

COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

ASSET TRANSFER REQUEST FORM

North Lanarkshire Council

This Community Asset Transfer request form must be completed to make a formal request. This form will help you to make sure you include all the required information.

You should read the asset transfer guidance provided by the Scottish Government before making a request. The council may also provide additional guidance on scheme.

You are strongly advised to contact the council and discuss your proposals before making an asset transfer request.

When completed, this form and supporting documentation should be sent to communitymatters@northlan.gov.uk

This is an asset transfer request made under Part 5 of the Community Empowerment (Scotland) Act 2015.

Section 1: Information about the community transfer body (CTB) making the request

1.1 Name of the CTB making the asset transfer request

Wishaw Men's Shed

1.2 CTB address. This should be the registered address if you have one.

Postal address: [REDACTED]

Postcode: [REDACTED]

1.3 Contact details. Please provide the name and contact address to which correspondence in relation to this asset transfer request should be sent.

Contact name: [REDACTED]

Postal address: [REDACTED]

Postcode: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

We agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above. *(Please tick to indicate agreement)*

You can ask the relevant authority to stop sending correspondence by email, or change the email address, by telling them at any time, as long as 5 working days' notice is given.

1.4 Please mark an "X" in the relevant box to confirm the type of CTB and its official number, if it has one.

	Company, and its company number is	
X	Scottish Charitable Incorporated Organisation (SCIO), and its charity number is	SCO54419
	Community Benefit Society (BenCom), and its registered number is	
	Unincorporated organisation (no number)	

Please attach a copy of the CTB's constitution, articles of association or registered rules.

1.5 Has the organisation been individually designated as a community transfer body by the Scottish Ministers?

No

Yes

Please give the title and date of the designation order:

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1.6 Does the organisation fall within a class of bodies which has been designated as community transfer bodies by the Scottish Ministers?

No

Yes

If yes what class of bodies does it fall within?

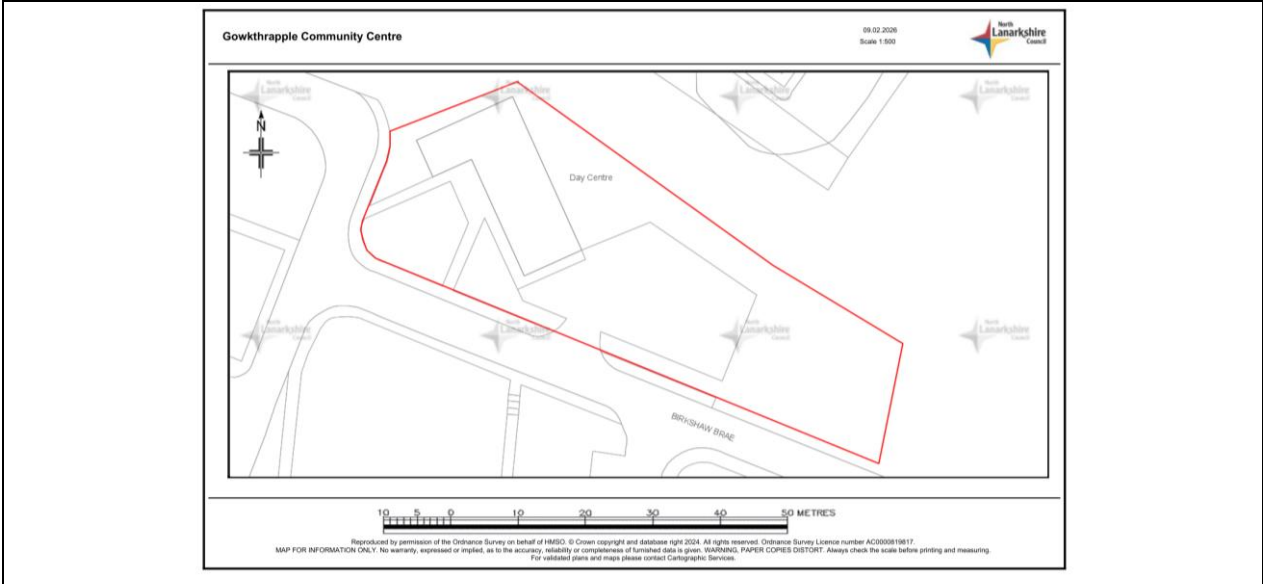
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Information about the land and rights requested

1.7 Please identify the land to which this asset transfer request relates.

You should provide a street address or grid reference and any name by which the land or building is known. If you have identified the land on the relevant authority's register of land, please enter the details listed there.

It may be helpful to provide one or more maps or drawings to show the boundaries of the land requested. If you are requesting part of a piece of land, you must give a full description of the boundaries of the area to which your request relates. If you are requesting part of a building, please make clear what area you require. A drawing may be helpful.



1.8 Please provide the UPRN (Unique Property Reference Number), if known.

If the property has a UPRN you will find it in the relevant authority's register of land.

UPRN: 20330700

Section 2: Type of request, payment, and conditions

2.1 Please tick what type of request is being made:

for ownership (under section 79(2)(a)) - go to section 3A

for lease (under section 79(2)(b)(i)) – go to section 3B

for other rights (section 79(2)(b)(ii)) - go to section 3C

3A – Request for ownership

What price are you prepared to pay for the land requested?

Proposed price: £1.00

Please attach a note setting out any other terms and conditions you wish to apply to the request.

3B – request for lease

What is the length of lease you are requesting?

How much rent are you prepared to pay? Please make clear whether this is per year or per month.

Proposed rent: £ per

Please attach a note setting out any other terms and conditions you wish to be included in the lease, or to apply to the request in any other way.

3C – request for other rights

What are the rights you are requesting?

Do you propose to make any payment for these rights?

Yes

No

If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per day?

Proposed payment: £ per

Please attach a note setting out any other terms and conditions you wish to apply to the request.

Section 3: Community Proposal

3.1 Please set out the reasons for making the request and how the land or building will be used

Background to Gowkthrapple CC

Gowkthrapple Community Centre is currently a burden on North Lanarkshire Council, only open 38 weeks of the year and had an average of 6 hours of lets per week in Q1 25/26. Wishaw Men’s Shed proposes taking this asset into our ownership and immediately increasing usage to an average of 22 hours per week of lets (with scope for more) and being open 52 weeks per year.

This will turn Gowkthrapple Community Centre from a liability into a true community asset and thriving hub of activity for locals to be proud of rather than frustrated with, as many currently are.

Overall vision for Gowkthrapple CC

We plan to keep Gowkthrapple Community Centre a bookable space for the community, facilitating all existing lets and expanding the opening hours of the Men’s Shed. We also plan to start a Ladies Section of the Shed so that it is inclusive for all. The centre has 2 main rooms, the main hall and a committee room. Our plan is to retain the hall in it’s current format for the foreseeable future and to develop the committee room into a warm space/ advice hub for community members who need it.

The proposed timetable for the main hall (with information available to us) is;

	Daytime	Evening
Monday	Ladies Section	TBC
Tuesday	Men’s Shed	TBC
Wednesday	Available	Existing let
Thursday	Men’s Shed	TBC
Friday	Existing lets	TBC
Saturday	Men’s Shed	Available
Sunday	Available	Available

From the available evenings through the week, we plan to expand the Men’s Shed to be open one evening per week and the Ladies section of the shed open one evening per week with days to be confirmed in consultation with members at the time.

The hall will be available for booking 2 evenings per week and weekends (Saturday after 1500) by members of the public.

The venue will operate with voluntary caretakers from the Men’s Shed and keyholding arrangements with full terms and conditions of use in place. There will be an expectation that groups clean up after themselves and leave the venue as they find it. We have spoken to 2 groups who have expressed an interest in letting the building from us. We have passed on details to the existing users but have not heard anything back from one of them.

In terms of the warm space and advice hub to be situated in the committee room, we have developed this in consultation with members and through discussions with partner agencies. The organisations below have all spoken to us and support the idea with each potentially coming to the centre and offer advice on certain days and will always have leaflets and an information stand available in the warm space.

- Carers together
- Chris's House
- NLC suicide prevention team and [REDACTED] team – [REDACTED]
- Citizens Advice Bureau
- Age concern
- SFRS home safety team
- SAMH
- Couth (Young people mental health organisation)

Warm space will have Wi-Fi and free soup, tea and coffee available for people to help themselves to.

Our proposed operating schedule will be;

In the first few months of the project, we hope to apply for and get the CAT Capital Fund to repair certain aspects of the venue currently making it costly to run. Initially, we would be keen to modernise the heating system, install new insulation where appropriate and upgrade the windows in the centre. We anticipate this will significantly reduce the current overheads. Once works have been completed, the centre will be utilised as the above section has outlined.

Ongoing maintenance will be managed by;

One of our trustees will oversee the maintenance of the building, his background is in engineering and project management and is well versed in building maintenance. We will have time set aside each week for minor maintenance such as cleaning, painting, maintaining shutters etc. We also plan to have a small garden out the front of the centre which will be maintained by our members.

The core aim and objective of the shed is;

To improve the mental and physical health and wellbeing of men in Wishaw and surrounding areas. The core aim is to reduce loneliness and isolation in men living in this area. The wider community will also benefit from the environmental impact of the shed through our recycling/ upcycling projects reducing waste in the local community.

Through our community engagement, a number of members asked for increased opening hours. This is something we cannot currently facilitate because of NLC's booking policy for the centre. Having ownership would allow us to support more members more often, ultimately benefiting more people from North Lanarkshire.

Having ownership of the asset will help us meet the above aims by;

Increasing the opening hours of the shed from our current 4 hours on one day, to 14 hours across three days and one evening will automatically give us more scope to do more activities and introduce more members. Until this point, membership has grown through word of mouth and we have not deliberately sought members because of our restricted capacity.

Having ownership of the centre will give us so much scope to increase capacity and introduce more activities to not only our own members, but to everyone using the centre. Expanding the activities on offer will attract new members from different backgrounds and ultimately bring more people out of isolation and into the shed.

Day 1 plans are;

- Get the centre up and running as it currently is.
- Continue current lets and build working relationships with them
- Seek funding to open the warm space and have comfy furniture
- Open the shed up to 3 days and 1 evening per week
- Start a ladies section of the shed one day and evening per week
- Develop standard operating procedure for the site belonging to WMS SCIO

By the end of year 1 we hope;

- To have completed the upgrades to the centre through the CAT capital fund
- Have settled into routine for operating the centre
- Increase membership exponentially
- Have a well-run and thriving lady's section of the shed
- Installation of shipping containers (subject to relevant permissions) in the car park/ surrounding land included in the transfer request to be utilised as a woodwork/ metalwork shop.

5 years from now we hope;

- We anticipate having over 100 members by this time
- Having a well-used, dynamic community space which is known in the local community and is an open welcoming space to everyone who needs the shed whenever they need it
- We intend being fully self-sustaining as an organisation not reliant on funding and fully reliant on our own self-generated funds.

10 years from now we hope;

- The shed will be wholly self-sustaining and an anchor in the local community.

Evidence of need

We carried out extensive community engagement as part of our work towards this application. It included;

- Circulation of a community survey bringing in 63 responses
- An open day held in Wishaw Bowling Club to raise the profile of the shed
- Building relationships with local businesses, care homes, other 3rd sector organisations, attendance at events such as the NLC Suicide Prevention Football Competition and the NLC Community Partnership Team.

Our 63 survey responses (raw data available in attached document) provided the following results;

- 94% of respondents were from Wishaw and surrounding areas (Craigneuk, Newmains, Cambusnethan, Coltness, Waterloo, Overtown and Gowkthrapple)
- 98% support Wishaw Men's Shed taking ownership of Gowkthrapple (1 respondent said no, but did not provide further information)
- 57% said they could offer skills and experience to help the shed including volunteering time. 24% said maybe and 19% said no mainly due to other commitments.
- Skills offered included volunteer time, committee experience, retired professionals, subject matter experts on things like men's health, accounting experience, facilities management and skills such as woodwork and metal work.
- 33% said they had ideas to help make the project better, 37% said maybe and 30% said no – many responses noted that they were already doing good work and just to keep doing what they are doing.
- Suggestions to improve included – more opening hours, addition of a workshop, more projects, model making, painting, evening meetings, pool tournaments and offering a wider range of activities.
- 81% said the shed improves their physical and mental health, with 17% saying maybe.
- Majority of those who agreed it helped their mental and physical health cited meeting new people as a benefit, having contact with others of similar age/ interests/ needs, socialising, less isolated, company of other men and simply getting out the house.
- 94% said having ownership of Gowkthrapple Community Centre would encourage them to attend more often and the remaining 6% said it might encourage them to attend more often.
- 68% agreed that the project met the LOIP priorities for Wishaw, details are outlined in above section.

Letters of support have been received from several supporters including Birkshaw Tenants and Residents Association, local elected members, MPs/MSPs, our patron John Higgins and many more. Letters of support are attached to the application.

Local SIMD data also shows that Wishaw has areas of multiple deprivation, showing a need for a service such as the shed which provides an open, inviting space to those who need it and may need support in one of the many ways the shed currently provides support.

Benefits of the proposal

3.2 Please set out the benefits that you consider will arise if the request is agreed to.

This section should explain how the project will benefit your community, and others. Please refer to the guidance on how the relevant authority will consider the benefits of a request.

The Plan for North Lanarkshire

We believe our project meets the following criteria of TPfNL, some just by virtue of the nature of our project and others are explained further.

Improve Economic Opportunities and Outcomes

Ambition statements 2, 3 and 4

2. Maximising multifunctional social places and spaces. The shed is in itself a multifunctional social space where men can meet, spend time together, socialise and enjoy shared hobbies.

3. Maximising the use of Gowkthrapple CC, currently let out an average of 6 hours per week, we plan to increase this to 21 hours per week immediately on opening, but most likely this figure will be much higher.

4. Making NL a place to live, learn, work, invest and visit (other shed visits)
All existing lets will be maintained, we will introduce a new warm space and the centre will be available to rent out for parties etc. Gowkthrapple will become a staple in the local community for people to make memories and utilise at their leisure to improve their life. Wishaw Men’s Shed has already attracted £14,500 of investment from external funders and 2 men’s sheds from out with NL have visited us.

Support all children and young people to realise their full potential

Ambition statement 6

6. Employability skills for young people - we currently have a volunteer aged 22 who is running the shed social media and getting voluntary experience which are ultimately skills for employability. He is also a trustee of the charity. His confidence has increased massively since joining the shed and he has been personally impacted by the shed. A full case study is available on this young person as a testimonial form his parents about how the shed has helped develop him.

Improve the health and wellbeing of our communities

Ambition statements 11 and 15

11. Reducing poverty and deprivation for adults by bringing them out of their homes and into their local community thereby reducing deprivation and giving them access to a new service which otherwise does not exist locally. We also plan on having drop in sessions for mental health, financial help, digital skills etc in the warm space. We will also have the recycling/ upcycling of bikes and we will give these to families who have low income and only take token donations in return for them. The warm space will be open for people to sit as long as they want/ need.

15. Encouraging health and wellbeing through a range of social, cultural and leisure activities. So far we have done we have carried out a litter pick near Gowkthrapple, had a boat trip, barge trip for Christmas on a canal, visited other men's sheds (Kirkmuirhill and Carluke), take leftover cakes from local bakers to 6 different care homes, have operated on a Thursday from 1100-1400 since the end of August 2025 and have grown exponentially since then. We plan to continue this operating model, taking part in community events and helping more people more often.

Enhance participation, capacity and empowerment across our communities

Ambition statements 17, 18, 19 and 20

17. We will contribute towards keeping North Lanarkshire a place that is clean, safe and attractive through the activities we offer. We plan on developing recycling/ upcycling projects namely around pedal bikes, but also utilising any other materials that are available/ donated to us. The shed will have recycling and upcycling as it's core ethos and we will make maximum use of all materials that come into our possession. As an additional activity, we also plan on taking part in and carrying out litter picks, adding to the care we have for the community immediately surrounding the asset.

18. We will ensure digital access to both our members and any of the public who need it by installing Wi-Fi at the centre as part of a hub approach. We currently offer digital skills classes to our members in partnership with Centre Point, Gowkthrapple and we hope this partnership continues to develop.

19. Wishaw Men's Shed will improve engagement with communities and by virtue will be helping ourselves through delivering our service. In addition, we will engage members of the community who are otherwise isolated and don't always feel part of their community. We help them to develop their capacity and help themselves and have information on signposting to other agencies. We plan on running a monthly prize bingo for the whole community to raise funds for the shed and engage more members of the community.

20. Our members have been at the forefront of the shed since it's inception. Every decision, every penny we spend is decided on by the members to ensure they are involved in decisions in their community and the development of services and support that affect them.

Improve North Lanarkshire's Resource Base

Ambition statements 21, 22 and 24

21. We are currently and will continue to identify and access opportunities to leverage resources to support our ambition. So far we have raised £14,500 from external sources and £5350 in donations which help us achieve our aims. We plan to continue doing this and over the next 5 years bring in £100,000+ to the local area to further our ambitions.

22. Gowkthrapple is currently a massively underused asset and is a liability to NLC. We plan to increase usage by 500% which over the next 5 years will save NLC £97,510 in utility costs alone based on 2023-24 figures. We will not only be saving the council money but also making much better use of the asset for the local community. With so much development happening in the areas local to the centre, this can only be of benefit to NLC.

24. Our entire organisation is built around the members. We have built and will continue to build and review the service we deliver around people, communities and shared resources affected by our work.

Local Outcome Improvement Plan – Wishaw

Community Engagement

Wishaw Men's Shed have already carried out extensive community engagement prior to submitting this application. In doing so, we have formed relationships with a number of local groups and organisations which we plan on continuing to work in partnership with.

This includes;

- Regularly visiting local care homes with donations from local businesses
- Carrying out community litter picks
- Developing a relationship with Birkshaw TARA and the community they serve
- Our governance structure ensure members have a say in how the centre will be operated, how the shed operates and allows new members to join and have their say
- 2 local care homes bring residents to the shed on a weekly basis, an opportunity that those residents wouldn't otherwise have and this gives them the chance to get out of the home and back into their local community

Mental Health and Wellbeing

As above, the shed works with members from across Wishaw and surrounding area and give them the opportunity to get out the house and feel a sense of belonging in their local community. We have provided case studies attached to the application to show the real impact of the shed on a few of our members. Although the case studies are individuals, we had feedback from our community engagement reflecting that 81% of our members feel the shed improves their physical/ mental wellbeing and 17% think it might improve their physical and mental wellbeing.

- Our case study from R outlines the amazing impact of the shed on one young person who has had difficulty with their mental health and how the shed has given them a sense of purpose and belonging in their local community which they almost certainly wouldn't have had otherwise.

Environment

As noted above in the section about The Plan for North Lanarkshire, we plan on delivering extensive recycling and upcycling projects in the local area. This will be partially on our own through maximising material use but there may be opportunities for partnership working as well. We also plan on investing in Gowkthrapple Community Centre by means of energy efficient upgrades to be confirmed on receipt of the CAT Capital Fund. We cannot put a figure on the exact impact, but we anticipate reduced electricity/ energy usage by making the building more heat efficient.

Digital Inclusion

The centre will be equipped with Wi-Fi in the first instance, allowing members who may not have access at home to gain access to the internet and at the same time reducing the strain on their personal finances if they cannot afford to pay an internet bill. We also plan on continuing our partnership with Centre Point to allow members access to digital skills classes. We would also be open to working in partnership with other organisations/ council departments to provide a pipeline of members to access services.

Tackling Poverty and Inequalities

The club is free to join for anyone who comes to us, we have recently secured funding for a minibus to pick up members and bring them to the club. This removes all barriers to entry, paired with our friendly and welcoming ethos at the club, all will be welcomed regardless of background. In addition to the clubs activities, there will also be a warm space available at specified times which will have comfortable seating, help and advice, leaflets for support and free Wi-Fi and power sockets for anyone to use who needs them.

Social impact of the project

Improved mental and physical health of our members. This will reduce isolation in the community and bring men into a part of the community they would otherwise have not been involved with. Prevents poor mental health which can lead to anxiety, depression and even suicide.

Economic impact of the project

The project will have a tangible economic impact in the Wishaw and surrounding area. By utilising the CAT Support Fund, we will employ local contractors to carry out the work, aligning with Community Wealth Building strategies. As above, we will continue to lever in external funding to the Wishaw area which would otherwise be spent elsewhere in Scotland. The CAT Support Fund being spent on local contractors will bring a social value equivalent of 4 full time jobs for 1 year in the Wishaw and surrounding area. This funding would either not be spent at all, or spent in another area if we were to be unsuccessful.

Environmental Impact

After work is carried out using the CAT Support Fund, there will be a reduced carbon footprint from the building through improved heating and insulation. This is in tandem with the aforementioned recycling and upcycling projects and ethos we plan to deliver.

Social issues in Wishaw

Some challenges faced by individuals and families in the Wishaw area, particularly poverty, unemployment, poor mental and physical health, and worsening cost-of-living crisis.

Wishaw and district, namely Gowkthrapple, remains one of the more deprived areas in North Lanarkshire, with persistently high levels of unemployment and poverty. These conditions have a serious knock-on effect on both physical and mental health — especially among men, who are increasingly facing feelings of isolation, loneliness also hopelessness, and a lack of purpose. For some, simply finding a reason to get out of bed in the morning becomes a struggle.

This situation is exacerbated during the winter Rising energy prices mean that many people cannot afford to adequately heat their homes. As a result, poor living conditions contribute further to already deteriorating health and well-being. Many residents face a poorer quality of life, and sadly, a shorter life expectancy.

Social Value

We provide volunteer opportunities which amount to 68 hours of volunteering per week on average across all of our projects and initiatives.

Since inception, our trustees have worked very hard to commit an average of 39 hours per week towards fundraising, building partnerships, meeting other organisations and maintaining the shed itself.

Going forward, we will regularly carry out an estimated 5572 volunteer hours per year. This value equates to £14.43 per hour of social value to the local community for each hour volunteered according to the Local Government Association. That brings a total **annual social value of £80,403.96**.

We understand that Gowkthrapple costs NLC around £19,502 per annum in utilities to run, that is not including on-costs such as caretakers hours, waste uplift, sanitary bin collection, insurance etc.

Gowkthrapple does not have an accessible toilet and therefore is not DDA compliant, this will be a significant additional cost for us to install. For the purpose of requesting a discount, we estimate this to be in the region of £20,000.

Over 3 years, we will **save NLC £58,506** in utility costs alone.

Our business plan covers 3 years of the project, so using that as a multiple, we believe the **total justified discount that should be applied is £319,717.99**. Given the value of the building carried out by DM Hall of £85,000 as such this is reflected in our initial offer of £1.

Restrictions on use of the land

3.3 If there are any restrictions on the use or development of the land, please explain how your project will comply with these.

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

None.

Negative consequences

3.4 What negative consequences (if any) may occur if your request is agreed to? How would you propose to minimise these?

You should consider any potential negative consequences for the local economy, environment, or any group of people, and explain how you could reduce these.

We have received no feedback on negative consequences through our local engagement.

We acknowledge that as the local community changes with housing development etc, this may not always be the case and as such we have planned mitigations for noise and parking in the event this becomes an issue.

The centre will not be open after 11pm at nights meaning that noise restrictions will be minimal. In the event that a complaint is received about noise, the user at the time will be reminded to be courteous to our neighbours and to be mindful of the impact of noise. Persistent offenders will have their let removed/ banned from using the centre.

The centre has existing car parking arrangements which are currently fulfilling our needs. There is on-street parking available near by and the centre is accessible by public transport. We have recently been awarded funding for a minibus to further reduce the amount of traffic brought to the site on a daily basis. In the event of parking becoming an issue, users will be reminded to be mindful of parking lawfully and in reasonable areas. If there are persistent offenders, they will have their let removed or banned from using the centre.

All current lets who use the centre have been approached by way of sending a cover letter to NLC officers which were then forwarded onto the persons who book the centre on behalf of the users. Birkshaw TARA have replied an engaged positively with ourselves but the other 2 existing lets we know of have not replied.

We anticipate being able to facilitate all existing users of the building for the foreseeable future.

Capacity to deliver

3.5 Please show how your organisation will be able to manage the project and achieve your objectives.

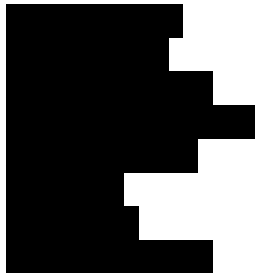
This could include the skills and experience of members of the organisation, any track record of previous projects, whether you intend to use professional advisers, etc.

Skills and experience in the organisation

Our trustees who oversee the charity have experience in the below areas from both years of professional experience and running other community and voluntary sector organisations;

- GDPR Compliance
- Health and Safety oversight
- First aid provision
- Fundraising
- Governance
- Training
- Risk assessments
- Membership management
- Procurement
- General administration
- Accounting

Specifically, each trustee has the below experiences;

-  Mechanical engineering/ maintenance
- Accountant
- Music teacher / leather craft work
- Joiner
- Landscapers
- Naval maintenance officer
- Digital Skills / Facebook / Whatsapp / general online
- Sales / Marketing and PR / experience of renting out premises

As part of our community engagement, we asked members what skills and experience they could offer to support the men's shed, below are some of the responses;

- Volunteer time
- Retired engineer
- Amateur woodworker
- Retired citizens advice worker and experience in IT
- Finance and accountancy
- Painter
- Retired welder
- Retired mechanic
- Retired fencer
- Landscaper
- Electrician
- Mental health nurse
- Previous experience on CVS organisations committees
- Fundraising
- Facilities management

As we progress with our project, we will draw on this massive experience within the organisation to help make the shed a better place for all. If, along the way, we find gaps in our knowledge, we are prepared to recruit new charity trustees based on the required skillsets or employ the relevant trade to help us with whatever the task may be. The Community Partnership Team at NLC have also been a huge support to us and we will continue to draw on the experience of their team to help us progress this project.

Track Record

Since starting in June 2025, we have achieved;

- Established our first premises in a church hall in August 2025 (which we quickly outgrew)
- Signed up John Higgins MBE as our patron in September 2025
- Acquired a sponsor for our clothing and branding (United Maxis Taxis)
- Signed up 50 members within just 4 months, 54 in total at the time
- Directly helped individuals overcome loneliness and isolation (testimonials attached)
- Well on the road to becoming an established community organisation by building partnerships with other community groups and businesses (photos attached)
- Two care homes regularly visit with residents who otherwise wouldn't be out getting involved in their community
- Members have been taking part in healthy outdoor living activities such as fishing and bird watching
- Regular visits to places of interest and social events – see attached photos
- Donated and facilitated the donation of food and other goods from local businesses to ourselves and other charities
- Secured funding for a minibus to be used for transporting members to and from the club as well as day trips
- Secured funding for our members 3-course Christmas lunch 2026

The next stage for our project is to have ownership of an asset. We are being offered donations which we cannot take due to lack of space.

Governance

Trustee meetings are held every 2 months

Inaugural general meeting was held on 31/5/25

We are in regular contact with officers from NLC and VANL who advise us on our governance.

Further details of our fundraising efforts and plans to achieve sustainability are documented within our attached business plan.

The shed's mission statement is;

Our vision is to enhance the mental, physical and social well-being of men aged 18 and over by fostering camaraderie, friendship, and inclusion through meaningful projects and shared experiences. We aim to reduce isolation and loneliness while supporting both our members and the wider community.

Through recycling, upcycling, and repairing materials that would otherwise go to landfill, we also strive to protect the environment and promote sustainability. In addition, we will provide a welcoming community advice hub and warm space where anyone in the local community can come together to enjoy free hot drinks, companionship, and support.

Further details of our finances and capacity to fundraise are detailed within our business plan.

Section 4: Level and nature of support

4.1 Please provide details of the level and nature of support for the request, from your community and, if relevant, from others.

This could include information on the proportion of your community who are involved with the request, how you have engaged with your community beyond the members of your organisation and what their response has been. You should also show how you have engaged with any other communities that may be affected by your proposals.

Who we consulted and how;

Survey

We carried out a survey from 6th November 2025 to 23/12/25 and had 63 responses

The survey was available online via our Facebook page and shared across social media. Paper copies were also available to members and to the public during our meeting times in Gowkthrapple.

Stakeholder engagement and Partnership working

We met with Birkshaw TARA on 1/12/25

The representative from the group advised that they are supportive of WMS taking over the asset and since meeting, members of WMS and Birkshaw TARA have been attending each other’s events to support both groups and add value to them. This partnership has been really positive for the shed, and we hope to continue to have a strong relationship with Birkshaw TARA.

We are currently in partnership with the following organisations and have outlined the contribution each of them brings

Bakers – donates surplus cakes to the organisation which we use to give our members during meetings and any surplus is given onto local care homes and other local groups.

Care homes – Bring service users to the shed as a means of getting them out the house and back into society where they share memories and stories with other shed members.

Sponsors – make donations both financially and provision of in-kind services.

Centre point – We visit centre point with our members to take part in digital classes that they provide. Centre point also give us a space to meet as a shed out with our normal meeting hours if members need a different time.

Birkshaw TARA – Have had several visits both accepting ourselves and our members and we have extended invites to our events to exchange knowledge and culture. The TARA are supportive of the shed and are keen to work in partnership with us to develop both organisations.

Evidence of joint responsibility

Responsibilities of the centre will be shared across the trustees, all the skills noted in the above sections will be drawn on to ensure the burden is not carried by any one or two individuals. The full board of trustees have been actively involved in the management of the shed thus far and are prepared for this to continue into the eventual ownership of the building if successful. The Community Partnership Officer who has been assisting with the asset transfer process can speak to the shared responsibilities each trustee has.

Letters of Support

We have received letter of support from the following people, copies are attached to the application;

Appendix 1 – Parents of a young person who is a member of the shed and speaks to the massive personal impact the shed has had on him.

Appendix 2 – Letter of support from MSP Clare Adamson outlining the benefits of the shed and how it benefits the local community and its constituents.

Appendix 3 – Letter of support from the Kirknowe Care Home who have seen the difference the shed has made on the residents they bring along to meetings.

Appendix 4 - Letter of support from the Beechwood Care Home who have seen the difference the shed has made on the residents they bring along to meetings.

Appendix 5 - Letter of support from the Morningside Care Home who have seen the difference the shed has made on the residents they bring along to meetings.

Appendix 6 - Letter of support from the Elaina Care Home who have seen the difference the shed has made on the residents they bring along to meetings.

Appendix 7 - Letter of support from the Netherton Court Care Home who have seen the difference the shed has made on the residents they bring along to meetings.

Appendix 8 - Letter of support from the Abbeydale Care Home who have seen the difference the shed has made on the residents they bring along to meetings.

Appendix 9 – Letter of support from Birkshaw TARA outlining their support for us to take over Gowkthrapple Community and how they would intend to continue using it.

Appendix 10 – Letter of support from our patron John Higgins MBE outlining his support for the organisation and what we do to support people from Wishaw and district.

Appendix 11 – Letter of support from Provost Kenneth Duffy outlining the benefits of the shed to the local area and their support for the organisation.

Appendix 12 – Testimonials from 3 of our members outlining the personal impact the shed has had on them.

Appendix 13 – Photos from various events, visits, members and visuals from our development over the last few months.

Section 5: Funding

5.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land, and your proposed use of the land.

You should show your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, ongoing maintenance and the costs of your activities. All proposed income and investment should be identified, including volunteering and donations. If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants.

We have offered to pay £1 for the asset and have this in unrestricted funds.

If successful, we plan on applying for the CAT support fund which would allow us to undertake £100,000 worth of improvements to the building. We have secured partial funding for a condition survey which we will complete on receipt of a successful application to establish what work needs done. We anticipate these improvements will be new heating system, new windows, provision of an accessible toilet and general fixture and fitting upgrades.

Full financial details are outlined in our business plan, however, below is an outline of how we plan to generate income to cover our **anticipated £18,000 annual costs**.

Donations from Patron - £3000 per annum

20 collection tins in local shops £5/week/tin = £5000 per annum

Annual Kilt Walk Fundraiser (based on other Kilt Walks for another shed) = £3000 per annum

2 bucket collections at Motherwell FC ground = £1200 per annum

Bag packing in Tesco Wishaw twice per year = £500 per annum

Annual race night fundraiser = £500 per annum

Annual open day showcasing goods = £1000 per annum

Internal bonus ball fundraiser = £1508

Weekly member donations (not mandated, paid by those who can afford) = £1000 per annum

Bucket collections at Asda Wishaw twice per month = £1200 per annum

Sale of products from the shed (based on other sheds) = £4000 per annum

Repairing/ maintaining bikes for locals = £500 per annum

TOTAL INCOME = £22,408 per annum

Some of the above numbers are conservative and we are currently trialling some methods such as the bucket collections in local shops and donation tins left in local shops/ pubs.

In terms of additional costs such as legal fees, we have gathered some unrestricted funds over the last few months which we can use in the process of concluding the transaction.

Signature

Two office-bearers (board members, charity trustees or committee members) of the community transfer body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and supporting documents will be made available online for any interested person to read and comment on. Personal information will be redacted before the form is made available.

We, the undersigned on behalf of the community transfer body as noted at section 1, make an asset transfer request as specified in this form.

We declare that the information provided in this form and any accompanying documents is accurate to the best of our knowledge.

Name [Redacted]

Address [Redacted]

Date

Position

Signature [Redacted]

Name [Redacted]

Address [Redacted]

Date

Position

Signature [Redacted]

Checklist of accompanying documents

To check that nothing is missed, please list any documents which you are submitting to accompany this form.

Section 1 – you must attach your organisation’s constitution, articles of association or registered rules

Title of document attached:

Section 2 – any maps, drawings or description of the land requested

Documents attached:

Section 3 – note of any terms and conditions that are to apply to the request

Documents attached:

Section 4 – about your proposals, their benefits, any restrictions on the land or potential negative consequences, and your organisation’s capacity to deliver.

Documents attached:

Section 5 – evidence of community support

Documents attached:

Section 6 – funding

Documents attached: