

# Development Plan for Troon Men's Shed

January 2026



OSCR Registration Number SC053474

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### Change Log

Version	Date	Author	Comments
1.0	19 <sup>th</sup> February 2025	████████	1 <sup>st</sup> issue
2.0	23 <sup>rd</sup> January 2026	████████	Significant updates to every section. Consistent with CAT application. New logo Included architects inputs. Updated budget and finances

# 1. Introduction

This document lays the foundation for the case for Troon Men's Shed (TMS) and to show potential funders & stakeholders that we are a worthwhile asset to the community. It gives the background behind the creation of TMS, details of the growth strategy, funding sources available, premises development and how it would operate.

## 2. Executive Summary

Troon Men's Shed (TMS) has emerged from the worldwide Men's Shed community movement, with direct support from the Scottish Men's Shed Association (SMSA). Its core aim, derived from its constitution, is to:

TMS will provide a welcoming and supportive space where men can come together to connect, learn, and contribute, thus fostering friendship, well-being, and a sense of purpose within the community'.

Despite not having a permanent home, TMS has grown into a vibrant and active community, meeting weekly in local halls. The Board is actively striving to acquire a premises that TMS can operate under its own control, allowing for further expansion of activities for its members. TMS is an outward-looking group, committed to engaging in community projects, exemplified by its recent work with Ayrshire Cancer Support.

To secure a dedicated space, TMS has initiated a Community Asset Transfer (CAT) process with South Ayrshire Council (SAC), aiming to acquire the disused changing rooms at Hosiery Park football pitches. This process necessitates TMS providing a credible, well-documented application with supporting materials and identified funding for the required development work.

TMS plans to expand its reach to businesses, charitable funding, the wider community and individuals. Over the following year, securing funding will be a primary focus for the Board to be achieved through a comprehensive set of strategies, including a well-developed social media presence and advertising campaigns.

This document details TMS's growth, the identification of a suitable premises, the creation of a credible development plan, and strategies for future funding.

## 3. About our Organisation

### 3.1 Legal and governance structure

Troon Men's Shed is a group setup within the guidelines of the Scottish Men's Shed Association (SMSA) and is now a Scottish Charitable Incorporated Organisation (SCIO) regulated by the Scottish Charity Regulator (OSCR), Scottish Charity No. SC053474.

The charity has a two-tier governance structure consisting of both members and trustees (who are also ordinary members).

Membership is open to men of all ages living in Troon and surrounding areas and as of December 2025 there are just under 120 members.

### 3.2 Board of Trustees

TMS is managed by a volunteer Board of Trustees who are ordinary members elected by the the membership. The governing constitution allows up to nine trustees who are elected for a period of three years by the members. The Board then elects (from among themselves) four Officer Bearers: Chairman, Vice-Chairman, Secretary and Treasurer.

Formal Board meetings are held approximately every month with comprehensive minutes/actions issued whilst Trustees interact on an almost daily basis using meetings, WhatsApp and emails.

#### ██████████ (Chair):

██████████, but after graduating in Physics he moved away for work then relocated to Troon on retirement in 2022. ██████████ work experience is around leading teams in the design & development of world-class optical instruments for astronomy and Earth observation research projects. ██████████ joined TMS to make a difference and to contribute to the community.

#### ██████████ (Vice-Chair)

Born and brought up in ██████████, qualified as a Toolmaker & Manufacturing Engineer in the Motor industry in ██████████ during the 70's, remaining 30 years in Manufacturing and Supply Chain Operations in the Computer Electronics Industry for various Blue Chip Global companies. Lived in Troon for 35 years, married and happily retired at 55, with 2 daughters and 4 grand-kids. Owen is enjoying his kids, DIY, Car maintenance, walking and photography.

#### ██████████ (Secretary)

██████████ grew up in Troon and moved away for work in the 1980's for a career working in Health & Safety and insurance. On retirement he returned to Troon and is a volunteer at the ██████████ and enjoys walking and photography.

#### ██████████ (Treasurer)

██████████ then became a Chartered Engineer then went on to have a 40yr career in major project builds throughout the world. Has extensive experience in managing project controls. Previous experience as Treasurer of a large high school PTA and of a Sea Cadets unit.

██████████ grew up in Troon and after Marr College he completed an apprenticeship in vehicle painting. At 24, he became a retained fireman then joined the Fire Service, serving in Glasgow and Kilwinning Although, his family and grandchildren now keep him busy, there's still time for cycling, camping and motorcycles (a Suzuki 750 in his shed).

[REDACTED]  
[REDACTED] Lanarkshire until he moved to Ayrshire to follow a career in air traffic control. Simultaneously worked for myself in plumbing, heating and gas work. Enjoy DIY especially working with wood and motorcycling. Previously enjoyed hill walking and cycle touring, pedal version. Currently involved in advanced motorcycle training under the auspices of RoSPA and Ayrshire Advanced Motorcycle Riders.

[REDACTED]  
[REDACTED] to Troon at age of 12, after education worked in professional photographic labs in Glasgow & London before returning to Ayrshire & setting up my own pro lab & photographic business in Kilmarnock. Moved back to Troon in '94 to get our 3 girls into local schools. From 2006 employed selling broadcast & professional video equipment into the TV & movie industries. Retired last year & now helping wife with allotment & getting back into DIY, car maintenance & assorted "shed" type activities.

**Past Trustees:**

All of the past trustees are still active TMS members and continue to make significant contributions to the running of TMS

### 3.3 Succession Planning

It is not anticipated that the structure of the Board will change in the foreseeable future.

Trustees are elected to serve for a 3yr period, but some may not continue with the full term. Consequently, the Board can invite any willing and appropriate member to join them as a Trustee (but they must then seek election at the next AGM).

Currently the Board consists of Trustees with a wide range of skills and experience (see 3.2 above) who are ideally suited to the heavily administrative initial phase taking TMS from its inauguration and then through the acquisition of a premises to call our home. The demands on the Board changes may change over time (e.g. project management of our Shed redevelopment or running an operational workshop), so it would be appropriate for the Board to review its membership to ensure that it always has the right range of skills.

## 3.4 Additional Future Roles

It is anticipated, that beyond existing Board duties, these are some of the new roles which could be fulfilled by existing Trustees or from the membership.

1. Project management of the Hosiery Park redevelopment.  
This will be a key interface between the architects and the Board.
2. Compliance officer  
Ensuring all legal and statutory responsibilities of the Shed are maintained.
3. Workshop controller  
Responsible for the safe working environment of the workshop.
4. Funding officer  
Responsible for identifying all funding opportunities and the applications for those funds.
5. Social secretary  
Responsible coordinating social events; all outreach activities; TMS's social media presence and website.
6. Well-being officer  
A crucial role, as one of the prime purposes of the TMS is to combat loneliness and isolation.

## 3.5 Overall purpose and aims

The vision of TMS is as follows:

*“Troon Men’s Shed provides a welcoming and supportive space where men can come together to connect, learn, and contribute, thus fostering friendship, well-being, and a sense of purpose within the community.”*

The mission of TMS explains how this vision will be achieved:

“Troon Men’s Shed will work with its members and other community organisations to bring men together for a common purpose where they can build friendships, learn from each other, improve their wellbeing and work on projects that make a difference to the community.”

These are some of the key ingredients within this vision and mission:

- The Shed will be a place for fun
- Where you can learn new skills, pick up on existing ones and pass-on knowledge
- Working in partnership with the community
- A place to go and relax, drink a cuppa, discuss issues, share concerns, talk and have a laugh, knowing they are among friends
- A place where self-esteem can be improved by giving everyone a sense of purpose, usefulness and achievement
- Raising and improving awareness of health issues important to ageing men and become more active.
- Open to all who want to join in (subject to our constitution)
- Ideally, a central and easy to get to location so as to be attractive for new members.

## 3.6 Self-imposed parameters to enable focus

TMS has adopted a set of a parameters to help it focus on its mission:

- Membership is open to men in Troon and the surrounding community. This gender/sex restriction was adopted, like all Men's Sheds, to create a space where men, especially elderly and retired men, can more easily open up and share their thoughts and feelings with other men.
- TMS will aim not be contracted to undertake commercial work. Some projects for charities and the community might be taken on voluntarily but only after consultation with the Board or its members.
- TMS may sell their products at craft fairs, on-line etc. to generate some revenue to cover overheads and support its other activities, but TMS will strive to not take work away from local traders or compete with local businesses. Furthermore, all income, regardless of the source, will be reinvested in TMS to further its mission.
- TMS will not be a production facility, for example accepting orders to build volume commodities or large items within the restricted workspace Working to time and/or with cost critical deadlines is not in keeping with the aims of TMS.
- TMS will not be a health nor a social service provider and will not take formal referrals from professionals, although they are welcome to recommend TMS to their clients.

## 3.7 History and track record

In early 2024, a few local residents came up with the idea of a Men's Shed for Troon, so after an initial advertising campaign on social media and by word-of-mouth an initial public meeting in March 2024 attracted about 30 men. That successful first meeting demonstrated that there was more than enough interest to justify pushing forward and creating a local Shed that could accommodate the wide range of interests expressed.

The timeline quickly raced forward with a few key milestones in our creation:

- Small self appointed steering group generated a constitution (April 2024)
- Creation of Troon Men's Shed, adoption of the constitution, election of the Board (23/4/24)
- TMS first Board meeting (4/5/24)
- SCIO status granted (SC053474)
- Bank account setup (June 2024)
- PayPal setup (August 2024)
- Just Giving setup (September 2024)
- Registered with HMRC (September 2024)
- TMS's celebrated its first birthday (May 2025)
- Strong attendance at our regular 'Brew & Blether' sessions.

The Men's Shed has moved, by demand, to a weekly gathering where the members can enjoy the social benefits, listen to to a variety of speakers and join in with community activities. It currently uses the the Lighthouse Church Hall in Troon for its meetings. Usually 25-35 members regularly attend these events.

So far, TMS have organised a number of events:

- Outing with members to visit to National Maritime Museum in Irvine
- Outing with members visit to UPM Caledonian Paper Mill

- Talk from Prostate Scotland on men’s health.  
<https://troonmensshed.wordpress.com/2025/01/21/prostate-scotland/>
- NHS Ayrshire and Arran ran a men’s MOT and fitness check.  
<https://troonmensshed.wordpress.com/2025/02/10/nhs-functional-fitness-mot/>
- Assisted Troon Round Table with a the Troon Fireworks Display
- Assisted Troon Round Table with a Santa's Float:  
<https://troonmensshed.wordpress.com/2024/12/07/troon-round-table-santa-float/>
- Talk from [REDACTED] (Postdoctoral Researcher at Syracuse University) on Gravitational Waved Research.
- Talk from [REDACTED] on his flying adventures around the country.
- Talk from [REDACTED] on Troon ‘Old & New’.
- Talk from [REDACTED] on the ‘fun’ with geneolgy.
- Provided much needed DIY skills at Ayrshire Cancer Support to ensure they could move in to their new premises on schedule.
- Assisting Lighthouse Church with repairs and maintenance.
- Made wooden fish for Meadowgreen church
- Installed vital insulation at MTRA’s food bank storage facility.
- Installation of bike racks at Cafe 141.

### 3.8 Our Membership Growth

Figure 1 below shows the steady growth of TMS.



**Figure 1: TMS Membership Growth**

### 3.9 Planning The Future of TMS

Clearly, TMS want to have a home which would be a base for its future activities. We aim to move away from the temporary rented halls into a permanent premises that is owned and controlled by TMS. This will allow workshop based activities to be undertaken, as well as a larger variety of social meetings.

This home is hoped to be at Hosiery Park (section 7).

For larger meetings, TMS may continue to use any of the existing facilities or halls throughout Troon.

## 4. Our community in Troon

### 4.1 About the town of Troon

TMS serves men in and around Troon, a coastal town in South Ayrshire, Scotland. Troon is renowned for its picturesque setting and vibrant community. Situated on the west coast, it boasts stunning sandy beaches that offer breath taking views of Ailsa Craig and the Isle of Arran. The town's maritime heritage is evident in its bustling harbour and yacht marina, contributing to a lively atmosphere. Beyond its scenic beauty, Troon is celebrated for its world-class golfing, most notably as the home of Royal Troon Golf Club, a frequent host of The Open Championship.

Beyond its sporting reputation, Troon offers a diverse range of attractions and amenities. The town centre features a delightful array of independent shops, cafes, and restaurants, catering to both residents and visitors. Excellent transport links, including two railway stations and proximity to Glasgow Prestwick Airport, ensure easy accessibility.

Troon's demographic profile reflects a blend of established residents and those drawn to its coastal charm. The town has a relatively high proportion of older residents compared to the Scottish average, with a significant retired population. This is likely due to its desirable location and quality of life. However, there is also a mix of families and working professionals, particularly those commuting to nearby towns and Glasgow. The town's population has seen steady, albeit modest, growth in recent years. While predominantly white Scottish, Troon experiences a seasonal influx of tourists, contributing to its diverse atmosphere.

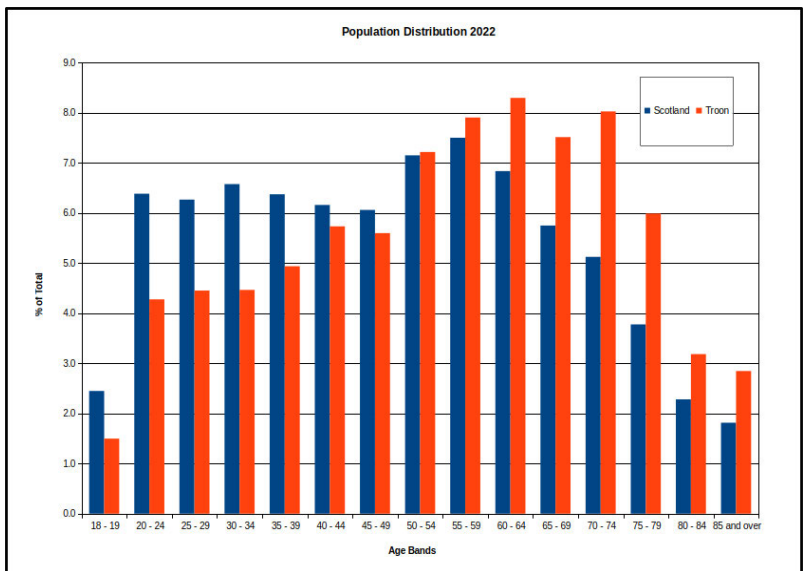
The demographics suggest a community that values its tranquillity and sense of community, making a Men's Shed a potentially valuable resource for fostering social connections and addressing the needs of its varied population. Additionally, the town's active community life, coupled with its beautiful coastal environment, makes it an ideal location for a Men's Shed, providing a space for connection, creativity, and shared skills.

### 4.2 Demographic statistics of Troon

TMS will serve men from Troon and surrounding communities. Troon has a population of 15,261 people according to Census 2022 data.

There is an ageing population in Troon where 52% of people are 50 years and older, and 29% are 65 years and older. This shows the increasing need for a Men's Shed since there are likely to be an

increasing number of men who have retired from work and need to engage in other constructive



Figure

2: 2022 Census - Age Distribution of Scotland 'v' Troon

activities.

The TMS membership (Dec'25) age distribution clearly shows that we have an ageing group of men who are mostly above retirement age. It should be noted that there are still many 'younger' members and some of those are still in full-time employment. TMS are mindful of this age spread (also we are open to all men over 18yrs old) so will not be solely focused on the older groups.

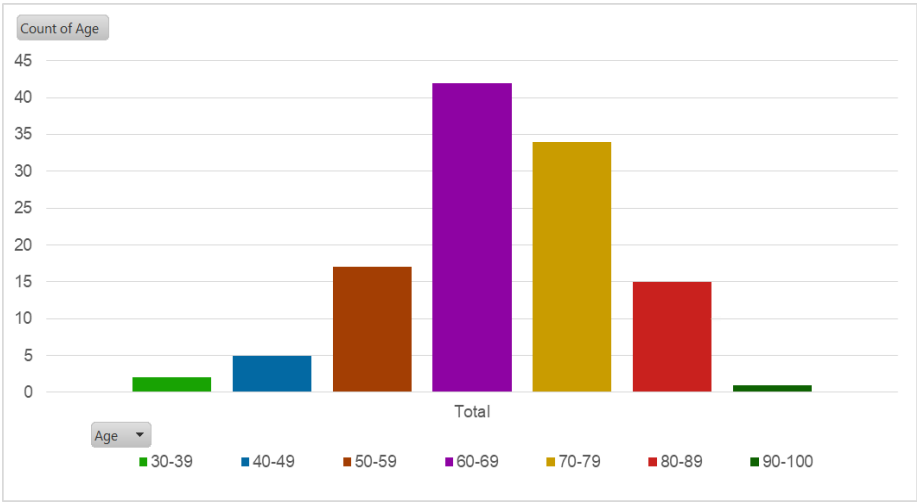


Figure 3: TMS Membership Age Distribution

### 4.3 Deprivation Areas of Troon

According to the Scottish Index of Multiple Deprivation (2022), which measures the level of deprivation throughout Scotland, Troon has a wide mix of areas in terms of deprivation. The intended base for the Men's Shed will be in a decile 2 area (i.e. within the 20% most deprived areas in the country.) The proposed Shed location is highlighted in green.



**Figure 4:** Location of proposed 'shed' in relation to Troon's identified deprivation zones

## 4.4 Stakeholder support for a men's shed in Troon

There is significant support for cultivating a men's shed in Troon. Throughout Ayrshire (North, South and East), there are many successful Men's Sheds which have been running for years and made a noticeable difference to their members. According to the Scottish Men's Shed Association in 2017 there weren't any sheds in Ayrshire – now there are 15.

The local support is further demonstrated by the rapid increase in membership to 116 men (as at December 2025) since the shed was formed in March 2024.

External support for Troon Men's Shed has come from several sources:

- Feedback from Facebook and in person demonstrates that there is widespread support from the local community and local organisations.
- TMS had a stall at a Well-Being event in Troon and the number of attendees and organisations that approached and completed questionnaires clearly showed considerable support. Most of the organisation's representatives stated that they would be signposting clients to TMS.
- As a recipient of grants TMS showed their achievements at the 2025 Troon Community Engagement event.
- At the May'24 Troon Community Council AGM, TMS introduced themselves to the committee detailing the creation and aims of the shed. There was a most welcomed round of unanimous applause followed by an offer of a donation.
- Again, in 2025 took the opportunity to present to the TCC on how far we had progressed.
- Troon Development Trust has stated their support and expressed intention to work in partnership including potentially sharing premises. TMS fully support their plans for a building acquisition in Troon and development of a community hub.
- The Troon Philosophy Café for Men attendees gave their verbal support for the idea of a local Men's Shed.
- The 2024/25 President of Troon Rotary Club was on the TMS Board and is still a member.
- Support from [REDACTED] (Senior Communities Officer, Thriving Communities, SAC) was crucial to the early development of TMS where she assisted with the constitution and inauguration process.
- TMS have been working with Voluntary Action South Ayrshire (VASA) in identifying appropriate funds to apply for (inc. the National Lottery).
- TMS has been listed on their South Ayrshire Lifeline website.
- An array of supportive emails and suggestions from MSPs (David Gemmell and Siobhian Brown MSP) and SAC Councillors.
- Colin Love (SAC) has given TMS significant support and advice over the CAT process.

These valued endorsements clearly show the validity and significance of TMS which will be seen by other organisations and businesses demonstrating TMS's work in the community.

## 5. About the Hosiery Park Pavilion (HPP)

Troon doesn't have a significant industrial heritage unlike many of the surrounding towns (Irvine, Kilmarnock, Ayr), consequently there aren't many premises which would be suitable as a Men's Shed. One building which the Board considered was a commercial rental which was quickly discounted due to the excessive operational costs (a rent of ~£8k/year). Hosiery Park Pavilion was later identified as an unoccupied site which has the potential to be developed in to a shed.

The building, owned by South Ayrshire Council, was the changing rooms used for the football pitches at Hosiery Park. HPP has been left unused and unmaintained over the last 5yrs since Covid, consequently it has suffered significant deterioration and will now require redevelopment to allow it to be used for for Troon Men's Shed.

In 2025, a new building with updated changing facilities has been installed adjacent to the old Hosiery Park Pavilion, so the future of HPP is unclear.

TMS is endeavouring to secure HPP through a Community Asset Transfer process with SAC. It is believed (after an initial inspection by our architect) that the building is structurally sound and so can be brought back to life as a significant community asset.

The acquisition of the Hosiery Park Pavilion will enable TMS to meet more regularly and also undertake practical workshop activities which we are unable to do in a hired meeting hall. We currently meet weekly on a Monday afternoon which is appreciated by the many members attending, but is inconvenient to some, particularly those who are working.

### 5.1 Location

HPP is centrally located in Troon at Park on Brodie Avenue as shown in the OS map below:



**Figure 5:**

*OS Map location of Hosiery Park*

## 5.2 SAC Condition Survey CS000676

The Hosiery Park Pavilion building is in an extremely dilapidated condition as it has been unused for several years since COVID.

Before TMS can redevelop the building as a Men's Shed, it will require significant repairs and upgrades to bring it up to an acceptable standard. These have already been identified in SAC's condition surveys. With the updated one in November 2025 (CS000676) including the significant changes since 2023, i.e. increased repair costs due to 2yrs further degradation, inflation and the substantial price increase of building materials.

The surveyors commented on the condition of the building:

***“The building has previously suffered internally due to a failed water tank and the affected finishes have never been properly reinstated. Fixtures and finishes have also generally suffered due to a lack of use and minor vandalism, and there is also a number of items of backlog of maintenance outstanding. Therefore, we recommend wholesale refurbishment in the short term to improve the experience of all users of the building.”***

Figure 1 shows that £82,665 of repairs has been identified as urgent Category-1.



Condition Survey CS000676  
South Ayrshire Council

### Identified Work Summary

Identified Work Element	Identified Work Element Total By Priority							Totals
	Not Selected	1	2	3	4	5	NI	
01 - Roofs	0.00	16,570.00	0.00	0.00	0.00	0.00	0.00	16,570.00
02 - Floors and stairs	0.00	2,693.00	0.00	0.00	0.00	0.00	0.00	2,693.00
03 - Ceilings	0.00	2,730.00	0.00	0.00	0.00	0.00	0.00	2,730.00
04 - External walls windows and doors	0.00	1,560.00	0.00	0.00	0.00	0.00	0.00	1,560.00
05 - Internal walls and doors	0.00	14,102.00	3,850.00	0.00	0.00	0.00	0.00	17,952.00
06 - Sanitary services	0.00	11,250.00	0.00	0.00	0.00	0.00	0.00	11,250.00
07 - Mechanical	0.00	10,570.00	0.00	0.00	0.00	0.00	0.00	10,570.00
08 - Electrical Services	0.00	11,847.20	0.00	0.00	0.00	0.00	0.00	11,847.20
09 - Redecorations	0.00	9,192.80	0.00	0.00	0.00	0.00	0.00	9,192.80
10 - Fixed internal facilities, furniture, fittings	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
11 - External areas	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	2,000.00
12 - Outdoor Sports facilities & Fixed Furniture	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13 - Specialist Survey by Building Surveyor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14 - Fixed Temporary Structure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals:</b>	<b>0.00</b>	<b>82,665.00</b>	<b>3,850.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>86,515.00</b>

Figure 6: Summary cost table from CS000676

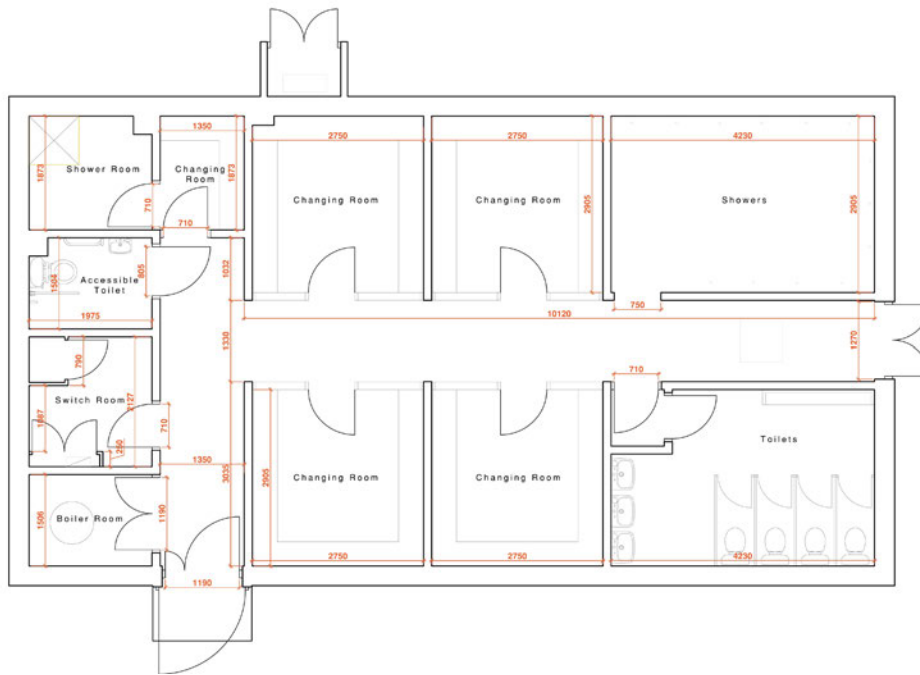
There is a requirement on SAC to ensure that all premises available through the CAT process are provided in as good a condition that would have been expected if it had been fully maintained. TMS will therefore be seeking, from SAC, the funds from an ACAF award to cover items identified in the report.

### **Significant observations on the status of Hosiery Park Pavilion:**

- The pavilion is empty and has been unused since 2021 (Covid)
- All utilities are still connected (gas, waste, electricity including a 3-phase supply)
- Significant repairs required to the exterior walls, doors and fencing
- Electrical & gas supplies require testing &/or replacing.
- Significant repairs required to the roof & drainage systems
- Fuller inspection of drains and electrical systems may result in further unidentified and uncostered work.
- Significant repairs required to the internal ceilings, doors & walls.
- All sanitary ware and tiling will need to be replaced.
- Fire & safety systems require updating
- New modern electrical & lighting systems to replace outdated fixtures.
- Insulation to modern standards will need to be installed.
- The building is not fully accessible.
- Hosiery Park Pavilion is surrounded by residential premises
- There is access to a SAC car park for the adjacent football field
- Easily accessed via public transport.

### **5.3 Current configuration of HPP**

Hosiery Park Pavilion has an empty internal dimension of approx. 13.5m x 7.3m (~100m<sup>2</sup>) with the existing layout and room dimensions shown below. Clearly a reconfiguration of the internal layout is required to meet the needs of TMS.



**Figure 7:**

*Hosiery Park Internal Layout an Dimensions*

## 5.4 Current Condition:

Figure 8 shows the current dilapidated state of Hosiery Park Pavilion, although the interior and its appearance is poor, the building is still structurally sound.

*Figure 8: Current condition of Hosiery Park Pavilion*



## 5.5 Proposed Design for Hosiery Park Pavilion

### Key input design requirements for the redevelopment of Hosiery Park Pavilion:

- Full survey to ensure that all key issues with the building are identified and costed.
- Keep within the shell and footprint of the the existing building.
- The building must be fully accessible.
- Additional windows for improved natural lighting.
- Open multi-space area.
- Workshop for crafts and woodworking, including a dust extraction system.
- Gender neutral toilets and an accessible toilet including alarm systems.
- A kitchen area mainly to be used for for teas/coffee but could also be available to provide refreshment when the football pitches are in use.
- Ensure site security for when the building is unattended.
- Complete rewiring and an updated fire alarm/lighting system installed.
- Installation of modern lighting systems.
- Sound insulation is vital as HPP is in a residential area.
- The building will be designed to be as energy efficient as possible. (e.g. Solar PV, air-sourced heat pumps, batteries and insulation).
- Enhance the visual appeal of the building.

### Appointment of architects: Thomson-Hunter Associates

The Board appointed a local firm of architects, Thomson-Hunter Associates (THA) to be responsible for the detailed design and project management of the building works. THA will manage any sub-contractors to keep the project on schedule and within costs. They will be responsible for ensuring that the completed building is fully compliant with all planning and regulatory requirements. THA are well known to SAC as they are responsible for the design of the Troon Watersports Hub and are involved with their CAT process.

TMS Board will set up processes with THA to monitor progress and issues as they arise.

THA took on-board the key points from above and developed a conceptual design that was based on the existing building, cost considerations, legislation & building requirements,

SAC have granted planning permission (25/00649/APP) for the reconfiguration of HPP has shown in Figure 9 and Figure 10 below.

Thomson-Hunter initial proposal is shown in figures 9 & 10 below.



Figure 9: Thomson-Hunter concept external view design

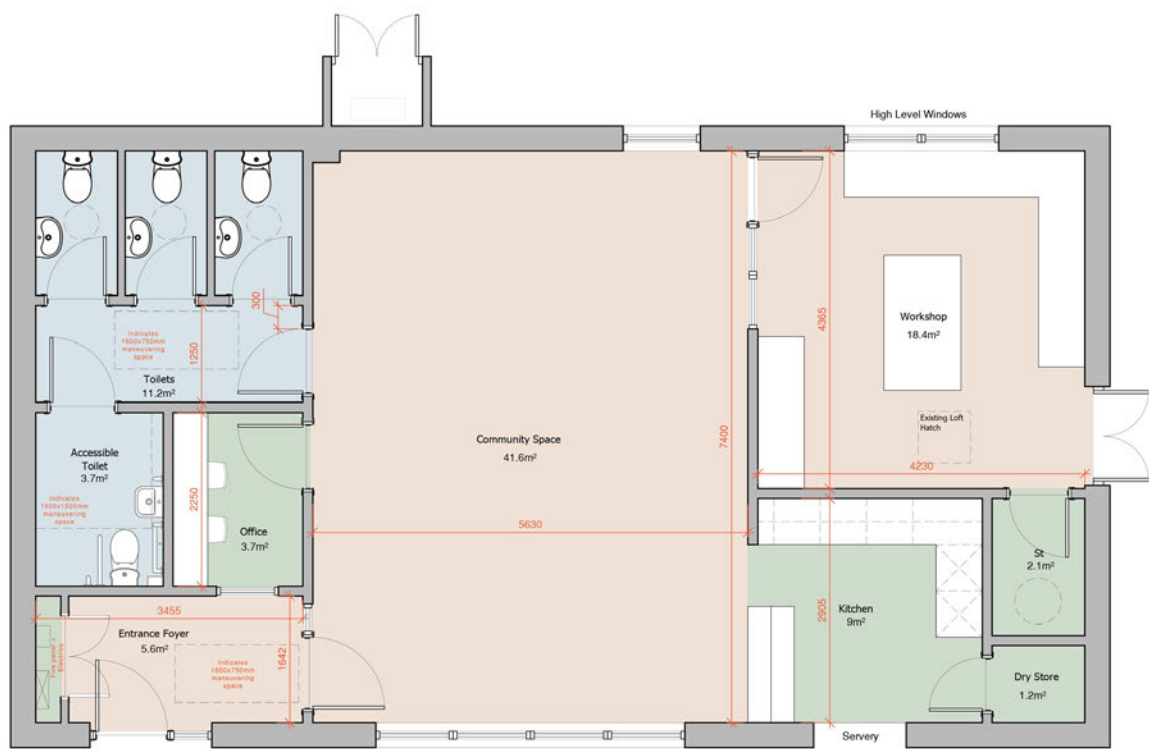


Figure 10: Thomson-Hunter concept internal layout

## 6. Services and activities within the Shed

Once the Shed is operational, the activities that will take place within the Shed will be determined by the members themselves, although the Board will have to strike a balance between the social use and the wide range of practical activities.

It has always been envisaged that the shed would have a workspace and a social space. The Board have conducted two surveys of the memberships interests, resulting in a large list of potential uses of the Shed:

### Social Space

Since our start in 2024, TMS has been built upon social gatherings and this will remain as the #1 priority for the shed. It will be a place to gather, chat, relax, hold talks and meetings. Our 'Brew & Blether' home.

### Socialising

Socialising outwith the shed is equally important to TMS members and so organising outings is crucial to the aims of TMS. Many trips can be educational (museums etc.) but having fun is equally important i.e. going to the cinema, live music events, theatre, philosophy, art and travel.

### Education & Health

A key aim of TMS is to improve the well-being and health of all men. TMS have already held invited talks from prostate Scotland and hosted an NHS MOT session – both well attended. Many men are now single in later life so being able to meet up and chat, reduces loneliness and boosts general health. Helping with IT issues, basic cooking and DIY are all of interest to the members.

### Community

The Shed is not expected to be used 7 days a week so it can be made available for refreshments during football matches and would be ideal for many other community groups to use (e.g. musical groups and society meetings).

### Workshop

Like most Men's Sheds, TMS will have a woodworking capability – saws, lathes, benches, tools, vices, drills etc. allowing members to learn DIY and produce items for the shed's revenue. Wood etching & 3D-printing which have small workstation footprints could be considered too.

### Hobbies

There is a significant interest in 'cleaner' hobbies – these could easily use the workbenches or the multi-use space. e.g model making, painting, appliance restoration (aka 'repair shop'), calligraphy, building RC cars/planes/boats, photography

### Outdoor and social activities

Many members have interest in outdoor pursuits with much of the planning and preparation could be carried out within the shed. There are plenty of ideas from the surveys: cycling & bike repairs, golf, fishing, sailing, kayaking, tennis, petanque, rugby, shooting, skydiving, running, swimming, walking ornithology, plane spotting, flying.

### Other member's interests

There were too many responses to list above and many of which couldn't be accommodated within the shed – including: Building work, Gardening, Drystone Dykes, Plumbing, Metalwork, Bicycle, Car & Motorcycles Maintenance, Boat Building, Sewing, Bread Making, Curing Meat, languages, genealogy, philosophy, science, travel, graphic design, model railways, HiFi, steam engines (big & small), computers & IT.

# 7. Hosiery Park Pavilion Development Planning

TMS have been thoroughly engaged with SAC since the initial expression of interest was registered. With support from DTAS in identifying the steps of the CAT process, a work plan has been developed to help TMS navigate through the CAT acquisition stages. Although, it is not a detailed project plan (which would include the usual Gantt charts, work packages etc.) it is sufficiently detailed to give credence that TMS have the skills to deliver such a project.

As of December 2025 TMS are well along this project plan and will soon be in a position to submit the CAT application to SAC. By March 2026, it is expected that a decision from SAC to transfer HPP to TMS and what funding will be made available will be agreed. The legal process to complete may take some months after that. TMS Board have a duty to not expose the charity to risks, so at least 50% on the development costs should already be in place before TMS take ownership of HPP.

The renovation will be split in to smaller work packages which will progress only when funds become available. It is anticipated that the Shed could be complete by Summer 2027.

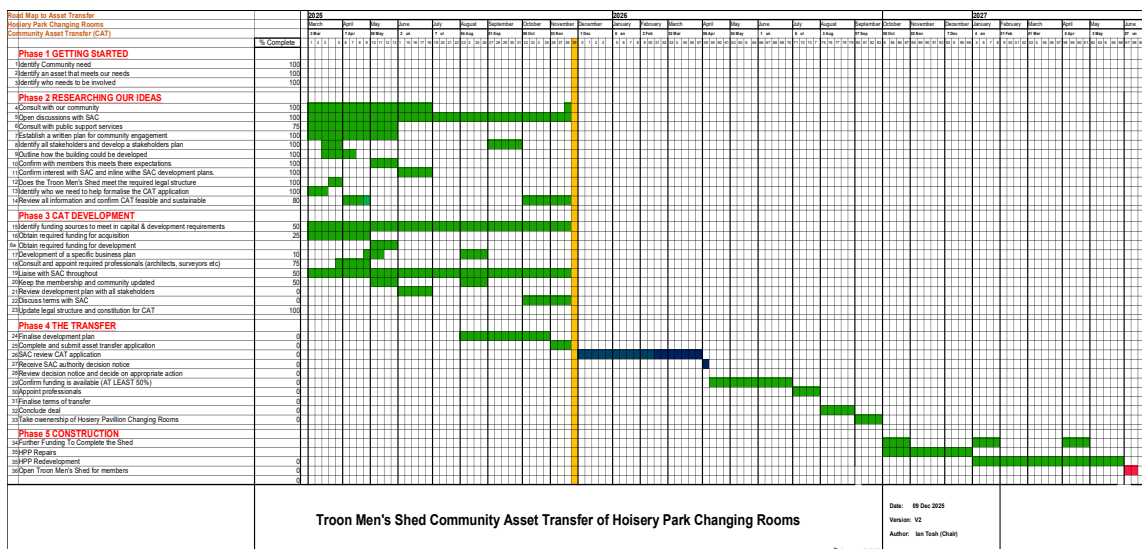


Figure 11: Worktasks for delivering Hosiery Park

- Phase-1: Premises found, acquisition and building development have been identified
- Phase-2: TMS have the correct legal framework to proceed and have registered their interest with SAC (TMS have a a good working relationship with key SAC personnel). TMS will give SAC a token offer for the purchase HPP (as TMS brings significant value to the community) whilst proceeding with identifying all available sources for redevelopment costs.
- Phase-3: Engage with the members and the community on TMS's plans for the premises. Continue to identify available funding sources and initiating applications. Solicitors and architects have been appointed to effectively manage all aspects of the acquisition and redevelopment, ensuring effective project management.
- Phase-4: Completion of the required documentation for the formal CAT submission. Internal SAC CAT application review and decision process. Continue with the acquiring funding including potential match funding applications and our own fundraising activities. TMS & SAC negotiations and conclusion of the purchase with the handover of the keys.
- Phase-5: Working closely with the architects, finalise building plans. Architects will project manager the subcontractors and the interfaces to SAC. Complete redevelopment and fitting out the the shed. Welcome our members.

# 8. TMS Development Strategy

## 8.1 Marketing strategy

The purpose of marketing and communications is to raise awareness of TMS in the general public, local communities and organisations. Publicising our progress, aims and plans will boost our drive to attract new members to the Shed. TMS should also see significant benefits when the outreach activities translate in to successful funding.

Here are the primary strategies that TMS will use to inform others of its presence and activities:

- Facebook page  
- <https://www.facebook.com/troonmensshed/>
- Website with news page  
- <https://troonmensshed.wordpress.com/>
- Updates in the free monthly flyer ('Troon's Going Out') distributed to all homes in Troon –  
<https://www.ayrshiremedia.com/tgo/>
- Regular email newsletters to all members.
- Closed WhatsApp group for trustees and a closed WhatsApp group for members.
- Scottish Men's Shed Association's website  
- <https://scottishmsa.org.uk/find-a-shed/>
- Voluntary Action South Ayrshire's website  
- <https://vhscotland.org.uk/about-us/our-members/>
- Posters, banners and leaflets will be displayed in prominent places:  
Social clubs, golf clubs, bowling clubs, community halls and gyms.
- Presentations will be offered to local groups, companies and interested parties.
- Articles will be submitted to local papers and free press, including Troon Going Out
- Paid advertising will be considered subject to funding
- Open Days / Events: Hosting regular open days at our future premises and actively participating in local community events will provide direct opportunities to showcase the Shed, its facilities, and the positive experiences of our members.
- South Ayrshire Lifeline website.
- TMS Logo on Hi-Vis vests whilst TMS are volunteering at public community events:  
e.g. Troon Gala Day, Troon Taxi Day, beach litter picking.
- Develop a professional web and email presence (i.e. 'troonmensshed' domain).
- Continuous consultation of the members – it is their Shed and the Board are guided by the members.
- Inform and engage with local residents of plans for TMS and the Hosiery park development.  
Flyers have already been sent to the local residents surrounding the Hosiery Park playing fields.
- Member Testimonials: Featuring personal stories and experiences from existing members will powerfully illustrate the positive impact of the Shed on individuals' well-being and sense of community.
- SAC & Funding bodies work shops.
- Local Ayrshire TV and The Ayr Advertiser articles.

## 8.2 Partnerships strategy

It is vital that partners such as South Ayrshire Council, Troon Community Council, Troon Development Trust and the local community understand our goals and future development plans.

Partner	Nature of partnership
South Ayrshire Council	Colin Love, the dedicated CAT support for TMS and approval of all local councillors. [REDACTED] have helped with SAC specific funds and opportunities.
Troon Community Council	Present to TDC & £50
Troon Community Development Trust	TMS have helped during their charitable events – working together for Troon.
Voluntary Action South Ayrshire	[REDACTED] supports TMS in identifying any potential income sources.
Development Trusts Association Scotland	[REDACTED] advised on the CAT process.
Community Enterprise	[REDACTED] provided support through their Accelerate Programme
SAC Thriving Community	[REDACTED] supported TMS through its first few months.
Scottish Men's Shed Association	Membership, National & regional
NHS	TMS hosted an NHS Ayrshire and Arran Men's MOT for its members

## 8.3 Funding strategy

Raising funds will be a top priority for the TMS Board to ensure a viable Hosier Park Pavilion development and sustainable operations can be achieved.

The trustees will be responsible for raising funds from individuals and organisations then creating opportunities to generate revenue through events, sales and sponsorship.

To maximise any income, the Treasurer has already setup some key requirements

- Bank account
- HMRC registered
- Registered for Gift Aid to ensure that tax is recoverable
- PayPal account to make it easier to donate
- Registered with Just Giving.
- Registered with EasyFunding

Useful sources of information on potential funding include: SCVO's Funding.Scot; Grant Finder, 360 Grant Nav, VASA's newsletter, Scottish Men's Sheds newsletter, South Ayrshire's Community Benefits page, and the Trust Fundraising Group on Facebook.

The Trustees will attend any fundraising courses hosted by organisations like VASA and SCVO.

## 8.4 Income streams:

TMS will secure income in the form of revenue, donations and grants.

Income source	Description
Membership fees	The Board agreed that to be inclusive and in line with all other Scottish Men's Sheds, membership will be free. Therefore, no income will be derived from men applying for membership. However, members will be encouraged to give donations where they can.
Revenue	Revenue is income from the sale of goods and services. This can be earned from group projects making bird feeders, benches and other craft items which they sell at local markets to raise funds. Such earnings are unlikely to be taxable by the HMRC given their nature and likely amounts.
Donations	Donations can be raised from members and people and organisations. Donations are unrestricted funding. Since TMS is a registered charity, donors can claim Gift Aid. TMS is registered with Just Giving and with PayPal which can facilitate these transactions.  Donations will include equipment and supplies given to TMS.
Grants	Grants are restricted funding where there is a clear agreement on how the funds must be spent. Grants will be obtained for buying and renovating the building, and for specific projects. Local businesses charitable foundations, South Ayrshire Council and the Scottish Government.

## 8.5 Capital funding sources

There are four phases identified for the development of TMS and each will require different levels of funding which are available from a variety of sources:

### 1. Hosiery Park Pavilion Purchase and Transfer Costs

- Although, 2025/26 Community Empowerment Fund is no longer available, TMS will apply for equivalent funding from 2026/27 budgets.
- TMS are offering SAC a token £1 for the purchase of HPP.
- TMS own Fundraising and Donations, £6k raised to date

### 2. Hosiery Park Pavilion Building Repairs

- Advancing Community Assets Fund (ACAF) to cover the repair and maintenance of the existing building. This is expected to cover the 'essential repairs' identified by SAC prior to redevelopment.

### 3. Hosiery Park Pavilion Building Development Capital Costs

- Required for refurbishment and workshop equipment / facilitation
- The National Lottery Community Action Fund, for projects that bring communities together; build positive relationships; support people's health or wellbeing; connect with nature and making positive environmental differences.
- CARES Community Buildings Fund - (80% support for our redevelopment Net Zero Energy technology costs available. (Solar PV, Storage and Air to Air Heat Pump Water and heating). TMS will re-apply for an award in 2026/27.
- Ongoing TMS and Members fundraising
- Donations from businesses and individuals
- Social Media / Paypal / Justgiving / Easy Fundraising marketing campaigns
- Royal & Ancient St Andrews, £5k donation from The Open legacy Fund

### 4. Annual Operating & Activity Costs

- Various VASA informed funding opportunities available to support operations and activities. These sources which can appear throughout the year. TMS have received an award of £13,700 from the Community Mental Health & Wellbeing Fund to cover operational costs over the next two years.
- Income from allowing the use of the Mens' Shed to other Community groups in Town. (Typically £30 to £40 donation per 2-hours use.)
- Continue with our own fundraising activities partnering with other Community groups and community projects in return for donations to cover project specific materials and Operational manufacturing costs.
- Sales of items produced in the workshop.
- SEG (Smart Export Guarantee) income from any excess Green energy production.

## 9. Financial Planning

### 9.1 Overview

Troon Men's Shed meticulously maintains its financial records in strict accordance with the requirements of the Scottish Charity Regulator (OSCR). Our accounts are diligently managed by the Treasurer and undergo regular, thorough review by the Board of Trustees, ensuring robust financial governance and full transparency for all members and stakeholders through annual reports and regular updates.

The current financial status of TMS is healthy and stable. We possess sufficient funds to comfortably cover all current operational costs, including hall hire, insurance, and basic materials, while actively navigating the Community Asset Transfer process. Furthermore, funds are being actively accrued from donations and initial fundraising efforts, establishing a crucial 'seed fund' that demonstrates our early financial commitment and positions us strongly for attracting further significant project funding for the Hosiery Park development.

### 9.2 Financial Controls

TMS Board have produced documents that put in place in place the controls and monitoring processes required to ensure that all Trustees act appropriately in accordance with its charitable status.

1. Constitution
2. Trustees' Code of Conduct
3. Payment Authorisation Policy
4. Reserves Policy.

#### **Specific controls:**

- The Treasurer, Chair and Secretary all have access to the TMS bank account
- The Treasurer reports the financial status of TMS at every Board meeting.
- Independently reviewed annual accounts are required to be submitted to OSCR.
- The Payment Authorisation Policy clearly states the controls in place for expenditure:

#### **Financial management during the HPP redevelopment:**

During the Hosiery Park Pavilion redevelopment phase (where the bulk of the expenditure is committed) the project management will be contracted to the architects to ensure the schedule, budget and building contractors are closely controlled.

A formal reporting between the architects and the Board will be put in place.

## 9.3 Financial Statement

In its first year TMS has had minimal operational costs compared to its income, leading to a net surplus of £5,476.55.

### Statement of Receipts and Payments for the year ending 31 March 2025

£'s	Unrestricted Funds	Restricted Funds	Year ended 31 March 2025	Previous period N/A
<b>Receipts</b>				
Donations	5,021.79	0.00	5,021.79	N/A
Grants	0.00	1,000.00	1,000.00	N/A
<b>Total receipts</b>	<b>5,021.79</b>	<b>1,000.00</b>	<b>6,021.79</b>	<b>N/A</b>
<b>Payments</b>				
Members socials (Hall hire)	0.00	300.00	300.00	N/A
Members socials (Donations)	0.00	60.00	60.00	N/A
Equipment	50.00	0.00	50.00	N/A
Insurance	135.24	0.00	135.24	N/A
<b>Total receipts</b>	<b>185.24</b>	<b>360.00</b>	<b>545.24</b>	<b>N/A</b>
<b>Surplus/(Deficit) for the year</b>	<b>4,836.55</b>	<b>640.00</b>	<b>5,476.55</b>	<b>N/A</b>

**Table 1: TMS Statement of Receipts and Payments for FY ending 31st March 2025**

Between the statement above and the end of Dec'25, there have been significant monies received and pending which has pushed the current surplus to ~£20,500, however, it should be noted that much of this is 'ring-fenced' for specific purposes – ~£12,000 of which now needs to be returned due to timeline expiry.

Significant transactions are:

- £5,000 The R&A from The Open legacy Fund (imminent)
- £10,276 Community Empowerment Fund  
TO BE RETURNED DUE TO TIMELINE EXPIRY  
Equivalent funds may be available in subsequent years.
- £2,000 Participatory Budgeting UK Shared Prosperity Fund  
TO BE RETURNED DUE TO TIMELINE EXPIRY  
Equivalent funds may be available in subsequent years.
- £1,000 John Laing Charitable Fund
- £1,645 Co-op local community fund
- ~£650 Donations
- **-£4467** Professional fees and planning costs

## 9.4 Projected Budget:

Table 2, is the estimated 5yr budget for acquiring the Hosiery park premises, renovating, setting-up and for ongoing Shed activities. Years 2 and 3 will be the most challenging in raising funds for the Shed development through seeking donations and grant applications.

Activity	Year 1 (Q4 25/26)	Year 2	Year 3	Year 4	Year 5
<b>Income</b>					
Donations	£500.00	£7,500.00	£7,500.00	£5,000.00	£5,000.00
Grants		£25,000.00	£20,000.00	£5,000.00	£5,000.00
Fundraising		£20,000.00	£15,000.00	£5,000.00	£3,000.00
VASA Mental Health & Wellbeing		£6,800.00	£6,800.00		
ACAF (minus contingency)		£44,500.00			
CARES Green Energy		£35,000.00			
CARES Green Energy 20% Matching		£7,000.00			
National Lottery Community Building Fund		£50,000.00			
National Lottery Award for All		£5,000.00	£5,000.00		
Revenue		£1,500.00	£2,500.00	£2,500.00	£2,500.00
Membership fees (not charged).		£0.00	£0.00	£0.00	£0.00
PV Generation		£750.00	£1,500.00	£1,500.00	£1,500.00
<b>Total income</b>	<b>£500.00</b>	<b>£203,050.00</b>	<b>£58,300.00</b>	<b>£19,000.00</b>	<b>£17,000.00</b>
<b>HPP Purchase, Development &amp; Set-up</b>					
HPP Purchase		£1.00			
Legal fees and property transfer		£2,500.00			
Architect fees		£7,000.00	£7,000.00		
Building Repairs (ACAF no contingency)		£44,500.00			
Green Energy Hardware & installation		£42,000.00			
Building Development		£60,000.00	£85,000.00	£10,500.00	
Extraction equipment		£1,500.00			
<b>Building purchase and renovation costs</b>	<b>£0.00</b>	<b>£157,501.00</b>	<b>£92,000.00</b>	<b>£10,500.00</b>	<b>£0.00</b>
<b>Operational Costs</b>					
Computer equipment and IT expenses		£500.00	£500.00	£1,000.00	£1,000.00
Craft materials and supplies			£1,000.00	£2,000.00	£2,000.00
Furniture and fittings			£500.00	£500.00	£500.00
Utilities		£1,200.00	£1,200.00	£1,200.00	£1,200.00
Fire safety & testing		£500.00	£500.00	£500.00	£500.00
Rates (assume 100% relief)		£0.00	£0.00	£0.00	£0.00
Insurance (building and contents)		£750.00	£750.00	£750.00	£750.00
Insurance (public liability)	£225.00	£250.00	£250.00	£250.00	£250.00
Marketing materials		£500.00	£500.00	£500.00	£500.00
PPE		£250.00	£250.00	£250.00	£250.00
Hall Hire & Refreshments	£500.00	£2,500.00	£600.00		
Building general maintenance			£250.00	£500.00	£500.00
Social events		£300.00	£500.00	£500.00	£500.00
Tools		£500.00	£500.00	£500.00	£500.00
Training courses and certifications		£300.00	£300.00	£300.00	£300.00
<b>Operational Costs</b>	<b>£725.00</b>	<b>£7,550.00</b>	<b>£7,600.00</b>	<b>£8,750.00</b>	<b>£8,750.00</b>
<b>Total Costs (HPP + Operations)</b>	<b>£725.00</b>	<b>£165,051.00</b>	<b>£99,600.00</b>	<b>£19,250.00</b>	<b>£8,750.00</b>
<b>Yearly Net profit/loss (Income – Costs)</b>	<b>-£225.00</b>	<b>£37,999.00</b>	<b>-£41,300.00</b>	<b>-£250.00</b>	<b>£8,250.00</b>
<b>Balance Jan'25</b>	<b>£8,500.00</b>				
<b>Closing Balance at the end of each FY</b>	<b>£8,275.00</b>	<b>£46,274.00</b>	<b>£4,974.00</b>	<b>£4,724.00</b>	<b>£12,974.00</b>

**Table 2: Troon Men's Shed 3yr Projected Budget (as per CAT application)**

# 10. Desired Impact

## 10.1 Research into the impact of Men's Sheds

While the Men's Shed movement officially originated in Australia in 1993, there were multiple influences. These included the typical backyard shed where men would fix things and the Working Men's Clubs in Britain in the late 19<sup>th</sup> century. The latter were cooperatives that provided recreation and education to its members.

Sheds primarily serve older men, though younger men and women are always welcome. In a 2019 Policy Position Paper on Mental Health, Age UK said that 1 in 4 older people live with common mental health issues such as depression, anxiety and loneliness. Men's sheds help alleviate these types of problems, which is necessary since the proportion of elderly people in Scotland is increasing. According to the 2022 Census results, there are an estimated 1.1 million people aged 65 and older, which is 20.1% of the population. This shows the need for institutions such as Men's Sheds.

A 2022 paper by the University of Bremen in Germany titled 'The Role of Community-Based Men's Sheds in Health Promotion for Older Men: A Mixed-Methods Systematic Review', found *"evidence regarding benefits of shed participation on self-rated health, social isolation, and well-being. We identified three key characteristics of a successful Men's Shed, including appropriate shed facilities, sufficient funding as well as a participant-driven management and organisation of the shed."*

In 2017, Age Scotland conducted research on men's sheds with a sample size of 133 shedders. This found significant benefits for members: 93% of shedders felt "at home" in their shed; 94% of shedders had made good friends in their shed; 76% of shedders said their physical health had improved as a result of being involved in their shed; and 79% of shedders said their mental health had improved as a result of their involvement in their shed.

In 2024, Ipsos UK conducted a national study for the UK Men's Shed Association with a sample of 4783 questionnaires (including 1205 with men aged 50-75). This was part of a national omnibus study which targeted the general population, and not specifically members of men's sheds. It found that *"Men aged 50-75...report shrinking social circles and less time spent with these social circles. They are also more likely than younger respondents to have experienced many of the negative life events that naturally come with getting older."*

Many doctors in the UK have also been practising 'social prescribing' where they suggest that elderly men join their local Men's Shed to help manage health problems (e.g. loneliness, isolation and a lack of physical activity). This provides them with opportunities to engage in constructive activities and experience companionship and peer support.

The UK Men's Shed Association (UKMSA) estimates that there are over 1,100 men's sheds open in the UK and another 180 in development. And more locally, the Scottish Men's Shed Association (SMSA) has 138 sheds open and other 65 in development as of January 2024. These are associated with 3,627 members and 10,267 users overall in Scotland. This suggests growing demand for towns like Troon to establish their own men's sheds.

## 10.2 Strategic fit with external strategy and policy

The activities of TMS are in alignment with the policy priorities of the Scottish government and South Ayrshire Council.

The Scottish Government supports the establishment of men's sheds through several policies and frameworks aimed at promoting social inclusion, community empowerment, and the well-being of older individuals. Key among these are:

### **A Fairer Scotland for Older People: Framework for Action (2019):**

This framework, developed to challenge inequalities faced by older individuals, emphasizes the importance of community engagement and social participation. It highlights initiatives like men's sheds as valuable in fostering social connections and combating loneliness among older men.

### **A Connected Scotland: Our Strategy for Tackling Social Isolation and Loneliness and Building Stronger Social Connections (2018):**

This strategy acknowledges the role of community-led projects, such as men's sheds, in reducing social isolation. It recognizes that these initiatives provide spaces for individuals to meet regularly, share skills, and build friendships, thereby strengthening community bonds.

Through these frameworks, the Scottish Government demonstrates its commitment to initiatives such as men's sheds as means to social inclusion, well-being, and active participation among men, particularly older individuals.

### **Social Isolation and Loneliness Plan: Recovering our Connections 2023 to 2026:**

This policy supports the establishment of **Men's Sheds** by promoting community-led initiatives that address **social isolation and loneliness**. It recognizes Men's Sheds as vital spaces for fostering **peer support, skill-sharing, and mental well-being**, particularly for older men. The policy aligns with the government's broader efforts to **strengthen community connections, improve mental health, and enhance local support networks**.

### **Community Empowerment (Scotland) Act 2015:**

This act enables community organisations to request the transfer of council-owned land or buildings. This might take the form of ownership, lease, or management of public assets if they demonstrate community benefit. The council must assess the social, economic, and environmental impact, and the group has the right to appeal a rejection.

### **The National Performance Framework:**

The National Performance Framework (NPF) is Scotland's vision for a fairer, more sustainable country. It sets national outcomes covering areas like health, economy, education, and communities. The NPF aims to reduce inequalities, improve well-being, and promote inclusive growth. It guides government policies, local councils, and organizations in shaping a better Scotland. The establishment of a Men's Shed in Scotland aligns with the National Performance Framework (NPF) by supporting key national outcomes:

- Communities – Strengthens local engagement and social cohesion.
- Health – Improves mental and physical well-being through social interaction and skill-sharing.
- Poverty Reduction – Provides free or low-cost activities, reducing social and financial exclusion.
- Education – Encourages lifelong learning and skills development.

## Age Friendly Communities:

South Ayrshire is one of Scotland's first Age Friendly Communities – an initiative of the World Health Organisation. An Age-Friendly Community is a place that enables people to age well and contribute to their communities for as long as possible. This aligns well with men's sheds which seek to improve the well-being and quality of life for older adults, particularly men, by fostering social inclusion, reducing isolation, and supporting physical and mental health. Both initiatives promote intergenerational relationships, reduce stigma around mental health, and empower older individuals, offering a sense of purpose and belonging. Together, they create a holistic approach to enhancing the lives of older adults.

## 10.3 Intended social impact

### Impact on the members

The first level is the direct impact on the wellbeing of those members who participate actively in activities of the shed. Recent membership surveys of Lanark Men's Shed and Inverclyde Men's Shed with a total sample size of 132 responses, found that the sheds had significant impacts across the following indicators about wellbeing.

- I feel my physical health has improved as a result of being involved in the shed
- I am more active as a result of being involved in the shed
- I feel more confident as a result of involvement in the shed feel more involved in my local community as a result of taking part in the shed
- I have been able to share and pass on my skills and knowledge with fellow shedders
- I feel my mental health has improved as a result of being involved in the shed.
- Attending activities in the shed has made me feel happier
- The projects I've been involved in in the shed have given me a sense of achievement
- I have learned new skills since being involved in the shed
- I have made good friends in the shed
- I feel 'at home' in the Shed
- I feel supported by my fellow shedders
- As a result of joining the shed I am doing things I enjoy
- I am satisfied with the level of health and safety in the shed

TMS Board will survey its members to illustrate these points with genuine stories.

## **Impact on the broader community.**

Some of this impact will be because the members of the shed are also members of the community, hence serving the smaller group will serve the broader population. However, TMS aim to identify and hope to deliver a set of community projects each year. Such projects are likely to include:

- **Building and repairing items for local charities, community groups, nurseries and schools.** This can include making benches, planters, bird boxes, mud kitchens, storage units, or repairing broken furniture and play equipment.
- **Creating and maintaining community gardens and green spaces:** This could involve building raised beds, compost bins, repairing fences, or even constructing small structures like pergolas.
- **Making items for community events:** This could include crafting decorations for local festivals, creating props for amateur theatre groups, or building signage for community initiatives.
- **Repairing and upcycling items for donation:** Members might restore old furniture, repair bicycles, or refurbish electronics to be given to those in need.
- **Creating artwork and craft items for community spaces:** This could involve producing paintings, sculptures, or other decorative items to enhance public buildings or outdoor areas.
- **Intergenerational projects:** Shed members can share their skills and knowledge with younger generations, perhaps through workshops or joint projects with local youth groups.
- **Repair workshops for the community:** Sheds might host workshops where community members can learn basic repair skills for household items, reducing waste and promoting self-sufficiency.

## **10.4 Value to the community**

As described above, society is a net beneficiary of Men's Sheds. Although, sheds will receive significant funds to meet their aims (grants, donations, Lottery etc.) the value of its contributions to society is widely recognised by the Scottish and UK Governments.

Over the last year the TMS Board have given up significant amounts of their own time working to the benefit of the community – Board meetings, TMS administration, social events, SAC meetings & discussions, charitable work, securing a home and seeking funding. This has amounted to 1,000s of hours of effort, so just using the minimum wage, has an equivalent monetary value of around £20,000-£30,000.

### **However, value is not just money**

- We will be bringing a community asset back to life
- We are volunteers – we give, we don't take from the community
- Value is health, well-being & self-esteem
- Value is removing loneliness and making friends
- Value is teaching and learning new skills
- Value is helping others and supporting communities
- Value is having fun

## 10.5 Monitoring and evaluation

Monitoring the use of the Shed is very important not only so progress can be measured but also so that reports can be issued to supporters and funders on how well their money is being used. Reviews by the board to check that TMS are achieving the aims of the constitution will be essential.

Here are the various output and outcome indicators that we will track.

Output indicators	Outcome indicators	Approach for measuring indicators
<ul style="list-style-type: none"> <li>* Number of registered members</li> <li>* Number of members regularly attending activities at the shed.</li> <li>* Number and types of activities.</li> <li>* Number of joint activities done with partner organisations.</li> <li>* Number of referrals to/from the organisation.</li> <li>* Number of community projects</li> </ul>	<ul style="list-style-type: none"> <li>* Level of participation in activities.</li> <li>* Impact on the organisations we've supported through community projects</li> <li>* SHANARRI indicators of the Scottish Government which are customised by Age Scotland for Men's Sheds. This measures the impact on men's overall sense of wellbeing, namely:               <ul style="list-style-type: none"> <li>✓ level of physical activity</li> <li>✓ levels of social activity and</li> <li>✓ opportunities to make friends</li> <li>✓ sense of purpose</li> <li>✓ sense of belonging</li> <li>✓ sense of mutual support</li> <li>✓ sense of achievement</li> <li>✓ mental health and mood</li> <li>✓ skills development</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>* Registry of members</li> <li>* Attendance register</li> <li>* Headcount of participants at open events.</li> <li>* Post-event feedback forms.</li> <li>* Annual membership satisfaction survey.</li> <li>* Logbook of all activities and achievements, updated monthly.</li> </ul> <p>Seek letters of thanks/support from community engagements.</p>

**Table 3: Performance Metrics**

# 11. Conclusion

This Development Plan outlines the compelling case for Troon Men's Shed (TMS) and its vision to establish a permanent home at the Hosiery Park Pavilion. Born from a recognised community need, TMS has rapidly grown into a vibrant organisation, providing a crucial space for men to connect, share skills, and enhance their well-being, directly combating social isolation and fostering a strong sense of purpose.

The acquisition and renovation of the Hosiery Park Pavilion is pivotal to TMS's future, enabling us to expand our activities and to serve a larger membership thus deepening our positive social impact on Troon. Our detailed planning, robust governance, diverse funding strategy, and unwavering community support demonstrate our readiness and capability to deliver this transformative project.

By investing in Troon Men's Shed, members, funders and stakeholders will be supporting a proven model for community empowerment, contributing to healthier, more connected and resilient communities in line with national and local strategic objectives. We are confident TMS will become an invaluable, long-term asset, fostering friendship, learning, and contribution for generations of men in Troon.

# APPENDIX A – Support from the community

Troon Men's Shed have sought support from a number of key members of the surrounding community:

- Alan Gemmell MP (MP central Ayrshire from July'24) – letter of support attached.
- [REDACTED] Micah Project, Troon, Charity Director – letter of support attached.
- [REDACTED], President Troon Thistle – letter of support attached.
- Dr Philippa Whitford (MP central Ayrshire up to July'24)
- SAC Troon Councillors: Bob Pollock and Craig MacKay
- Siobhian Brown MSP for Ayr
- Troon Development Trust
- Troon Community Council (£50 donation in support of TMS)
- Ayrshire Cancer Support

**Letter of support from Alan Gemmell MP:**



HOUSE OF COMMONS

LONDON SW1A 0AA

Alan Gemmell MP  
Member of Parliament for Central Ayrshire

18 October 2024

**To Whom It May Concern**

**Troon Men's Shed**

Having met some of the founders of the Troon's Men's Shed soon after my election, I am happy to support the project and any funding applications they are seeking to make.

The Troon Men's Shed will play an important role in promoting mental well-being, reducing loneliness, and improving the quality of life of men in and around Troon.

Thank you for any support you can give this important project.

*Yours Faithfully,*



**Alan Gemmell MP**



4th May 2024

Dear [REDACTED]

**Letter of Support from Micah Project Troon for the Troon Men's Shed Initiative**

I hope this letter finds you well. I am writing on behalf of Micah Project Troon to express our enthusiastic support for the upcoming establishment of the Troon Men's Shed. While the Shed itself may not have taken physical form yet, the vision and dedication behind it already shine brightly.

We have been following the development of the Troon Men's Shed initiative with great interest and admiration. The concept of creating a space where men can come together to share skills, stories, and camaraderie resonates deeply with our values here at Micah Project Troon. We firmly believe that initiatives like the Men's Shed play a vital role in fostering a sense of community and well-being.

The Troon Men's Shed has the potential to become a cornerstone of our community, providing a sanctuary where individuals can escape the pressures of daily life and find purpose and fulfilment through meaningful activities and connections. It is inspiring to see the passion and commitment of those involved in bringing this vision to life.

As Micah Project Troon, we are excited about the opportunity to collaborate with the Troon Men's Shed and support its endeavours. We are confident that our partnership will be mutually beneficial, and together, we can make a significant positive impact on the lives of individuals in our community.

Please consider this letter as a formal expression of our support and willingness to assist the Troon Men's Shed in any way we can. We look forward to the opportunity to work together and contribute to the success of this important initiative.

Thank you for your dedication to making our community a better place.

Warm regards,

[REDACTED]  
Charity Director  
Micah Project Troon

[REDACTED]   
[REDACTED]   
[www.micahproject.co.uk](http://www.micahproject.co.uk) 

President Troon Thistle



Troon Thistle Youths' Football Club

[Redacted]  
Troon  
[Redacted]

**Ref: Conversion of Hosiery Park Pavilion**

This letter is confirmation that Troon Thistle support the conversion of the Hosiery Park Pavilion into a Men's Shed following the installation of new changing facilities that will make the pavilion redundant for football use.

We appreciate the offer of using the facility to provide teas, coffees etc. on match days and for holding club meetings if required.

If we can be of assistance in any way, please do not hesitate to ask.

Yours sincerely

[Redacted Signature]

[Redacted Name] - President

[Redacted Address]

## Ayrshire Cancer Support

08 August 2025

Dear Troon Men's Shed,

On behalf of Ayrshire Cancer Support, Ayrshire's leading cancer support charity, I would like to thank you for your immense support in helping us to pull together our new Ayr Centre prior to opening last month. From removals, to building EVERYTHING, to wall painting – the list is endless, and so is my gratitude. Hand on heart, we could not have done it without you all. You were a true joy to work with, no task was too great, and it was a pleasure to meet such a warm, adaptable, giving group of guys.

Your support allows us to continue to provide our free services throughout Ayrshire, in the beautiful setting that is our new Ayr Centre. We provide a wide range of vital cancer information and support services for cancer patients and their families; including patient transport, professional counselling, bereavement support, support groups, courses and workshops, and complementary therapies - to help alleviate the symptoms of cancer and its treatment.

In recognition of your huge support, we will be placing a plaque in our garden to highlight the support in our time of need. With that, we'll welcome you all back once it's in situ, and promote your organisation on our socials with lots of lovely pictures that we've taken over the course of your support.


Demand for our services is greater than ever, but with support from people like you, we can ensure that everyone who needs to access our services can do so.

If you wish to hear more about our services or wish to access them, please do not hesitate to drop in to one of our centres or get in touch with us. Further information about Ayrshire Cancer Support can be found on our website at [www.ayrshirecs.org](http://www.ayrshirecs.org).

We would like to write to you from time to time to keep you updated about Ayrshire Cancer Support. Should you not wish to hear from us then please call 01563 538008 or email us at [admin@ayrshirecs.org](mailto:admin@ayrshirecs.org) and we will amend our records accordingly.

You will all, always be honorary members of Ayrshire Cancer Support and we'd welcome you in through our doors for a cuppa anytime.

With the greatest greatest thanks,

  
Director of Care Services