



Wilton Town Council

Wilton Men's Shed

Report of the Town Clerk



The Council Offices
Kingsbury Square
Wilton SP2 0BA



01722 742093



[Email the clerk](#)



[Wilton TC Website](#)

Legal context

Wilton Town Council has authority to consider this matter under the General Power of Competence conferred by Part 1 of the Localism Act 2011.

The purpose of this report

To consider the terms of agreement between the Council and Wilton Men's Shed for permission to site a workshop/shed to the rear of the Pavilion in Castle Meadow.

Report Author: Town Clerk

2nd July 2019

Introduction

1. The Wilton Men's Shed project is a charity (Reg 1184105) launched 2018. It has a steering committee, a growing local membership and its own bank account and [website](#).
2. The aim of the Wilton Men's Shed is to :
 - 2.5 To promote social inclusion for public benefit through the provision of a facility particularly for, but not exclusively for, men at risk of being socially excluded.
 - 2.6 To prevent social exclusion by promoting the opportunity for friendships, social engagement and skill sharing in a safe and enjoyable environment, in which members can meet and carry out creative projects acceptable to the Shed and of their own choosing, individually, jointly and for the benefit of the wider community.
 - 2.7 To promote good health and wellbeing to its members through active participation and, from time to time, providing opportunities for relevant health organisations to raise awareness of good health strategies for the benefit of the Shed.
3. The group has been awarded a start-up grant of £20k from the Army Covenant scheme.
4. Originally, it was intended to create a shed as part of the enterprise center at Wilton Hill, but due to ongoing delays and concerns about the grant funding being withdrawn, the group has been looking to secure an alternative site.
5. The group has asked the Council to consider allowing the shed/workshop to be located to the rear of the Pavilion in Castle Meadow (within the compound area). This was agreed at the last meeting of the Council.

Background

6. The Men's Shed movement started in Australia as a way of combatting social isolation for older men in rural areas. Within ten years of its beginning there were over 1,000 shed across the Country and the idea has now seeded across the globe. In Wiltshire alone, there are now 13 sheds with local sheds in Warminster, Westbury and Tidworth.
7. Men's Sheds are similar to garden sheds – a place to pursue practical interests at leisure, to practice skills and enjoy making and mending. The difference is that garden sheds and their activities are often solitary in nature while Men's Sheds are about social connections and friendship building, sharing skills and knowledge.
8. Sheds are whatever the members (Shedders) want them to be. Although labelled 'sheds,' they often aren't sheds at all. They can be empty offices, portable cabin's, warehouses, garages, and in at least one case, a disused mortuary. Some Sheds are purpose built workshops, but they rarely start out that way. Many don't have premises at all in the beginning and instead form a group that meets regularly for the social connection, company and camaraderie until they can find somewhere to kit out with tools - this is the stage the Wilton Shed has reached. Many Sheds get involved in community projects too – restoring village features, helping maintain parks and green spaces, and building things for schools, libraries and individuals in need.
9. Activities in Sheds vary greatly, but usually involve woodworking, metalworking, repairing and restoring, electronics, model buildings or even car building. Sheds typically attract older men, but many have younger members and women too. Whatever the activity, the essence of a Shed is not a building, but the connections and relationships between its members.
10. Wiltshire Council has been supporting Men's Sheds as part of its Health and Wellbeing Strategy, having identified the physical and mental health problems associated with older men living alone.

A shed for Wilton

11. The Council has previously agreed to the location of the shed in the compound behind the Sports Pavilion and work has continued on the feasibility of this location. Wiltshire Council has confirmed that planning permission is not required and funding is in place to cover the build.
12. Members asked for clarification of the proposed terms of any lease or licence required to facilitate the project. Discussion took place with the Chair and Treasurer of the charity and proposals are now submitted for further consideration (see attached).
13. The heads of terms for the proposed lease include a peppercorn rent. This was discussed at the last Council meeting and different views were expressed. However, since that date the group has been granted charity status and it has offered to undertake volunteer led handy person services around the Town. This would enable the Council to refer works projects to the Charity and they would use their skills as resources to carry out the works. In view of the value this has for the Council, it is considered that a peppercorn rent is fair. As a comparison the rent proposed by Wilton estate for the play area at Wishford Road is only £100 pa – for considerably more land.

Recommendations

14. It is recommended that the Council:

- 14.5 Agrees the heads of terms of agreement now submitted
- 14.6 Agrees a peppercorn rent for the land on which the shed is located
- 14.7 That arrangements are made with the shed for use of the toilet facilities within the Pavilion
- 14.8 That the shed will be responsible for all costs, permissions, utilities, connections associated with the shed
- 14.9 That the shed is responsible for any reconfiguration of the compound behind the Pavilion to accommodate the shed – moving the containers if necessary (as set out in the proposals now considered).
- 14.10 Requests the Policy and Resources Committee to consider a grant towards the cost of setting up the Men's shed if so requested
- 14.11 Delegates responsibility to the Town Clerk to conclude all remaining matters.

Draft – HEADS OF TERMS for a Lease of Land at Castle Meadow Between the Wilton Men's Shed and Wilton Town Council

1. This document contains the draft proposed lease terms for the use of the Castle Meadow compound (behind the sport pavilion).
2. During the meeting of Wilton Town Council on the 15 Mar 2019(minute 67.19) it was agreed that a workshop type of build could be erected by the Wilton Men's Shed charity to facilitate the delivery of its aims and objectives to the local community. The following terms are now proposed:
 - a. Peppercorn rental agreement to recognise and acknowledge the special relationship between the Men's Shed, the Council and the community and the Council's support for the aims and objectives it seeks to deliver.
 - b. It is proposed as part of the lease agreement that The Castle Meadow Compound comes under the direct management and stewardship of the Wilton Men's Shed. This will include maintenance, accessibility and utility. The proposal includes the following:
 - i. Maintaining access and continued accessible storage to other pavilion user's equipment currently stored in the compound.
 - ii. The provision and storage of existing flood defence measures (sand, bags and barrier).
 - iii. The Provision and storage of rock salt for the town council.
 - iv. caretaker responsibility for the area to be defined within the permitted boundary of Castle Meadow, including the gates to castle meadow. This is limited to the reporting of faults to the town council and minor works and maintenance tasks without a formal request being made.
 - v. Access to the pavilion toilet facilities.
 - vi. Reconfiguration of the compound fence to the pavilion building boundary and the installation of a suitable access gate, for both vehicles and pedestrians. (If necessary)
 - c. The lease to permit the construction of a suitable concrete base and installation of independent utilities (not including a WC) necessary for the erection and use of the workshop building.
 - d. The access and use of the Castle Meadow Gates and Car park.
 - e. Permission to erect suitable signage to and from and in the vicinity of the Castle Meadow Compound from the main highway. To be carried out in accordance with the relevant highway's regulations.
 - f. The agreed lease makes no formal or informal agreement or shared ownership implications of any kind to any assets owned by the Wilton Men's Shed and/or Wilton Town Council.
 - g. The terms of the lease is made with the overarching theme of increasing wellbeing and reducing social isolation with the local Community under the operating terms of the Charities Commission for England and Wales. Trading activities shall be limited to those agreed by the charities commission and is limited to the aims and objectives of the Wilton Mens Shed.
 - h. This lease cannot be terminated, sublet or amended unless at least 56 days' notice has been provided and on agreement of both the Wilton Men's Shed and Wilton Town Council.

Draft – Volunteer Handy Person Agreement Between Wilton Men’s Shed and Wilton Town Council.

Wilton Men’s shed agrees to supply Wilton Town Council with a Handy Person facility for the completion of small and minor works or projects in support of the local community. Requests for works to be carried out under this arrangement will be bound by the following governing principles:

- a. Any works conducted by the Men’s Shed shall be subject to the agreement of the Men’s Shed Committee in advance of any works being carried out.
- b. Wilton Town Council are permitted to make requests to Wilton Men’s Shed knowing that works carried out are not completed by professional tradesmen and as such is an individual best effort in regards quality of works. Individual Best effort is defined as:
 - i. A member or members of the Wilton Men’s Shed may consider carrying out work which they might have received little or no training for.
 - ii. A member or Members of Wilton Men’s Shed may accept works and tasks subject to their own individual assessment of being able to complete the works in full and to a safe standard.
 - iii. A member or members of Wilton Men’s Shed who conduct works are responsible for the accurate completion of a risk assessment. This can be an on-site assessment depending on the complexity of the works being carried out.
 - iv. As an individual best effort, no guarantees or warranties of any kind will be given in regard to workmanship and or compliance with any type of trade regulation.
- c. Requests for works under this agreement must be requested using a recognised format, email, letter etc. The request must detail the exact nature of the work to be carried out with diagrams, sketches and or pictures. No responsibility will be accepted for wrongly or incorrectly sited works without a clear plan/request for the works.
- d. Wilton Town Council is responsible for ensuring that necessary safety equipment is made available to protect the public for work requested within public areas, this includes but is not limited to signage, diversions, traffic control and informing residents, business and the local community of any works which might be taking place.
- e. Wilton Town Council is responsible for meeting all costs in relation to the purchase and supply of materials need to complete a specific task. The Wilton Men’s Shed will ensure accurate records are maintenance of tasks. The records will include details of the total materials used to satisfy audit requirements.
- f. Wilton Men’s Shed will maintain adequate public liability insurance and carry out any necessary risk assessments.
- g. No completion timelines will be given with regards to the completion of works.
- h. Completed works will be photographed and used to promote the objective and aims of the Wilton Men’s Shed.
- i. No charges relating to works carried out shall be raised against Wilton Town Council. But if so requested, the council may agree to a donation to support the operation of the Wilton Men’s Shed.