

Business Plan of Wishaw Men's Shed

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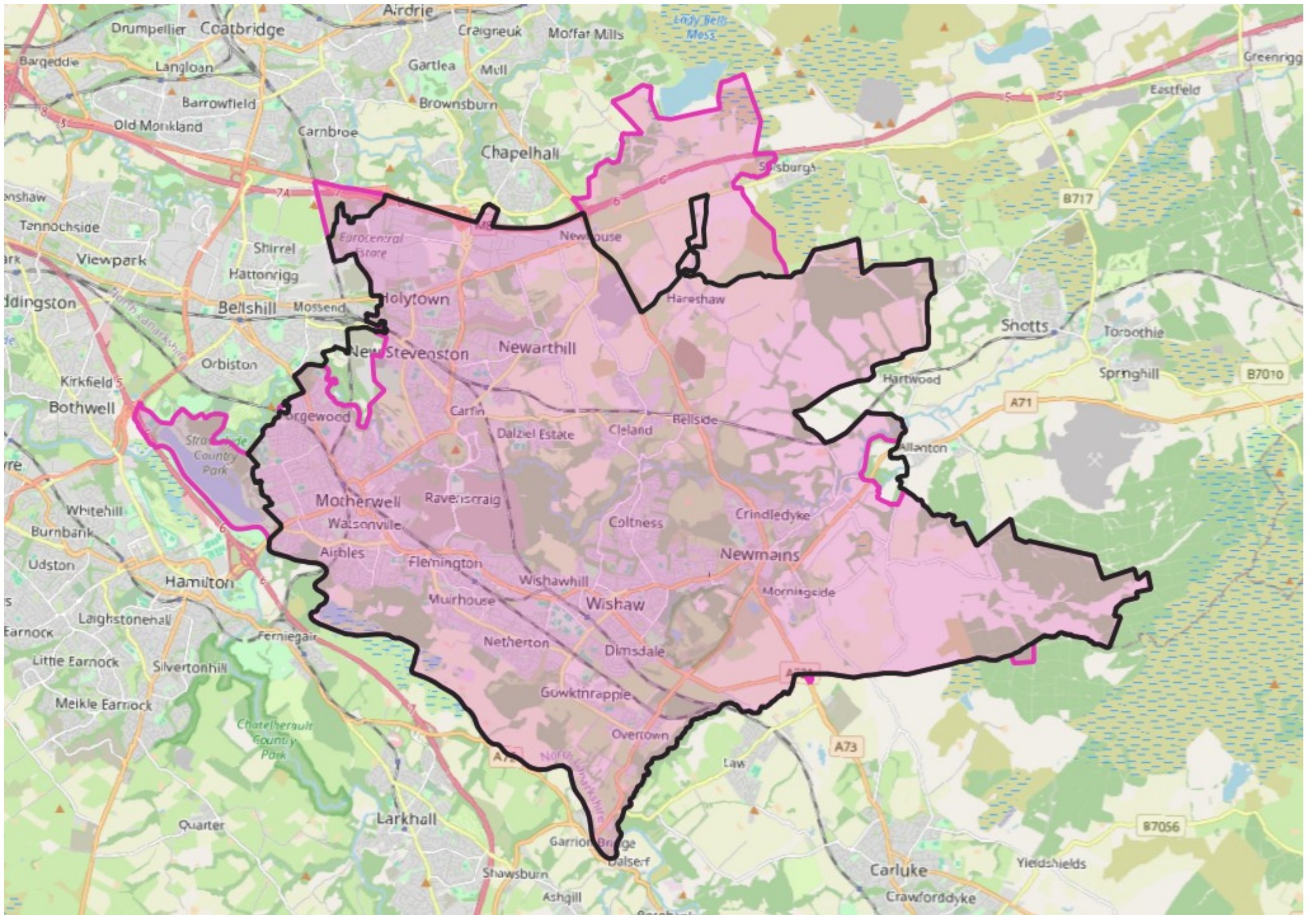
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Wishaw Mens Shed

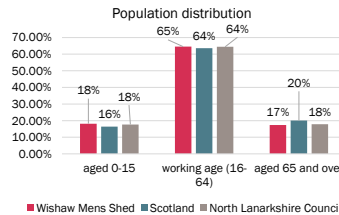
Total population:	97,830
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1. Demographics

	Wishaw Mens Shed	Scotland	North Lanarkshire Council
aged 0-15	18.15%	16.38%	17.68%
working age (16-64)	64.55%	63.57%	64.43%
aged 65 and over	17.40%	20.05%	17.89%

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2. Ethnicity, religion and language

Ethnic background	Wishaw Mens Shed	Scotland
White	94.71%	92.87%
Mixed or multiple ethnic groups	0.61%	1.12%
Asian, Asian Scottish or Asian British	3.29%	3.90%
African, African Scottish or African British	0.92%	1.08%
Caribbean or Black	0.08%	0.12%
Other ethnic groups	0.41%	0.91%

Religion	Wishaw Mens Shed	Scotland
Church of Scotland	21.66%	20.36%
Roman Catholic	28.22%	13.30%
Other Christian	3.72%	5.13%
Buddhist	0.11%	0.28%
Hindu	0.10%	0.55%
Jewish	0.03%	0.11%
Muslim	2.35%	2.20%
Sikh	0.17%	0.20%
Pagan	0.25%	0.35%
Other religion	0.15%	0.23%
No religion	37.84%	51.12%
Not stated	5.51%	6.16%

95.69% of people aged 3+ speak English as their first language compared to 94.47% across Scotland

4. Health, disability and caring

People who say they are...	Wishaw Mens Shed	Scotland
In very good health	45.72%	47.95%
In good health	29.58%	30.89%
In fair health	15.53%	14.22%
In bad health	7.00%	5.30%
In very bad health	2.20%	1.64%

People whose day-to-day activities are limited by disability	Wishaw Mens Shed	Scotland
limited a lot	13.63%	10.76%
limited a little	13.20%	13.34%
not limited at all	73.16%	75.90%

People with long-term health conditions and disabilities	Wishaw Mens Shed	Scotland
Deaf or hearing impaired	6.59%	7.12%
Blind or vision impaired	2.59%	2.53%
Difficulty speaking	0.34%	0.31%
Physical disability	11.59%	9.66%
Mental health condition	12.29%	11.34%
Long-term illness or condition	21.81%	21.39%

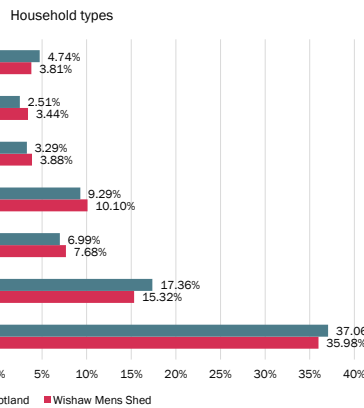
26,244 people have a disability which limits their day-to-day activities to some extent
 11,335 people have a physical disability
 12,022 people have a mental health condition

13133 people provide unpaid care:

People providing unpaid care	Wishaw Mens Shed	Scotland
<19 hours a week	6.94%	6.62%
20-34 hours a week	1.49%	1.17%
35-49 hours a week	1.64%	1.19%
50 or more hours a week	3.73%	2.88%
All unpaid carers	13.82%	11.86%

3. Households

Number of households:	43,914
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Accommodation	Wishaw Mens Shed	Scotland
House or bungalow	69.23%	65.47%
Flat, maisonette or apartment	30.72%	34.37%
Caravan or other temporary structure	0.05%	0.16%

Tenure	Wishaw Mens Shed	Scotland
Owned	57.88%	63.20%
Socially rented	32.60%	22.50%
Privately rented	8.31%	12.42%

Vehicle access	Wishaw Mens Shed	Scotland
households with no access to a car or van	27.53%	26.37%

5. Economic activity

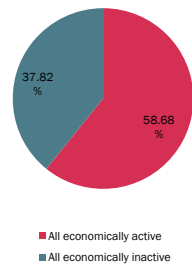
People classed as economically active include:

50.56% who are employees, of which:
 39.28% work full-time
 11.28% work part-time
 5.85% who are self-employed, of which:
 1.25% have employees
 4.60% have no employees
 2.19% who are unemployed and available for work

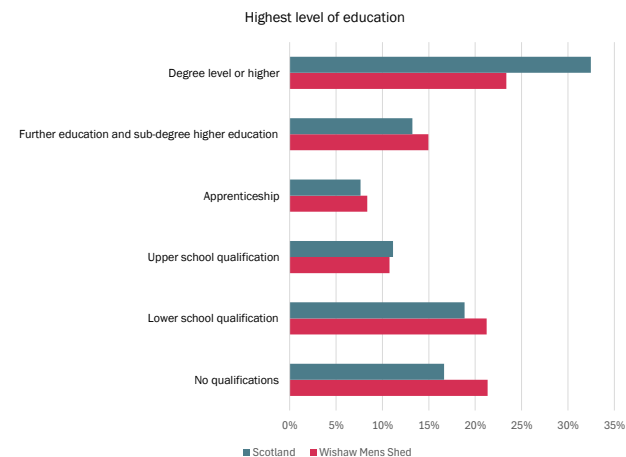
People classed as economically inactive include:

20.23% who are retired
 3.62% full-time students
 4.28% looking after home or family
 7.17% long-term sick or disabled

People aged over 16 classed as economically active



6. Education



Appendix E – Income Streams and Expenditures

Funding

Wishaw Men's Shed is seeking to secure Gowkthrapple Community Centre through a Community Asset Transfer (CAT) with North Lanarkshire Council. The organisation's funding approach combines capital grant funding, community fundraising, donations, sponsorship, and trading income, with the aim of creating a sustainable community facility that can meet its ongoing running costs.

Capital funding of £100,000 is assumed in Year 1 through a restricted CAT capital fund, to be used solely for essential reparative and improvement works to the building. These works are intended to significantly improve the building's condition and energy efficiency, including replacement of heating systems, windows, and insulation, with the objective of reducing long-term overhead costs.

In parallel, the Shed has developed a diversified general income model based on proven community fundraising methods and trading activity. This includes regular donations, collection tins, sponsored activities, fundraising events, modest member contributions, hall hire, and small-scale trading (e.g. bicycle repairs and craft sales). The projections are based on activities already being undertaken or reasonably achievable within the local context.

Where income streams are still under development (e.g. additional grants, solar funding, and woodwork product sales), these are marked as TBD and have not been overstated in the financial projections.

Overall, the funding strategy aims to:

- minimise reliance on any single income source
- ensure capital funding is ring-fenced for building improvements
- demonstrate the organisation's ability to cover ongoing revenue costs through recurring income streams

Financial Projections

Caveat

These financial projections and their accompanying assumptions have been prepared on the basis that:

- The building is structurally sound and fundamentally wind- and water-tight.

- No extensive structural remediation is required beyond the works identified through condition surveys.
- Improvement works focus on energy efficiency, accessibility, and internal adaptation rather than major reconstruction.

It is acknowledged that actual costs may rise or fall following detailed surveys and competitive quotations. The figures presented therefore provide a reasonable and conservative starting point for planning and fundraising rather than a fixed final budget.

Overview of Projections

The financial projections are presented over a three-year period and distinguish clearly between:

- Restricted (capital) funds, used only for building improvements
- General (revenue) funds, used to meet day-to-day operating costs

In Year 1, the projections include:

- Receipt of the restricted CAT capital fund
- Initial professional and survey costs
- A full year of general income and expenditure

Years 2 and 3 assume:

- No further capital income unless separately secured
- Gradual growth in trading income (e.g. bicycle repairs)
- Inflationary increases in utilities, insurance, and consumables (assumed at 10% per annum)
- Continued reliance on a mix of donations, fundraising, sponsorship, and modest trading

The projections demonstrate that the organisation is able to:

- Meet its annual running costs in each year
- Generate a modest annual surplus on general funds
- Build up unrestricted reserves over time, improving resilience and sustainability

Key Financial Assumptions

- Timing of CAT and Funding
 - The projections assume that the CAT and associated capital funding occur in Year 1.
- Utilities and Energy Costs

- Year 1 electricity costs are assumed at £11,000, reflecting the building's improved efficiency following capital investment in heating, windows, and insulation. 10% annual increase has been applied for prudence.
- Rates and Water
 - It is assumed that the organisation will qualify for charitable rates relief and that water charges will be minimal or exempt due to charitable use.
- Income Assumptions

Income projections are based on:

 - Existing community fundraising practices already being undertaken
 - realistic participation levels (e.g. 48 active weeks per year rather than 52)
 - modest growth in trading activity (e.g. bicycle repairs at c.10% per annum)

Capital Expenditure

All capital expenditure is assumed to take place in Year 1 only and is fully restricted to building-related works. Indicative capital costs include:

- Professional fees (condition surveys, drone surveys, legal costs)
- Replacement or upgrade of heating systems
- Window replacement
- Insulation works
- Accessibility improvements (including a disabled washroom)
- Potential installation of solar panels (subject to separate funding)

Detailed costings for many of these items are dependent on the outcomes of condition surveys and professional assessments.

**Wishaw Men's Shed
Financial Projection
Year 1 to 3 in £**

	Year 1	Year 2	Year 3
Summary - Restricted Funding			
Total Income	100,000	-	-
Total Cost	3,300	17,788	-
Surplus / (Deficit)	96,700	6,840	-
Opening Reserves	-	96,700	96,700
Closing Reserves	96,700	96,700	96,700
Summary - General Funding			
Total Income	23,818	24,628	24,694
Total Cost	16,360	17,788	19,569
Surplus / (Deficit)	7,458	6,840	5,125
Opening Reserves	-	7,458	14,298
Closing Reserves	7,458	14,298	19,423
Breakeven by end of Year 3?	YES		

**Wishaw Men's Shed
Financial Projection
Year 1 in £**

Month		1	2	3	4	5	6	7	8	9	10	11	12	Total	Assumptions and Comments	
Category	Description															
Restricted Fund Opening Balance															-	
Restricted Income																
CAT Capital Fund	For reparative work only	100,000													100,000	Replace Heating / Windows / Insulate Building greatly reduce overheads using £100,000 grant from NLC.
Funding for solar energy	Solar panel installation														- TBD	
Sub-Total															100,000	
Restricted Expenditures																
Professional fees	Condition survey	3,000													3,000	
Professional fees	Drone survey	300													300	
Professional fees	legal fees														- TBD	
Repair	Windows														- Pending Condition Survey	
Repair	Heating system														- Pending Condition Survey	
Repair	Door														- Pending Condition Survey	
Repair	Insulation														- Pending Condition Survey	
Build	Disabled Washroom														- Pending Condition Survey	
Build	Solar panel installation														- TBD	
Sub-Total															3,300	
Restricted Fund Surplus (Deficit)															96,700	
Restricted Fund Ending Balance															96,700	
General Fund Opening Balance															-	
General Income																
Donation	Patron Support	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000	£3000 per year 1% of John Higgins prize money donated
Donation	Collection Tins	320	320	320	320	320	320	320	320	320	320	320	320	320	3,840	£4 per week per tin in 20 outlets
Donation	Bucket Collection														1,200	Bucket collection twice per year at Motherwell Football Club
Donation	Bag Packing														250	500 Bag Packing twice per year Wishaw Tesco
Donation	Collection Tins	83	83	83	83	83	83	83	83	83	83	83	83	83	1,000	Collection tins and pop up stand once a month - Asda Motherwell
Donation	Collection Tins	83	83	83	83	83	83	83	83	83	83	83	83	83	1,000	Collection tins and pop up stand once a month - Asda Newmains
Donation	Collection Tins	83	83	83	83	83	83	83	83	83	83	83	83	83	1,000	Collection tins and pop up stand once a month - Morrisons Wishaw
Donation	Members weekly	160	160	160	160	160	160	160	160	160	160	160	160	160	1,920	£40 weekly donation by members x 48 weeks
Fund Raising	Race Night														500	500 Race night for members family and friends
Fund Raising	Open Day														1,000	One open day per year raffles donations and sell merchandise
Fund Raising	Lottery bonus ball	126	126	126	126	126	126	126	126	126	126	126	126	126	1,508	Bonus ball £59 collected £30 to winner £29 x 52 to Men's Shed
Sponsorship	Kilt Walk	208	208	208	208	208	208	208	208	208	208	208	208	208	2,500	Two members doing kilt walk for us have done for carluke last 6 years
Funding & Grants	New Funding & Grants															- TBD
Letting out	Hall hire				250	250	250	250	250	250	250	250	250	250	2,250	Hire to Ukraine families / dog training / weekend hire
Trading Income	Bicycle Repair	50	50	50	50	50	50	50	50	50	50	50	50	50	600	Bicycles per year 30 at £20 10% growth each year
Trading Income	Craft Fairs														333	1,000 Craft fairs 3 times per year selling some of our products
Trading Income	Pop up shop in our hall				83	83	83	83	83	83	83	83	83	83	1,000	Pop up shop in our hall selling to visitors & wider community
Trading Income	Woodwork Product Selling															- TBD
Sub-Total															23,818	
General Expenditures																
Utilities	Electricity	917	917	917	917	917	917	917	917	917	917	917	917	917	11,000	Replace Heating / Windows / Insulate Building greatly reduce overheads using £100,000 grant from NLC. Cost up 10% per year
Utilities	Rates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- As non profit registered charity
Utilities	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- As non profit registered charity

**Wishaw Men's Shed
Financial Projection
Year 2 in £**

Month		1	2	3	4	5	6	7	8	9	10	11	12	Total	Assumptions and Comments		
Category	Description																
Restricted Fund Opening Balance															96,700		
Restricted Income																	
CAT Capital Fund	For reparative work only														-		
Funding for solar energy	Solar panel installation														- TBD		
Sub-Total															-		
Restricted Expenditures																	
Professional fees	Condition survey														-		
Professional fees	Drone survey														-		
Professional fees	legal fees														- TBD		
Repair	Windows														- Pending Condition Survey		
Repair	Heating system														- Pending Condition Survey		
Repair	Door														- Pending Condition Survey		
Repair	Insulation														- Pending Condition Survey		
Build	Disabled Washroom														- Pending Condition Survey		
Build	Solar panel installation														- TBD		
Sub-Total															-		
Restricted Fund Surplus (Deficit)															-		
Restricted Fund Ending Balance															96,700		
General Fund Opening Balance															7,458		
General Income																	
Donation	Patron Support	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000	£3000 per year 1% of John Higgins prize money donated	
Donation	Collection Tins	320	320	320	320	320	320	320	320	320	320	320	320	320	3,840	£4 per week per tin in 20 outlets	
Donation	Bucket Collection													600	1,200	Bucket collection twice per year at Motherwell Football Club	
Donation	Bag Packing													250	500	Bag Packing twice per year Wishaw Tesco	
Donation	Collection Tins	83	83	83	83	83	83	83	83	83	83	83	83	83	1,000	Collection tins and pop up stand once a month - Asda Motherwell	
Donation	Collection Tins	83	83	83	83	83	83	83	83	83	83	83	83	83	1,000	Collection tins and pop up stand once a month - Asda Newmains	
Donation	Collection Tins	83	83	83	83	83	83	83	83	83	83	83	83	83	1,000	Collection tins and pop up stand once a month - Morrisons Wishaw	
Donation	Members weekly	160	160	160	160	160	160	160	160	160	160	160	160	160	1,920	£40 weekly donation by members x 48 weeks	
Fund Raising	Race Night														500	Race night for members family and friends	
Fund Raising	Open Day														1,000	One open day per year raffles donations and sell merchandise	
Fund Raising	Lottery bonus ball	126	126	126	126	126	126	126	126	126	126	126	126	126	1,508	Bonus ball £59 collected £30 to winner £29 x 52 to Men's Shed	
Sponsorship	Kilt Walk	208	208	208	208	208	208	208	208	208	208	208	208	208	2,500	Two members doing kilt walk for us have done for carluke last 6 years	
Funding & Grants	New Funding & Grants															- TBD	
Letting out	Hall hire	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000	Hire to Ukraine families / dog training / weekend hire	
Trading Income	Bicycle Repair	55	55	55	55	55	55	55	55	55	55	55	55	55	660	Bicycles per year 30 at £20 10% growth each year	
Trading Income	Craft Fairs														333	1,000	Craft fairs 3 times per year selling some of our products
Trading Income	Pop up shop in our hall				83	83	83	83	83	83	83	83	83	83	1,000	Pop up shop in our hall selling to visitors & wider community	
Trading Income	Woodwork Product Selling															- TBD	
Sub-Total															24,628		
General Expenditures																	
Utilities	Electricity	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	12,200	Replace Heating / Windows / Insulate Building greatly reduce overheads using £100,000 grant from NLC. Cost up 10% per year	
Utilities	Rates	-	-	-	-	-	-	-	-	-	-	-	-	-		- As non profit registered charity	
Utilities	Water	-	-	-	-	-	-	-	-	-	-	-	-	-		- As non profit registered charity	
Utilities	Waste	39	39	39	39	39	39	39	39	39	39	39	39	39	462	Bin collection with 10% increase per year	

Telecoms	Telephone / Internet	44	44	44	44	44	44	44	44	44	44	44	44	528	Cost up 10% per year
Insurance	Building / Contents	275	275	275	275	275	275	275	275	275	275	275	275	3,300	£250 per month building & contents insurance up 10% per year
Fire Protection	Yearly Check Extinguishers	6	6	6	6	6	6	6	6	6	6	6	6	66	With 10% increase per year
Fund Raising	Collection Tins one off cost	280												-	
Marketing	Leaflets	32	32	32	32	32	32	32	32	32	32	32	32	385	Leaflets for hand outs events / fares with 10% increase per year
Marketing	Business Cards	18	18	18	18	18	18	18	18	18	18	18	18	220	Hand out at events / meetings with 10% increase per year
Stationary	Ink/ Paper	14	14	14	14	14	14	14	14	14	14	14	14	165	Ink / Printer Paper with 10% increase per year
Cleaning Materials	Soap/Disinfectant	11	11	11	11	11	11	11	11	11	11	11	11	132	Liquid soap /disinfectant with increase 10% per year
Cleaning Materials	Toilet Rolls	14	14	14	14	14	14	14	14	14	14	14	14	165	Toilet Rolls with 10% increase per year
Cleaning Materials	Kitchen Roll	14	14	14	14	14	14	14	14	14	14	14	14	165	Kitchen Roll with 10% increase per year
Sub-Total														17,788	
General Fund Surplus (Deficit)														6,840	
General Fund Ending Balance														14,298	

**Wishaw Men's Shed
Financial Projection
Year 3 in £**

Month		1	2	3	4	5	6	7	8	9	10	11	12	Total	Assumptions and Comments
Category	Description														
Restricted Fund Opening Balance														96,700	
Restricted Income															
CAT Capital Fund	For reparative work only														-
Funding for solar energy	Solar panel installation														- TBD
Sub-Total														-	
Restricted Expenditures															
Professional fees	Condition survey														-
Professional fees	Drone survey														-
Professional fees	legal fees														- TBD
Repair	Windows														- Pending Condition Survey
Repair	Heating system														- Pending Condition Survey
Repair	Door														- Pending Condition Survey
Repair	Insulation														- Pending Condition Survey
Build	Disabled Washroom														- Pending Condition Survey
Build	Solar panel installation														- TBD
Sub-Total														-	
Restricted Fund Surplus (Deficit)														-	
Restricted Fund Ending Balance														96,700	
General Fund Opening Balance														14,298	
General Income															
Donation	Patron Support	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000 £3000 per year 1% of John Higgins prize money donated
Donation	Collection Tins	320	320	320	320	320	320	320	320	320	320	320	320	320	3,840 £4 per week per tin in 20 outlets
Donation	Bucket Collection													600	1,200 Bucket collection twice per year at Motherwell Football Club
Donation	Bag Packing													250	500 Bag Packing twice per year Wishaw Tesco
Donation	Collection Tins	83	83	83	83	83	83	83	83	83	83	83	83	83	1,000 Collection tins and pop up stand once a month - Asda Motherwell
Donation	Collection Tins	83	83	83	83	83	83	83	83	83	83	83	83	83	1,000 Collection tins and pop up stand once a month - Asda Newmains
Donation	Collection Tins	83	83	83	83	83	83	83	83	83	83	83	83	83	1,000 Collection tins and pop up stand once a month - Morrisons Wishaw
Donation	Members weekly	160	160	160	160	160	160	160	160	160	160	160	160	160	1,920 £40 weekly donation by members x 48 weeks
Fund Raising	Race Night														500 Race night for members family and friends
Fund Raising	Open Day														1,000 One open day per year raffles donations and sell merchandise
Fund Raising	Lottery bonus ball	126	126	126	126	126	126	126	126	126	126	126	126	126	1,508 Bonus ball £59 collected £30 to winner £29 x 52 to Men's Shed
Sponsorship	Kilt Walk	208	208	208	208	208	208	208	208	208	208	208	208	208	2,500 Two members doing kilt walk for us have done for carluke last 6 years
Funding & Grants	New Funding & Grants														- TBD
Letting out	Hall hire	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000 Hire to Ukraine families / dog training / weekend hire
Trading Income	Bicycle Repair	61	61	61	61	61	61	61	61	61	61	61	61	61	726 Bicycles per year 30 at £20 10% growth each year
Trading Income	Craft Fairs													333	1,000 Craft fairs 3 times per year selling some of our products
Trading Income	Pop up shop in our hall				83	83	83	83	83	83	83	83	83	83	1,000 Pop up shop in our hall selling to visitors & wider community
Trading Income	Woodwork Product Selling														- TBD
Sub-Total														24,694	
General Expenditures															
Utilities	Electricity	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	13,420 Replace Heating / Windows / Insulate Building greatly reduce overheads using £100,000 grant from NLC. Cost up 10% per year
Utilities	Rates	-	-	-	-	-	-	-	-	-	-	-	-	-	- As non profit registered charity
Utilities	Water	-	-	-	-	-	-	-	-	-	-	-	-	-	- As non profit registered charity
Utilities	Waste	42	42	42	42	42	42	42	42	42	42	42	42	42	508 Bin collection with 10% increase per year

