



## **June 2024 Update**

Hi MenzShed Members

Your Committee thought it was time to give you an update on our current situation and it is as follows:

You are probably all aware that last month Waipa District Council approved a Community Lease of 5 years with 2 x 5 year right of renewal on the Council owned premises on the corner of Lamb & Carlyle Street, Leamington, for the Cambridge Community MenzShed Inc.

That lease will commence once the sitting tenant has given notice, and as of right he has till the 16<sup>th</sup> of August before he is due to vacate under the terms of his lease.

We are currently working with the tenant to try and negotiate an early end to his tenancy, this may involve allowing him to store equipment in the half round barn at the rear of the property until February 2025, provided he vacates late this month or early July.

As part of that negotiation, we have offered to help him clean out the premises over a weekend late this month or early next month.

The reasoning behind this is that we believe that until the inside of the premises is cleared of accumulated debris we have no idea of the state of the floor or the services/internal parts of the building.....One of the Committee has meet the tenant on site recently and now has a better feel for the state of the premises inside. He has advised that there is a concrete floor (we originally thought there wasn't) but we have no idea of the state of the concrete, as it is covered in a thick layer of debris. Hence our decision to become involved in helping with the clean out, as from our perspective the more information we have the better prepared we are when scoping out the project.



With this in mind we will be calling for volunteers to assist with the clean out once we have finalised a date, please pitch in and help when the call goes out.

Waipa District Council also approved a spend of \$15,500 towards the renovation of the premises, a meagre sum you might say but one in this council's fiscally challenging climate, that we must accept and simply get on with the job.

The building is an excellent size for a MenzShed, it is sufficiently isolated to allow us to operate a workshop and any noise that may generate, without encountering pushback from the local community and it is an iconic building with a long and storied history, which once renovated by us, will be a great asset to the Community.

We have had several meetings with Council recently to iron out specific points relating to the lease and the way their funds are to be allocated.

We estimated that the renovation work that we want to carryout will be in the vicinity of \$75,000 and this has since been confirmed by way of a quote from a Council Approved contractor. This leaves us with approximately a \$60,000 shortfall in funding after the council approved spend of \$15,500.

At this point in time trying to wrap our heads around the extent of this project is proving difficult, without specifically knowing the state of the inside of the premises.



Apart from the initial aspects of this project which Council are looking to fund from their \$15,500 allocation which include 2 x roller doors, repairing/replacement of the ridge line of the roof, confirmation of services, a kitchenette and some smaller items, the concrete floor remains a large dollar item which we will have to fund.....You can see how important it will be to have the site clean as without knowing the state of the floor we cannot get a fixed figure for its repair/replacement.

For your information below is a list of items we believe we need and that form part of the quote from the Council approved Contractor

- Lining the walls to a height of 2.4m with non-structural ply.
- A handbasin close to the toilet.
- Confirm the toilet is actually working.
- A workshop handbasin.
- 3 phase power to the internal board.
- Install water to the building.
- 30 double power points (10 of these to be droppers from the ceiling).
- A hot water supply (zip) large enough to make 20 cups of tea at one time.

With regards the shortfall in funding.....We have twice met with a representative of Grass Roots Trust to ascertain what we need to do to apply for funds from this organisation and that has clarified a number of the issues with regards our funding application to them, which we intend to submit next month.

We are also applying to Cambridge Lions for a funding grant plus other community funding organisations.



We have recently met with a large residential building company, who also have a wholesale/retail builders merchants business and they are very keen to be involved with Menzshed and have offered us expertise in assessing the scope of our project and the supply of building products on a cost + basis. They also have access to a strong labour force of trades who would potentially donate their time on this community project.

Offers of assistance have also been received from another local building company for labour and expertise and two civil contracting companies who are keen to donate their time and machinery to clean up the grounds and hardstand at the site.

This week we intend to meet with the Tenant and finalise his plans for vacating and next Monday we meet with Council again to finalise the lease and the terms of the project.

Mike Gast our Chairman is working on putting together a Health & Safety Plan for the Shed and is getting great assistance from one of our members who is a consultant in the field.

Andrew Claridge has our Website is up and running and we have contributed content to that over the past weeks.

Gerard Charteris our Treasurer is managing the application forms and payment of the joining fee and is reporting that we now have 40 members signed up and 32 of them are now paid members.

Have no doubt this is a project that will require a lot of work from all of us but once completed will be a credit to those who participated in getting it up and running.

**Myles Prebble – (for the Shed Committee)**