked to place recovering and disabled people and people working off community sentencing in a ‘sheltered’ workshop for justice, rehabilitation and recreational/therapeutic purposes.
 - A programme in conjunction with Age Concern to help with accessibility and other domestic alterations to aged people’s homes (we can, and have undertaken, small projects, but nothing that requires a building permit)
 - evening classes in a range of practical topics (no longer provided by educational institutions)
 - School holiday programmes, with active parental involvement.
 - metal-working group - If we had the space, we could begin this group tomorrow, and the indications are that this would be as large a group as the current membership (maybe 20 to 25 men).
 - There is a need for a community festival building group, and with space this could be a year-round enterprise
 - Extending community festival outreach activities especially the pallet furniture workshops
 - Coffin clubs, where men can self-build coffins (and possibly help others build theirs)

All of these activities require workshop space that is safe, well managed, and appropriately equipped, and a core group of experienced men who can supervise and coach – none of that is possible in the current cramped workshop, with our limited current membership.

Needs

Market Analysis and Community Consultation

Case studies

Shed members have visited number of other sheds around New Zealand. Representatives have visited sheds in Dunedin, Ashburton, Kaiapoi, Invercargill, Matura, Tapanui, and Lumsden.

We have consulted within the national executive group, most recently with the national secretary, who is a member of the Tapawera Shed, and is familiar with the Waimea (Richmond) shed. He has offered to poll the national network on our behalf, seeking advice and suggestions from other sheds as we approach the building phase of this project.

There is no ‘standard’ shed design; all are specific to location, and almost all have taken existing buildings and modified them – it’s a rare opportunity to begin from a greenfield site and design to purpose. If we can pull this off, we’ll be setting the New Zealand standard!

Two members attended the 2016 biennial Mens shed national conference Kaiapoi, north of Christchurch. There were 65 sheddies registered, 10 partners, 31 sheds and 19 sponsors / exhibitors / demonstrators / volunteers in attendance, sharing ideas and lessons learnt.

Membership

We are aware anecdotally of unmet demand for access to safe workshop space, but the extent is difficult to quantify. Our early estimates of interest in Pukeawa were that there would be potentially up to 100 interested men, and we believe that is still the case.

Wider community demand

There has been project-related consultation with the wide range of organisations who are interested in what could be achieved in a larger shed including: engineering group, local community festival committee, ACC and DSW and the Department of Justice

Desired community outcome

To provide a safe, healthy, productive workspace for expanded membership and new activities. Enhanced community benefits including education, recreation and social benefits with a large number of people.

Design

Options considered and why this option is best

Prior to the current location, a number of sites around the Awamangu township were considered, some quite seriously (two in the Awamangu Road industrial zone were investigated in detail) but all were rejected for cost and location reasons - too expensive to establish services, too close to residences.

The building contractor will arrange all building consents as part of the quoted cost (but not until we have a fully-funded project).

In the past the club has been offered commercial buildings for rent, but in all cases they were not fit for (our) purpose (having been designed for specific commercial functions) and/or would have been too expensive to operate (paying a commercial rent, plus extensive other outgoings).

This funding application proposes building a designed-to-purpose Versatile shed, measuring 35 by 10 metres, located at the north end of Awamangu Park on Council reserve land. We have local authority consent to occupy the site. The Council will charge a rate of \$100 per annum for the land, and it is hoped that heating can be supplemented from the nearby freezing works through heat exchange. This is by far the best site, and best set of other circumstances, that has been made available to us in the whole history of the trust.

Scope and scale (Best fit model)

A key project goal was to design a shed with the minimum viable size. To help us determine this, full size footprints of workshop equipment were laid out in an optimum configuration, and the space needed to accommodate them was directly measured. A number of the members have home workshops, and/or have worked in commercial shops, and their experience and opinions were also canvassed. It's been a topic of considerable debate!

The building will have a conventional wood frame, colour steel cladding, on a concrete pad, fully lined and insulated and with all services.

The leadership group and the men, many of whom have building experience, and many of whom have long-term experience managing the current shed and its activities (including a recently retired building inspector and a retired accountant), are satisfied that the new build makes financial and operational sense.

Internal fit out and tools (not included in this project budget):

As use expands to other groups and other activities, funds will be raised for additional resources. Historically the shed has done this on an as-required basis, with no significant difficulty. We get excellent local in-kind support. Many of our tools and machines have been gifted/donated. We will seek support for additional specialised equipment as needed.

Location	Awamangu Park
Land Lease or Ownership arrangements	Lease from local council

Scope, Scale and Size	220 sqm
Usage (single or multi purpose)	Potential to be used by multiple groups
Ownership of the Facility	Pukeawa Mens Shed
Disability Access	Access for all regardless of ability – ramps and handrails

Budget

Fundraising plan – Budget

Project Expenses	Estimate	Income Sources Organisations to be approached (i.e. Trusts, Corporate Sponsors), Self-Fundraising Sponsorships and Donations	Estimate
Building construction	\$ 326,328	Central Lakes Trust	\$ 175,000
Yard sealing	\$ 17,972	Sale of existing shed	\$ 15,000
heating	\$ 7,816	Otago Community Trust	\$ 90,000
Building internal fit out (done in kind by Men Shed members with donated materials and external landscaping)	\$ 50,000	Alexander McMillan Trust	\$ 20,000
		Mens Shed NZ	\$ 12,000
		Lotteries NZ	\$30,000
		Donations	\$ 2, 000
		Mens Shed Fundraising <ul style="list-style-type: none"> • eg Give-a-Little and social media • Build-a-thon • Auction/carboot sale • Friends of the Men's shed 	\$10,116
		In kind contribution – Mens shed doing internal fit out with donated materials and external landscaping)	\$50,000
Total Expenses:	\$ 402,116	Total Estimated Income:	\$ 402,116

There is no GST attributable to Central Lakes Trust grants. If your organisation is registered for GST, your budget must be prepared on a GST exclusive basis as we will not fund the GST component on goods or services that our grant assists you to purchase. Please note that you are still able to claim the GST component on goods and services expenditure related to the purpose of your approved grant provided the requirements to claim a GST credit are met.

If your organisation is not registered for GST your budget figures will be inclusive of GST, if any.

Estimated volunteer labour contribution to the project set-up (hours)

Internal fit out of the shed will be undertaken by members. This equates to 20 members undertaking approx. 40 hrs each of work each plus donated materials.

Implementation

Construction

- **Project management:**

Members will complete the fit-out and finishing to this project, we estimate a labour in-kind contribution equivalent to 10 men for about 10 days in stage 1 (moving in). We have and anticipate more in-kind material support, and the total in-kind contribution by members and others is likely to be in the order of \$50,000

- **Resource consent:**

A resource consent was not necessary, the trust has local authority approval to proceed, and title will be achieved through a license to occupy. Building consent will be obtained by the builder when all funding is secured and the project is ready to proceed.

Risks Management Plan

Risk	Mitigation
Unable to reach budgeted income	<ul style="list-style-type: none">• Continue fundraising• Reduce scale of building – not ideal as this has been carefully scoped to meet needs.
Membership does not reach expected numbers to sustain maintenance	<ul style="list-style-type: none">• Plan for promotion to different demographic• Opportunities for collaboration with other groups e.g high school
Heat transfer not available from Freezing works	<ul style="list-style-type: none">• Plan for alternative, economical heating source

Promotion

The programmes run out of the shed will be promoted to the community via local media. Shed members will also contact other local organisations such as schools, clubs and other groups to share what we are doing and build networks and connections.

Operations

Ownership and governance arrangements

The Men's Shed Trust is governed by five trustees, and managed by a Workshop Coordinator and an informal group of workshop leaders who take responsibility for specific projects, activities, or functions within the larger team. The Men's Shed business model is based on established practice and a record of financial prudence. We budget to make small annual surpluses, and have recently been accumulating funds to support this new build project.

Management of the new community programmes

The new Shed, with a larger membership, many new activities, and independent use by other organisations, will need enhanced governance, and coordination of activities. The current trustees will consider recruiting additional trustees, and the establishment of a management group that represents the principal users. There will also probably be subgroups (engineers, folk art builders, a weekend team, for example), with their own management structures.

Future operational and maintenance costs for the new shed

The current shed has been operating long enough for the trustees to confidently expect to better than break even in the new facility. This expectation is based on known and historical patterns of demand, and the probable costs of operating in a new, purpose-built structure. It has not been feasible to

realistically estimate future profit and loss, nor to construct a model balance sheet, in large part because the scale and scope of unrealised demand is hard to quantify.

Operational Budget – ongoing

Budget expenses	Estimate cost pa	Budgeted income sources	\$
Electricity	\$2,700	Membership	7,000
Insurance	\$3000	Projects income	8,000
Rates	\$2,500	Donations	3,680
Tool maintenance	\$500		
Misc	\$1,000		
Total Expenses	\$9,700	2016 Income as indication	\$18,680

Note:

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If your organisation is not registered for GST your budget figures will be inclusive of GST, if any.

Estimated volunteer labour contribution (hours)

The on-going volunteer contribution will be the governance and management of the facility and programmes, provided by Shed members. This is expected to be approximately 5 hours per week.

Conclusion

Annex A: Community Groups supported in 2016

Awamangu Community House
Awamangu Presbyterian Church
Awamangu Play Centre
Awamangu Golf Club
Monty Early Learning Centre
Valley Lions
Ururuwhenua Health
St Ninians School
Awamangu Aged Care Facility
Awamangu Promotions
Awamangu Folk Art Festival
Awamangu Youth Forum

This list does not account for informal, unpaid, and volunteer contributions by individual shed members.