

Title: Tairāwhiti Menzshed Incorporated Rental of 109 Innes Street
Section: Community Lifelines
Prepared by: Simon Jeune (Total Assurance/Asset Transformation Manager)
Meeting Date: 25 October 2018

Legal Financial Significance = low

Report to COUNCIL for decision

SUMMARY

The purpose of this report is to seek a decision from Council in response to a request from Tairāwhiti Menzshed to lease a Council-owned building at 109 Innes Street.

Men's 'sheds' are a community space to encourage, support and provide information for men (and women) who find themselves alone and in need of support, encouragement and companionship. Sheds allow members to learn new practical skills (e.g. woodworking) and to complete projects individually or as a group (for the shed or community) with the objective of improving member health and wellbeing.

The Council-owned building sought for lease sits on Council land set aside in 1980 for community and civic purposes. Also on the land are three other community groups who occupy their own buildings and pay Council a ground rental, and one commercial organisation (Roberts Tree Surgeons) who leases both building and land from Council.

No other community organisations have requested use of this building, although it has not been advertised as available. It is temporarily being used as a meeting place for Menzshed pending a lease decision.

A suggested community rental of \$635 has been calculated based on the formula used for other community group leases. With very limited income, this amount may cause financial hardship to the Menzshed organisation. An option of a nominal peppercorn rental of \$1 has been requested.

Staff recommend a proposed lease with a three year term, with no right of renewal. Nearing the end of the term in 2021, a review of its use in the context of other community uses on this site could then be carried out.

The decisions or matters in this report are considered to be of **low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS

That the Council:

1. Notes the contents of this report.
2. Agrees to lease 109 Innes Street to Menzshed for the next three years at:
 - a) a community rental of \$635 per year
 - or
 - b) a peppercorn rental at \$1 per year
3. Reviews the agreement after three years in line with other community uses on the site.

Authorised by:



David Wilson
Director Lifelines

BACKGROUND

1. Men's 'sheds' are a community space to encourage, support and provide information for men (and women) who find themselves alone and in need of support, encouragement and companionship. Sheds allow members to learn new practical skills (e.g. woodworking) and to complete projects individually or as a group (for the shed or community) with the objective of improving member health and wellbeing.
2. Sheds originated in Australia and can also be found in Scotland, England, Wales, Ireland, United States, Canada, Finland, New Zealand and Greece. There are approximately 120 sheds across NZ.
3. Sheds are affiliated to a national body – MenzShed NZ. This is a registered charity that exists primarily for the mutual benefit, success and support of regional member sheds and to facilitate public access to those sheds.
4. Tairāwhiti Menzshed (hereafter called Menzshed) have approached Council to seek a community space to meet and carry out projects. Although named Menzshed, women are welcomed as members.

DISCUSSION and OPTIONS

Menzshed

5. Menzshed is an incorporated society and a registered charity. Income comes from an annual \$40 membership fee, grants and donations. This income is used to offset costs for power, insurance, lease costs, grounds maintenance and association to the national Menzshed organisation.
6. Menzshed undertakes community projects (e.g. repairing kindergarten toys) and also projects at no cost for businesses and individuals where materials are supplied. Future initiatives being considered include:
 - Training programs for confidence in the use of tools
 - Health and wellbeing initiatives through local health providers
 - Assistance and rehabilitation of members or clients to regain ability to join work force
 - Providing a venue for correction clients to interact with tools and help with community projects
 - Providing support and mentoring for teenage males through the workshop
 - Focusing on suicide prevention and support of members and the community
 - Sharing workshop with other community groups
 - DIY training nights for learners
 - Projects that benefit the community.
7. Menzshed has a current membership of eleven men and one woman. If a lease is granted, they will be actively seeking to increase member numbers and have a number of interested individuals likely to join.
8. Menzshed have previously occupied a small site in the CBD, but had to vacate this building as it was needed by the owners. MenzShed are now seeking another site.

Council-owned Land in Innes Street

9. Council is the owner of two parcels of land (totalling 4,624 m²) at 91–109 Innes Street. These lands were originally subdivided from other industrial lands in 1980 for community and civic purposes.

10. Currently, there are three other community groups who occupy their own buildings and pay Council a ground rental, and one commercial organisation (Roberts Tree Surgeons) who leases both a building and land from Council.
11. Council also owns a prefabricated building on this site at 109 Innes Street (see Appendix 1). This building was previously unoccupied and is currently being occupied by Menzshed pending a lease decision. Menzshed would like to continue to do so under terms and conditions established in a formal lease.
12. There have been no requests from other community groups to use the building although its availability has not been formally advertised.

Possible Lease

13. Menzshed could be offered a standard lease similar to other community groups. They would be responsible for insurance, rates, electricity, insurance and grounds maintenance. A community rental for the site has been calculated at \$635 per annum using criteria used for other community groups on reserve lands. Although the proposed rent is a relatively small amount, Menzshed may struggle to pay this amount. This in turn could put Menzshed members seeking support at risk. The option of a \$1 peppercorn rental has been requested.
14. The proposed lease is recommended to have a three year term, with no right of renewal. Nearing the end of the term in 2021, a review of the lease in the context of other community uses on the Innes Street community precinct could then be carried out.
15. This Menzshed is the only one of its kind in the Tairāwhiti District and provides a home for likeminded men and women to meet and learn new skills. These skills can be used to help other community projects and community organisations. The group also focuses and supports the collective health and wellbeing of members.

ASSESSMENT OF SIGNIFICANCE

Criteria	This Report	The Process Overall
The effects on all or a large part of the Gisborne	Low	Low
The effects on individuals or specific communities	Medium	Medium
The level or history of public interest in the matter or issue	Low	Low
Inconsistency with Council's current strategy and policy	Low	Low
Demonstrate the spirit of Piritahi Tairāwhiti, - <i>"Working together to make our people proud"</i> this is an exciting step forward for us in improving the delivery of services to our community.	Low	Low
Consideration of consistency with Council's social agenda	Low	Medium

16. The decisions or matters in this report are considered to be of low significance in accordance with Council's Significance and Engagement Policy.
17. This report is part of a process to arrive at a decision that will/may be of low level in accordance with the Council's Significance and Engagement Policy
18. A more permanent base will increase the interest and membership both in the short term and longer term. It can become extremely rewarding for those associated with Menzshed to participate in a community engagement project with a good social outcome.

COMMUNITY ENGAGEMENT

19. The Menzshed movement offers a way for people to interact with others in the community to socialise and share skills. They offer a place where the lonely and isolated can share skills and use these skills to help the local community. Participation in Menzshed is open to both men and women.

CONSIDERATIONS

Financial/Budget

20. If a lease is granted, neither rental options provide significant financial income (either \$635 or \$1 per annum) to Council. The land was set aside for community and civic purposes, not to provide commercial returns.

Legal

21. Council must take into account the statutory regulations of the Section 7(3) and Section 6(4) of LGA 2002, where a local authority may, after having taken account of the matters specified in subsection (5), exempt a small organisation that is not a council-controlled trading organisation, for the purposes of the provision of facilities and amenities.

POLICY and PLANNING IMPLICATIONS

22. Council's acknowledgement of the community benefits of having a local Menzshed is consistent with LGA 2002, Section 14(1).

RISKS

23. The risks of not having an affordable base in Gisborne may mean that Menzshed is not financially viable and disbands. The mental health and wellbeing of members may suffer, and the skills and experience of those accumulated over a working life may not be passed on. The community may lose a valuable source of support for community projects.
24. Menzshed operate woodworking and other machinery on site. Health and safety is the responsibility of Menzshed and the lease document contains specific health and safety requirements.

APPENDICES

- Appendix 1: Location map of the community building at 109 Innes Street.