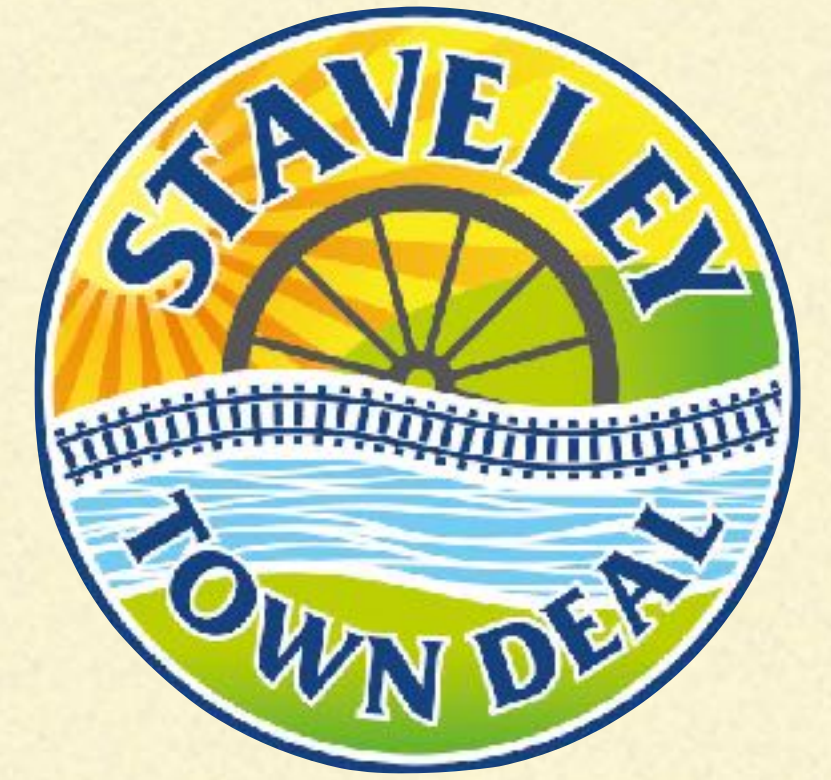




BARROW HILL
COMMUNITY TRUST



CREATING A MODERN MULTI-PURPOSE HUB

BARROW HILL MEMORIAL HALL - THE JOURNEY SO FAR...

SIMON REDDING
JUNE 2023

THE COMMUNITY DEVELOPMENT TRUST



BARROW HILL COMMUNITY TRUST

- New resident-led charity formed 2017
 - Freehold owners of Memorial Hall (9000 sq ft) - aiming for a full restoration by 2025
 - 5 year lease on The Haven rest room
 - Green Space & Infrastructure advocacy
 - Community events
 - Partnership approach to new service provision
-



L CLUB

BARROW HILL MEMORIAL

75971

BACKGROUND

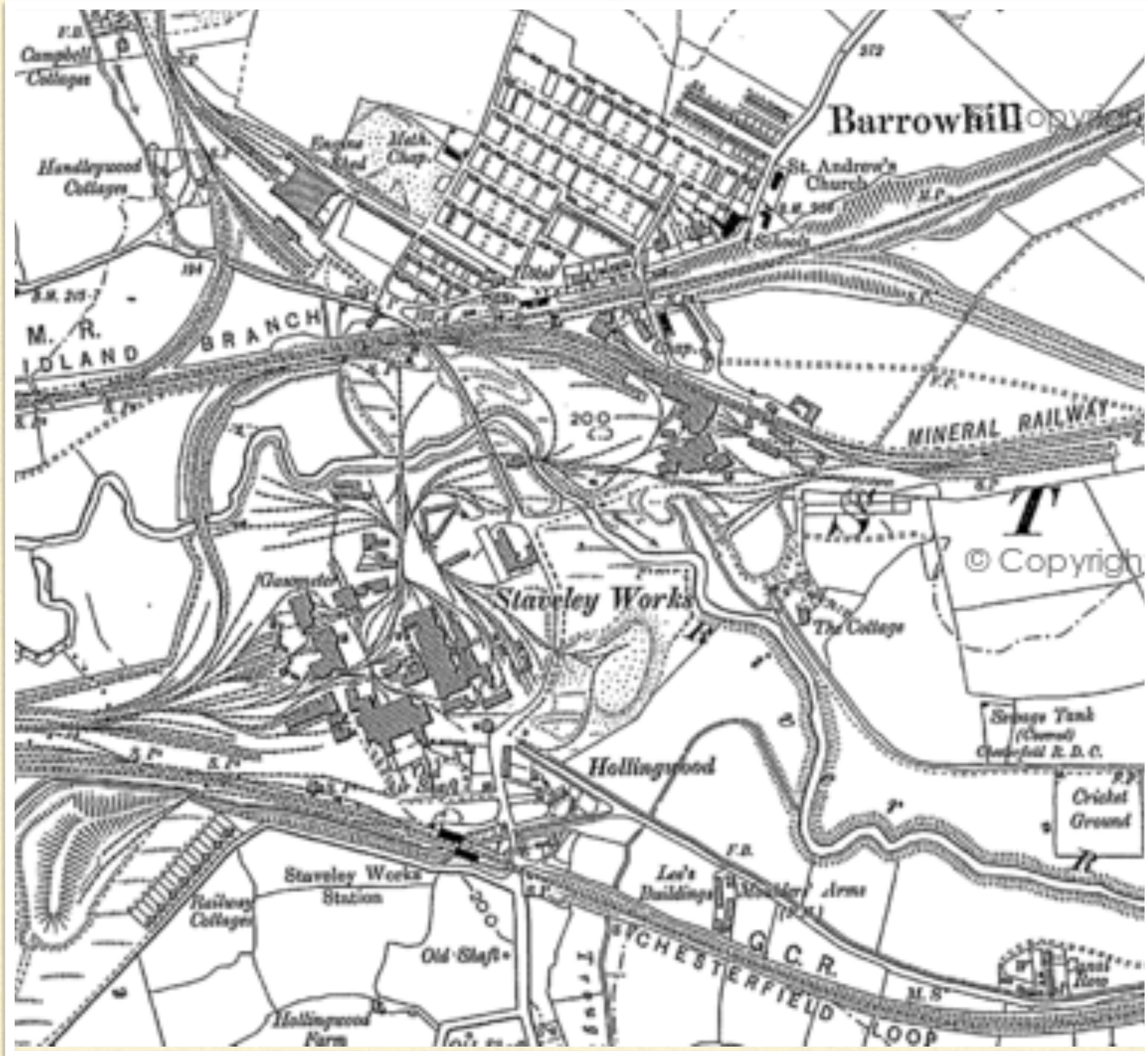
THINGS CHANGE: THE PASSAGE OF TIME

- The Workmen's Dining Hall: 1863 to WWI
 - The Memorial Hall: 1920 to 1950s
 - The Social Club: 1950s to 1990s
 - Decline: 1990s to 2017
 - Decay & Rebirth: 2017-2020
 - The Centenary Project: 2020-2024
-

WHY NOW? THE CENTENARY PROJECT

- In 1920, the building was given to the community of Barrow Hill
 - Between 1920 and 1924, local people raised £5,000 by public subscription
 - The building was extended, refurbished and new community facilities included
 - Wellbeing was a strong focus, with facilities for WWI soldiers with PTSD
 - Our project will similarly run between 2020 and 2024
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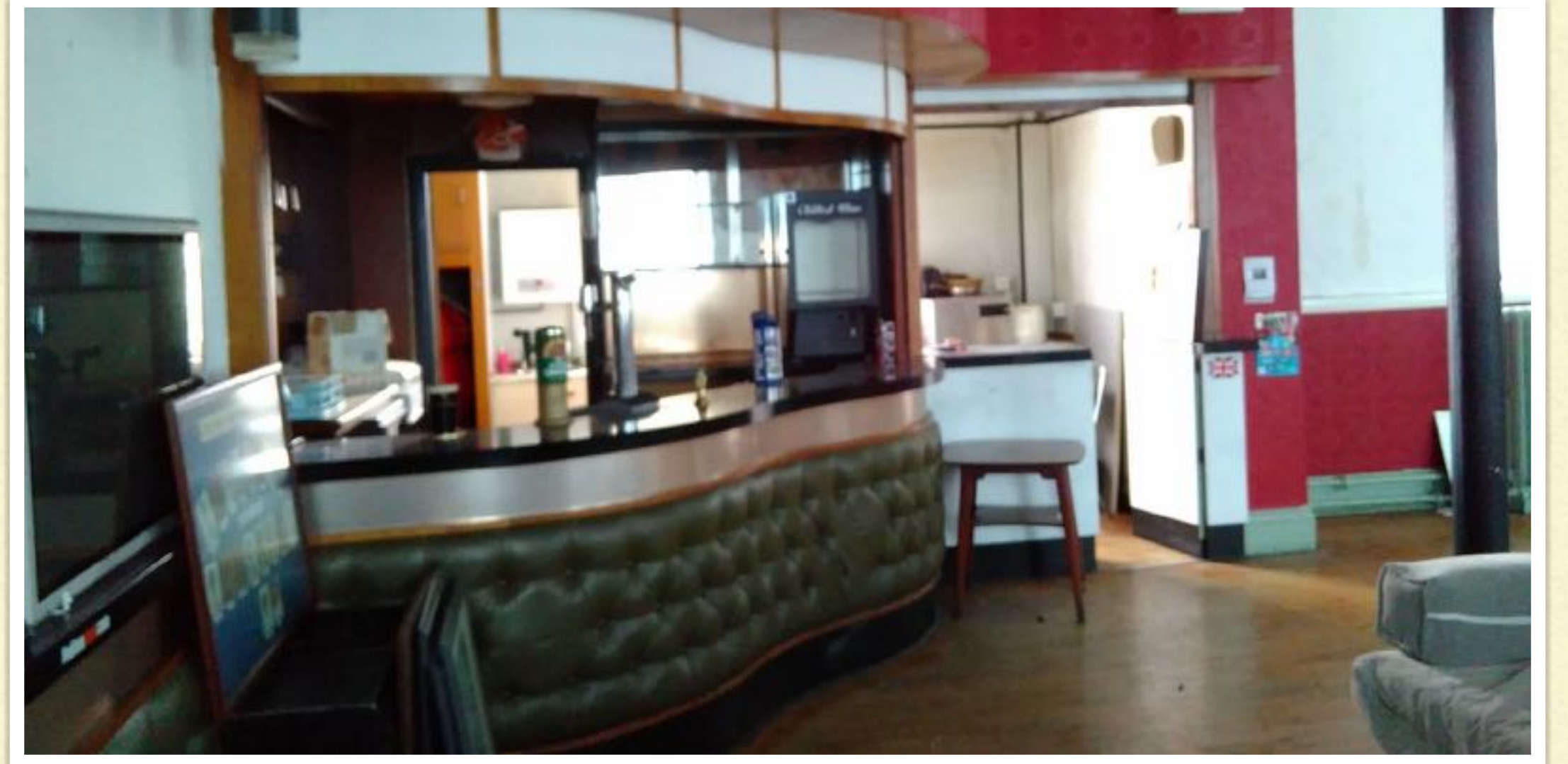


Barrow Hill Heritage Trail

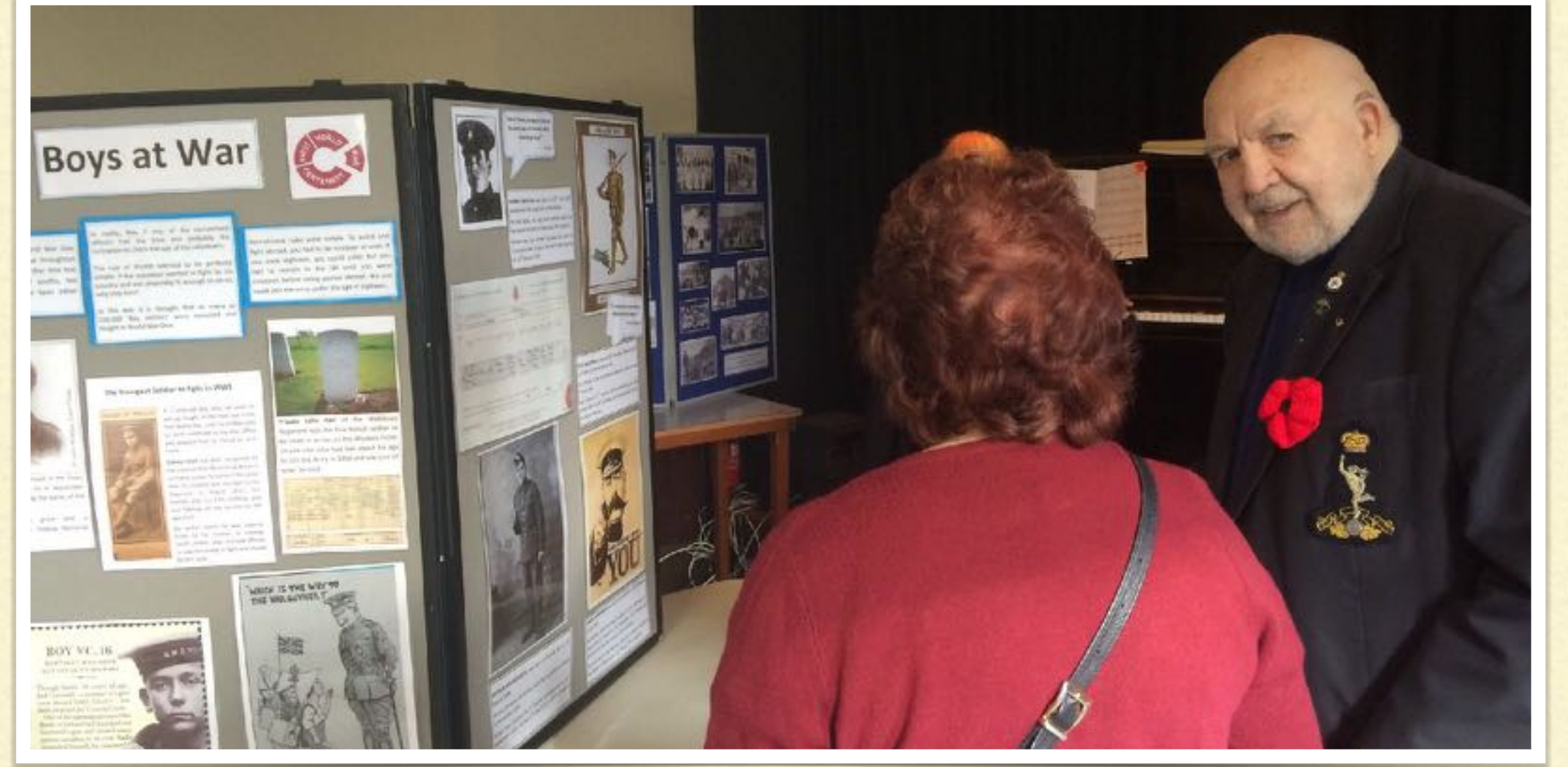


Barrow Hill Heritage Trail











Is anything happening with the Club?



Why not come on down to the Memorial
Hall and find out on

Thursday 5th December 6pm

See the architect's draft plans to renovate
the Memorial Hall as a community centre.

Tell us what you like
- and what you don't like.

Free refreshments
Everyone welcome



Have Your Say!



Share your ideas
and shape new
designs

**What should new Community Led
housing in Barrow Hill be like?**

**How can the Memorial Hall create
a community hub for the local
area?**

When?

If you have any questions,
please ring Lyhne on 07707 626565

Tuesday 21st July
11am

**Barrow Hill Primary
School Playground**

Tuesday 11th August
6pm

**Barrow Hill
Memorial Hall Car
Park**



Barrow Hill Memorial Hall

Community Survey

Barrow Hill Community Trust is a new charity that has agreed to renovate & care for the Memorial Hall (which used to host the Barrow Hill Social Club). We've held a public meeting but are very aware that we didn't manage to meet everyone in the village so if you have 5 minutes, we need your views. The Memorial Hall is owned by the people of Barrow Hill (including you), so it's really important that we involve as many people as possible in decisions.

You weren't in when we called, so we've left a copy of this. Would you let us know which of the following things (raised at the open meeting) you'd like to see in the village. Could you also please say which you'd be interested in keeping in touch with, or helping out with (however much you can)?

	I think this is important	I'd be interested in hearing more or helping
Setting up community noticeboards		
Community hub / meeting space		
Community cafe		
Sports activities (e.g. boxing, keep fit, zumba)		
Other recreation activities & clubs for adults		
Children's clubs & activities		
Teenagers' Youth Projects		
Opening a community pub		
Things to improve my skills & learning		
Help to find a job		

Barrow Hill

Community Engagement Event



18th April 1pm-3pm
@ Barrow Hill Memorial Hall
FREE TO ATTEND

Join us for an informal event that provides information about the services and opportunities that are being provided in Barrow Hill.

Find out how to get involved and what's happening in your area!

No need to register- just drop in on the afternoon!



NEW PURPOSES - WHAT PEOPLE ASKED FOR

- Community Hub with pub & cafe - providing a space to gather/socialise over food & drink
 - Nursery for younger children to improve their start in life & give parents a chance to work
 - Medical centre to replace the one that had closed
 - A space for young people & physical activities like Yoga, Badminton, Zumba etc
 - A space to find work together, gain skills & start businesses
 - A hall for community celebrations
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Community Led Housing: Regenerating the wider village



CONTEXT & DRIVERS

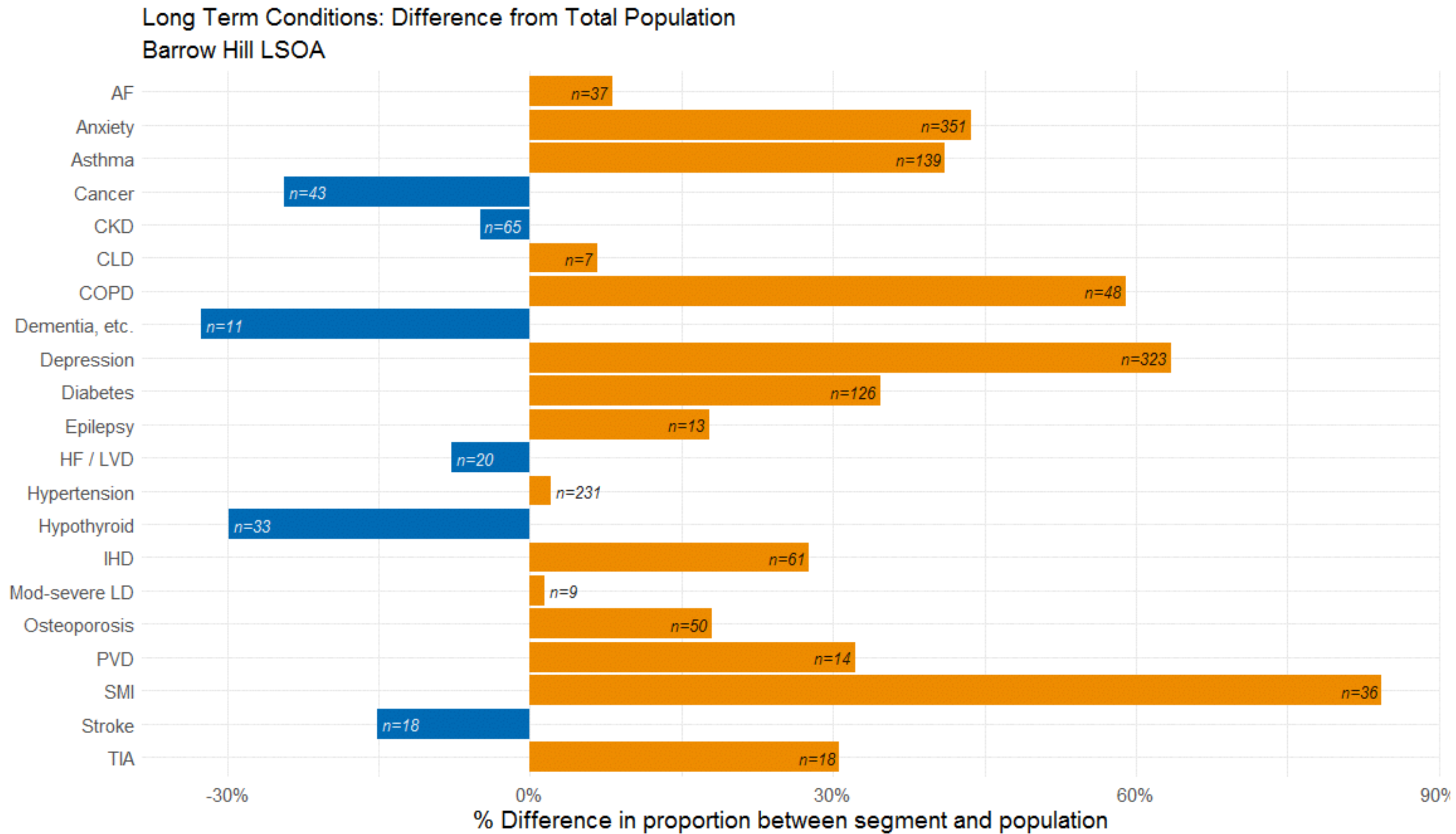
A GENERATION LABELLED AS “DEPRIVED”

- In general, Barrow Hill is in the most deprived 8% of all areas in the country
- Worst 12% for education & skills
- Worst 6% for financial deprivation
- Worst 4% for employment deprivation
- Worst 4% for health deprivation
- Worst 2% for child deprivation
- Things are generally getting worse, but the village has strong bonds & community pride





Long Term Conditions: Barrow Hill LSOA



This chart shows the **proportion of difference** in specific **Long Term Conditions** (LTC) between the **overall population** and the **Barrow Hill LSOA** population.

Orange bars show a higher proportion and blue bars show lower. LTCs with less than 5 people in this cohort are not shown.

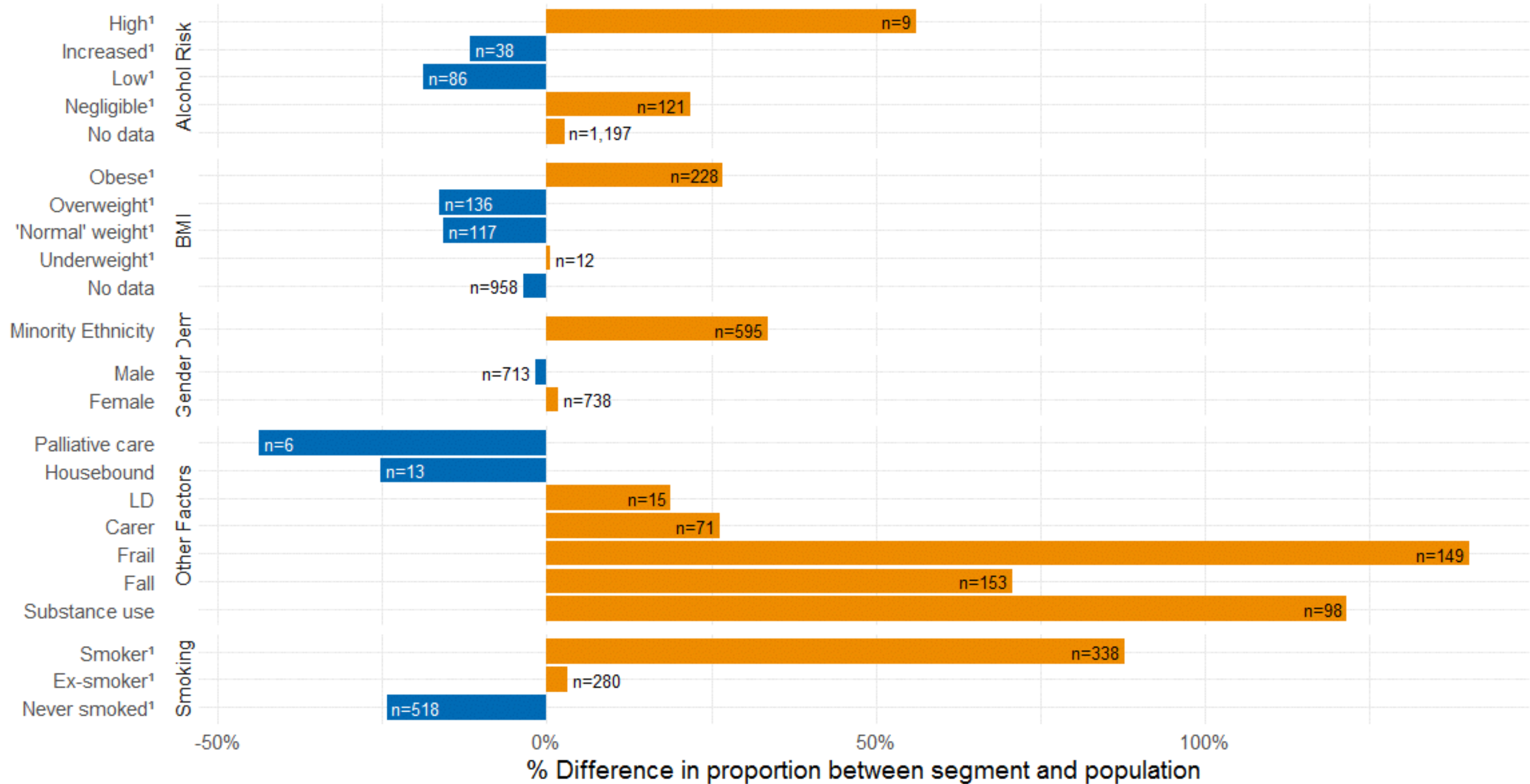
The **biggest** difference is in people with **SMI** (2.5%, n=36) which is **84% more common** in this cohort than in the overall population (1.3%).

What is this telling us?
High mental health needs within the LSOA (anxiety, depression and severe mental illness)



Other: Barrow Hill LSOA

Demographic & Lifestyle: Difference from Total Population
Barrow Hill LSOA



¹Missing data excluded from denominators

This chart shows the **proportion of difference** in specific **demographic** characteristics between the **overall population** and the **Barrow Hill LSOA** population.

Orange bars show a higher proportion and blue bars show lower. Characteristics with <5 people are not shown. People without recorded data are excluded from some denominators.

The **biggest** difference is in the **Frail** characteristic (10.3%, n=149) which is **140% more common** in this cohort than in the overall population (4.3%).

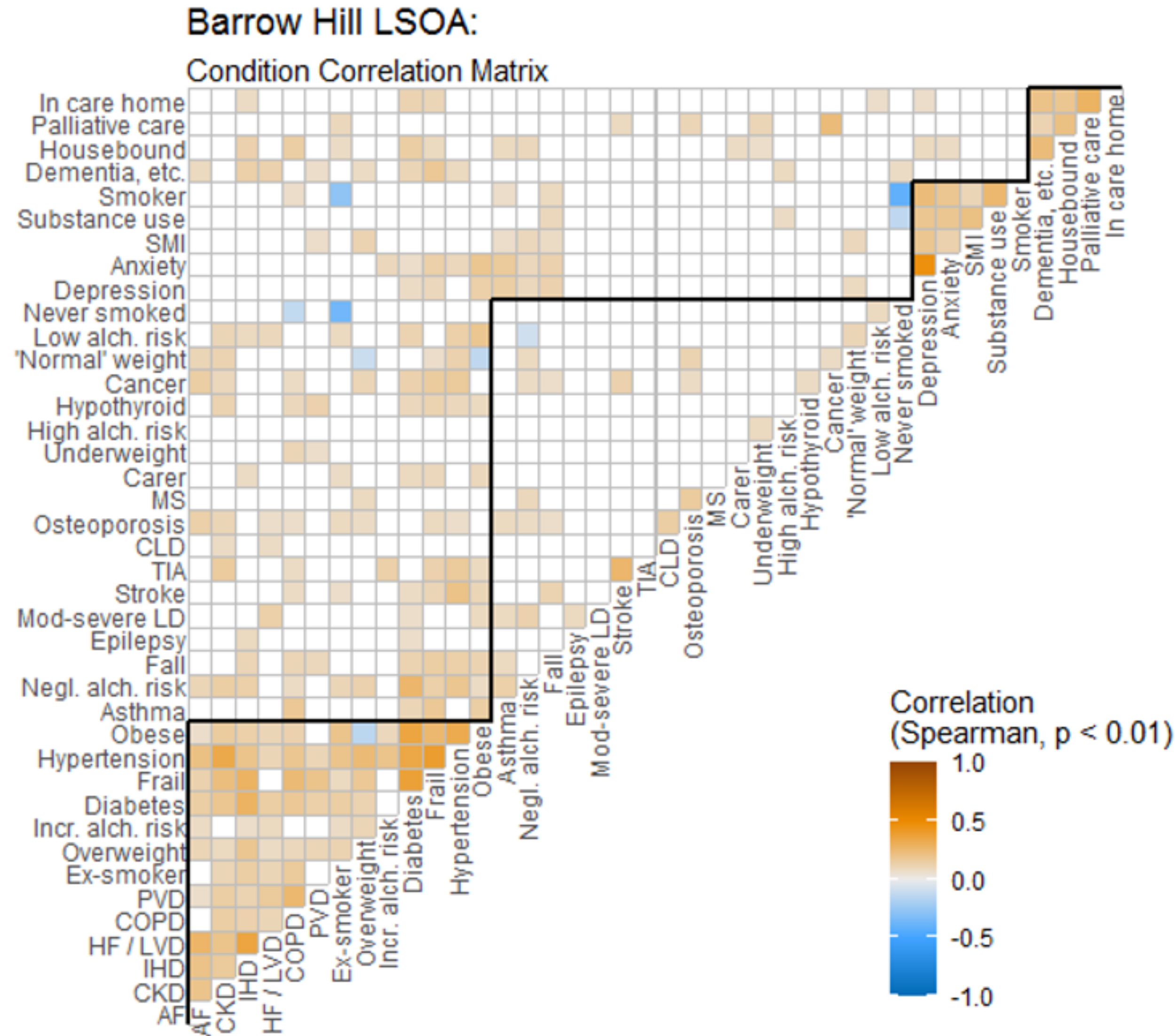
What is this telling us?

The population of this LSOA is younger than Derbyshire as a whole, yet they have higher rates of frailty and falls.

People within the LSOA are more likely to display risky behaviours (high alcohol use, obesity, substance use, current smoker).



Correlation Plot: Barrow Hill LSOA



This matrix shows **correlations** between traits of **Barrow Hill LSOA**. Darker colours mean a stronger correlation: orange for positive, and blue for negative. Non-significant correlations are removed.

Correlation does not imply causation.

The **black boxes** are **clusters** of correlations, e.g. Dementia, etc., Housebound, Palliative care, and In care home show similar patterns.

What is this telling us?

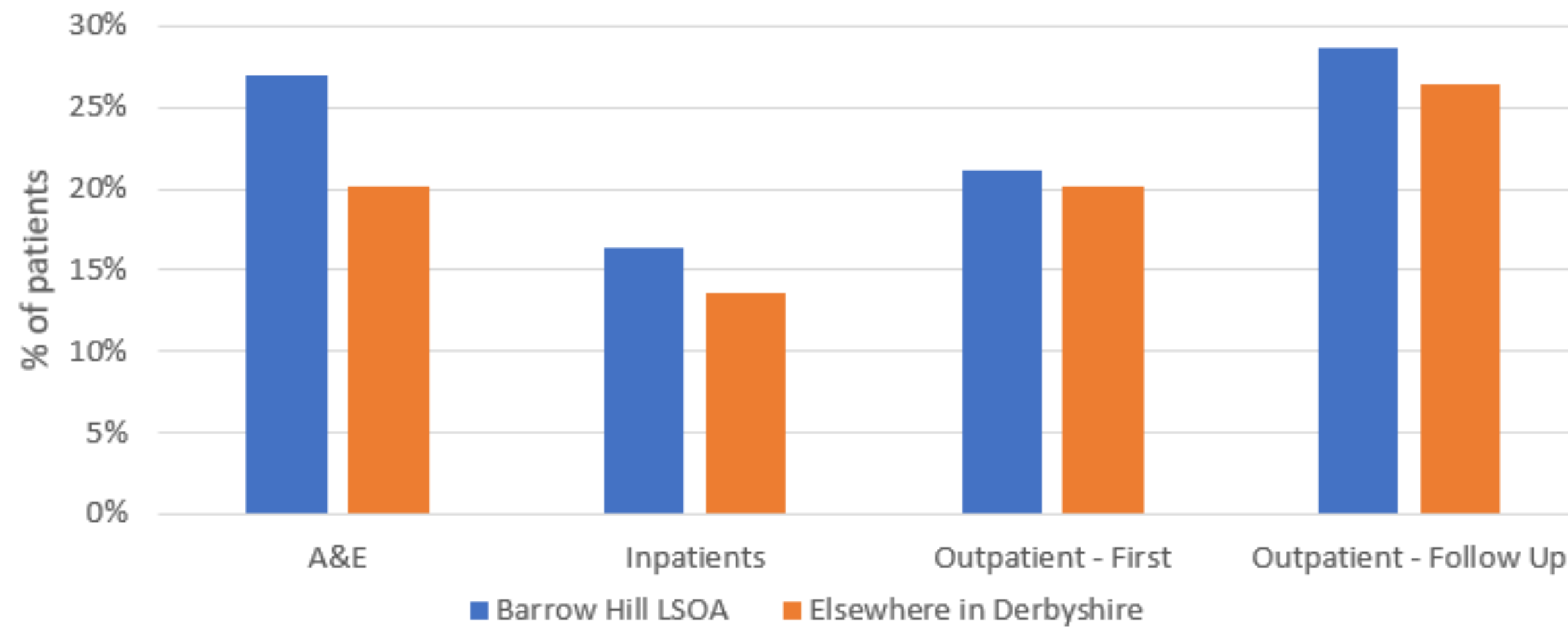
There is a high correlation between depression, anxiety, SMI, substance use and being a current smoker - patients with one mental health condition are likely to have others and they are likely to display risky behaviours.

Diabetes, frailty, hypertension and obesity are highly correlated.

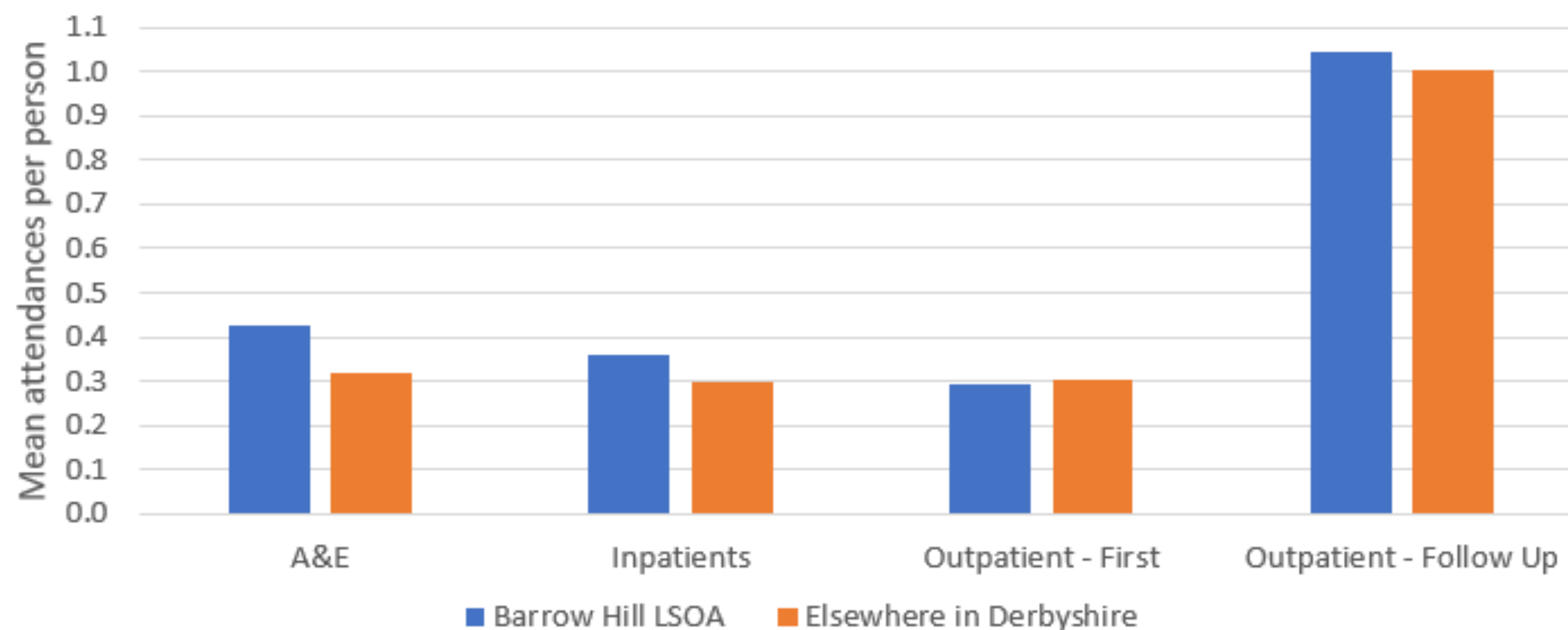


Secondary Care Activity

Proportion of patients with at least one attendance in 2022



Mean number of attendances in 2022

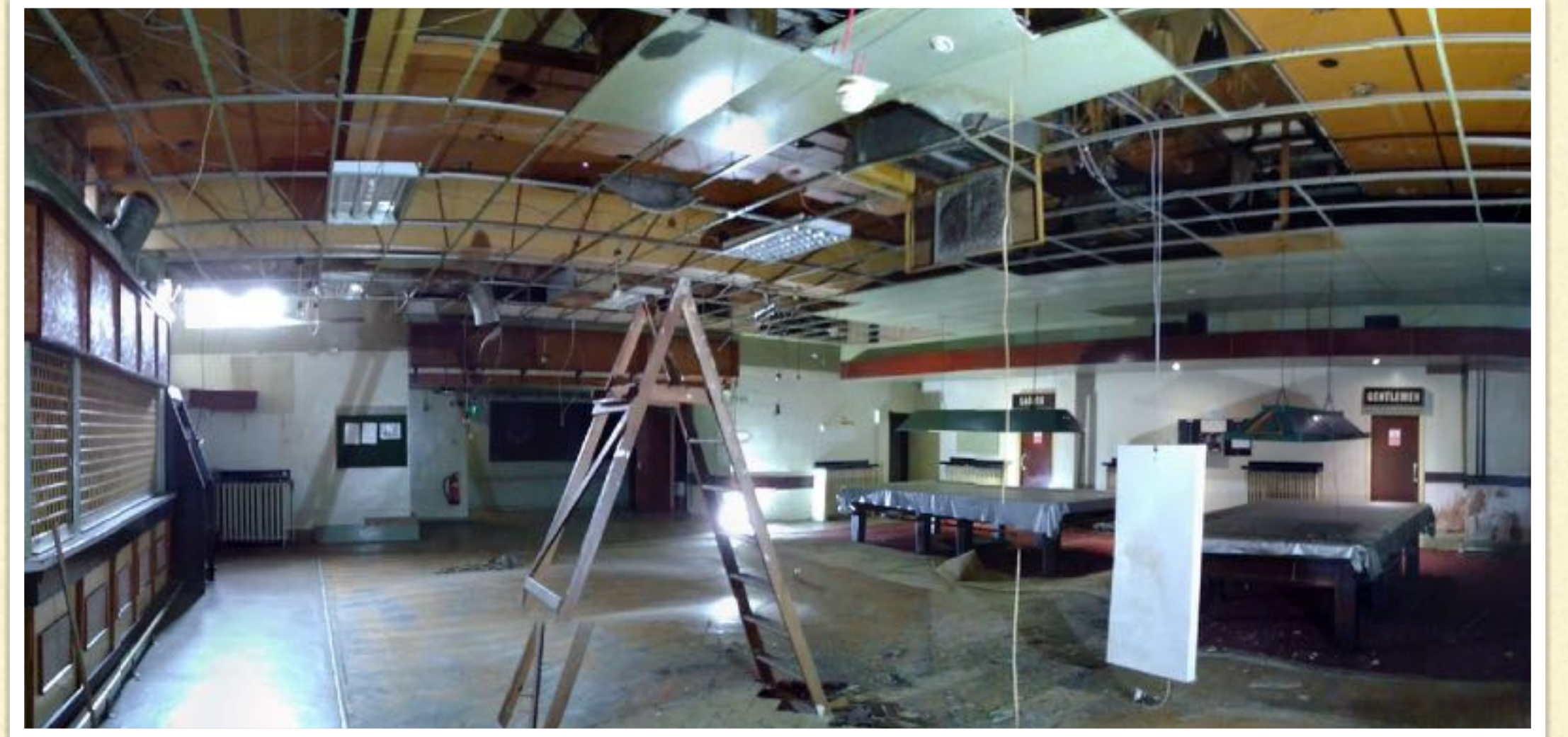


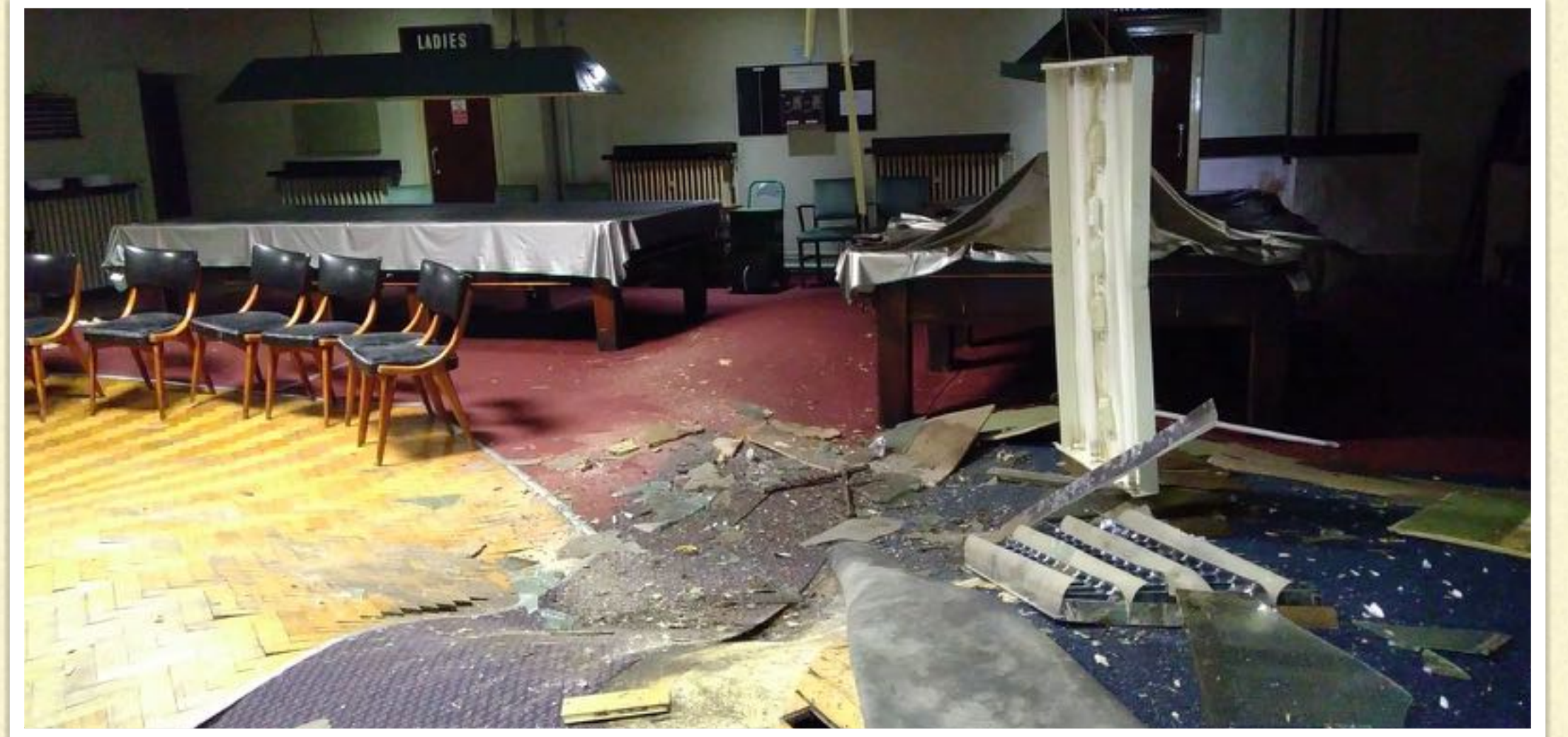
These charts look at secondary care activity for patients residing in the Barrow Hill LSOA and the rest of Derbyshire between January and December 2022.

What is this telling us?

- > Patients in Barrow Hill were more likely to have had contact with secondary care services during 2022 than those living elsewhere in Derbyshire.
- > Over a quarter of patients in the LSOA visited A&E at least once, compared to a fifth of patients in the wider area.





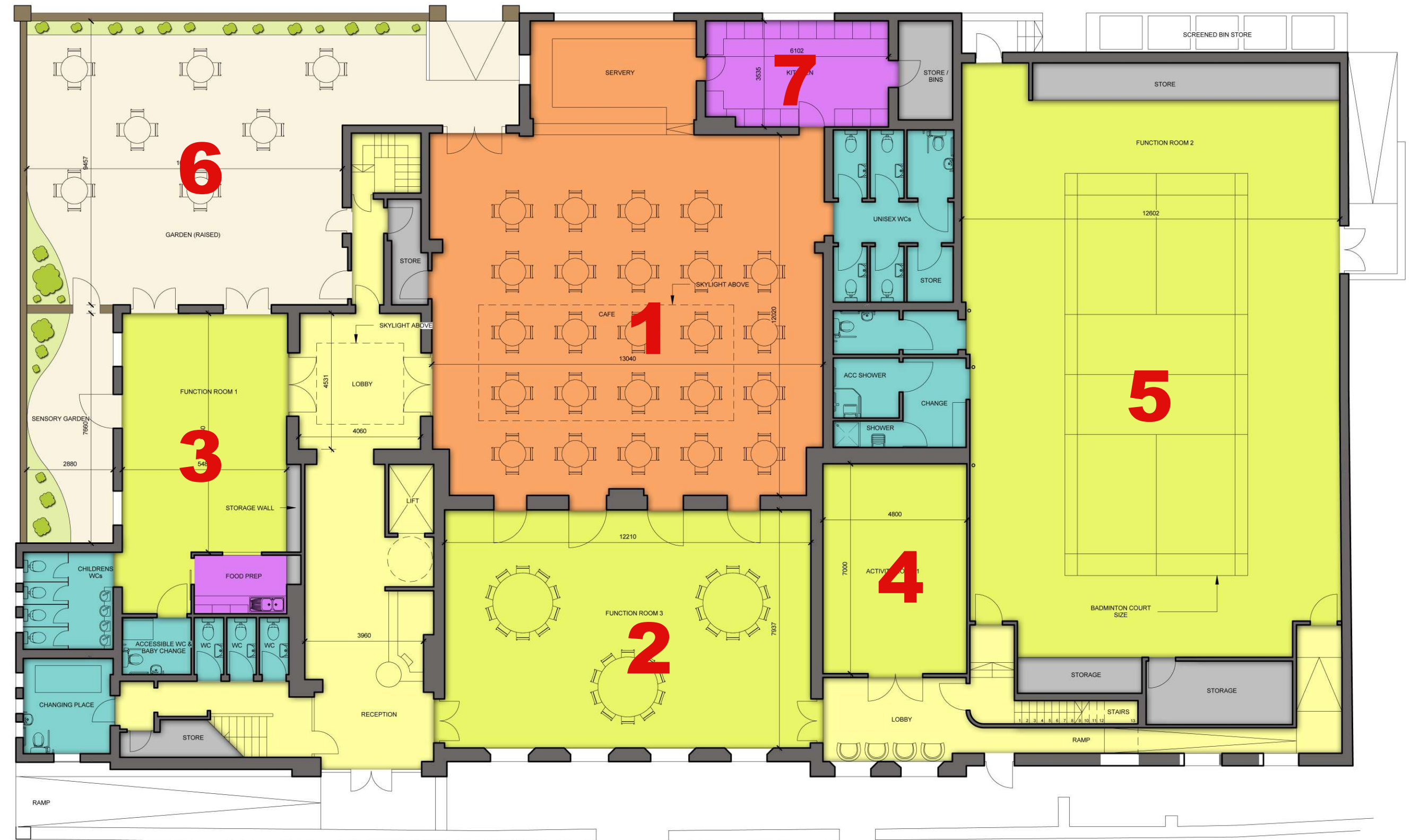




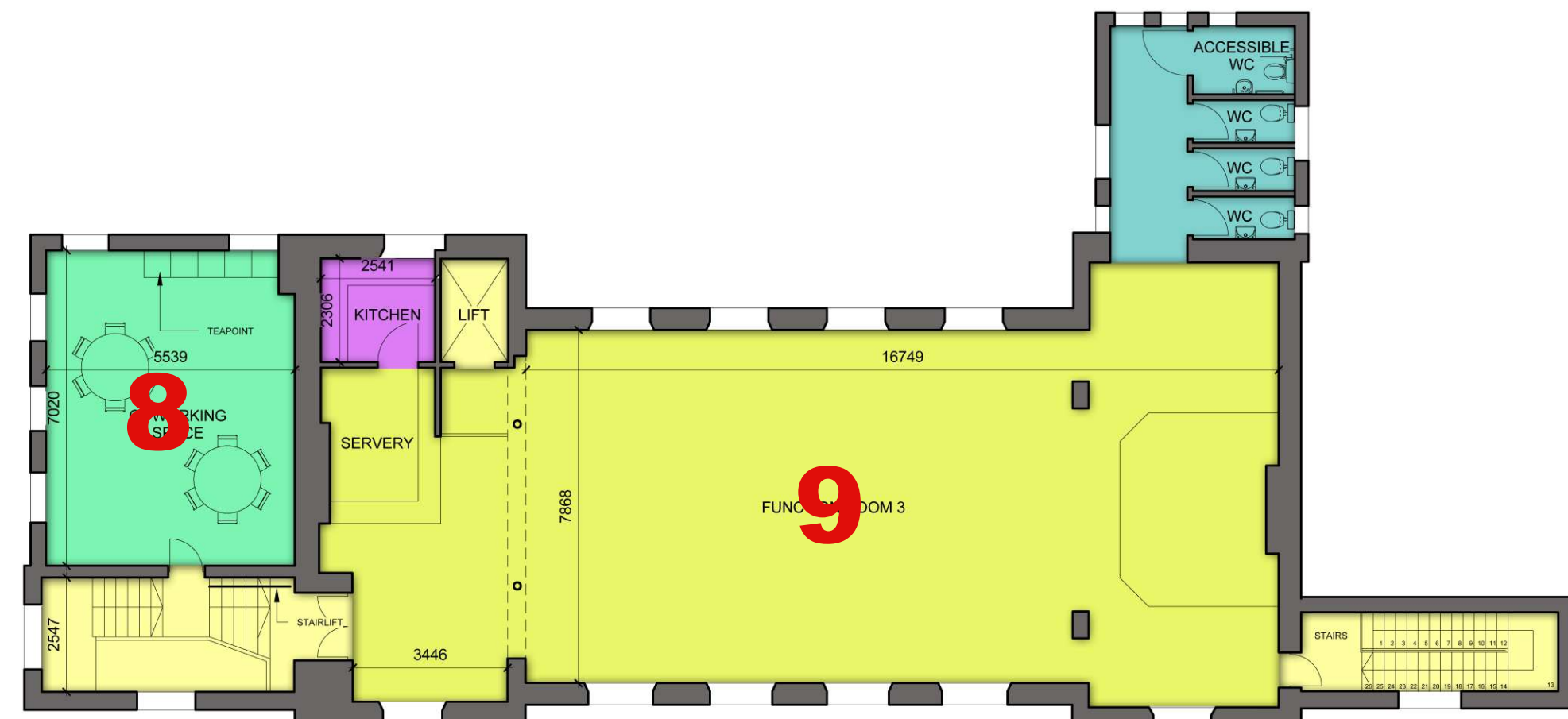
LAYOUT

1. HUB (CAFE/PUB)
2. COMMUNITY ROOM
3. SURE START / NURSERY
4. MEDICAL CENTRE
5. YOUTH / PHYSICAL ACTIVITY
6. GARDEN
7. KITCHENS
8. SKILLS/JOBS/HERITAGE
9. VENUE

GROUND FLOOR



FIRST FLOOR



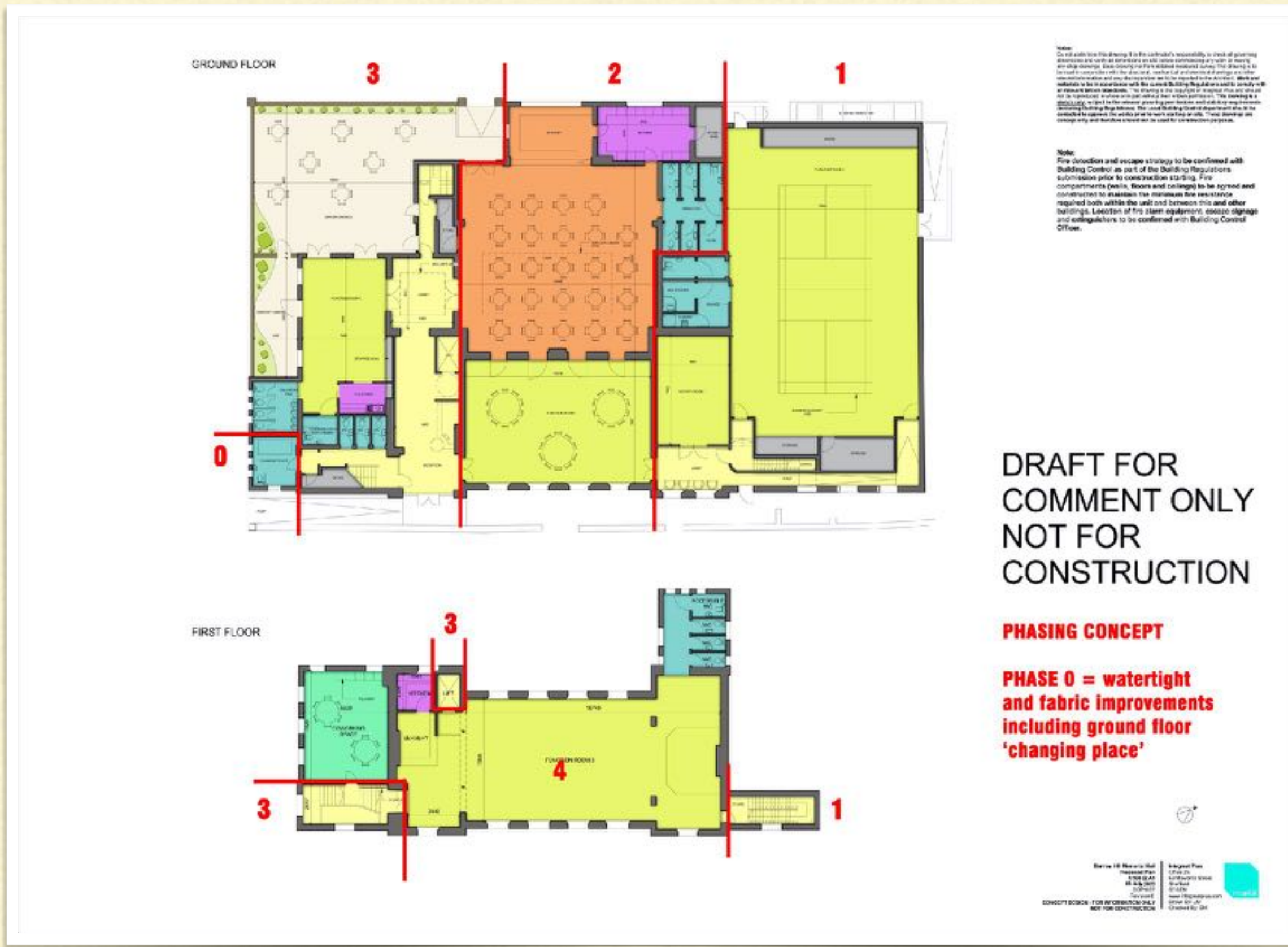
FUNDING STRATEGY

- Towns Fund (£1.307m)
 - Towns Fund 10% uplift for fit-out (£131k)
 - Heritage Fund (£600k: £92K so far)
 - Social finance (£250k)
 - Landfill funds (£150k: £78k so far)
 - Other miscellaneous funds (up to £100k)
-

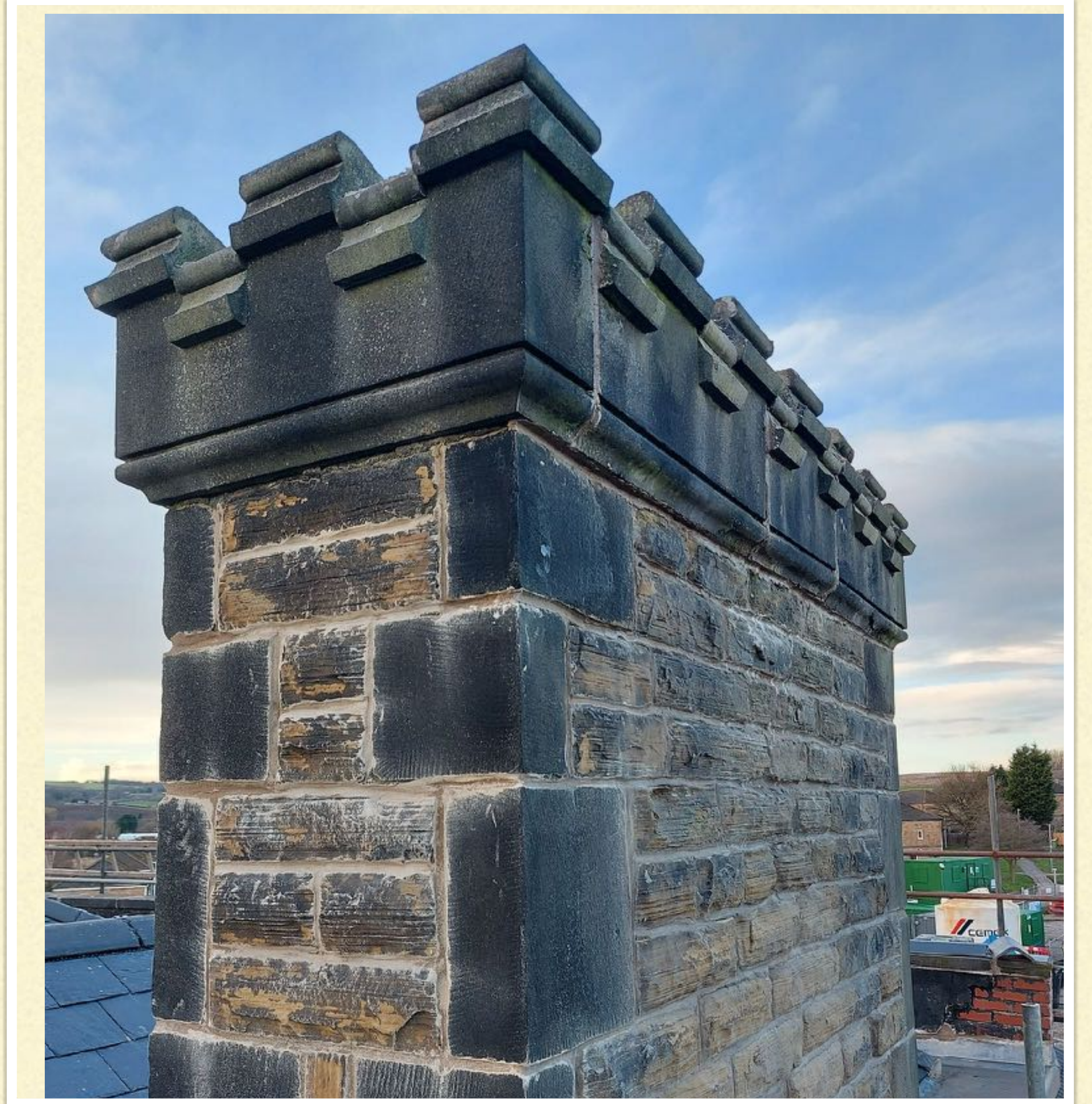
OUR CONSULTANCY TEAM

1. Architect
 2. Viability assessment team
 3. Green Book business case consultant
 4. Quantity surveyor
 5. Mechanical & Electrical Designer
 6. Structural Engineer
 7. Social finance & cashflow consultant
 8. VAT consultant
 9. Partnership & new services consultant
 10. Heritage activities consultant
 11. Pre-construction support
-

PHASING THE DEVELOPMENT



- Phasing is heavily dependent on funding
- Handing back sections of the building costs money
- We originally planned five phases:
 - 0: protect the building
 - 1: temporary community/activity/youth/medical centre
 - 2: community hub & hall
 - 3: nursery & garden
 - 4: jobs space & heritage venue
- We have now reduced this to three phases:
 - 0: prepare & protect
 - 1: downstairs
 - 2: upstairs









TIMELINE

- SPRING 2023: FINISH PHASE 0 & ASSEMBLE TEAM
 - SUMMER 2023: RECRUITING PROJECT MANAGER & TENDERING
 - AUTUMN 2023 - SUMMER 2024: PHASE 1 BUILD
 - SUMMER 2023 - SUMMER 2024: HERITAGE FUND DEVELOPMENT STAGE
 - WINTER 2024 - SUMMER 2025: PHASE 2 BUILD
-

RISK REGISTER

Highest risks are:

- Cashflow: mitigated by social finance & CBC flexibility
 - Capacity: mitigated by project manager resource
 - Cost increases: mitigated by 10% & match funding
 - Project complexity: mitigated by two phase delivery
 - Revenue operating model: mitigated by current consultant work
 - Community engagement: mitigated by Heritage Fund development stage
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TOWN DEAL COLLABORATIONS

- Summer event in Barrow Hill Roundhouse
 - Cultural Education Partnership with CBC, Canal Trust, Roundhouse & others
 - Potential footpath work Barrow Hill to Staveley
 - Opportunities for materials & skills donations, volunteering prior to construction
 - We are looking for additional trustees with finance & construction management skills
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NEXT STEPS

- Recruit delivery project manager
 - Pull together & issue tender pack
 - Appoint contractor
 - Run Heritage Fund development stage
 - Continue work with NHS and Academy Trust
 - Develop community hub operating model with residents
 - Continue to develop revenue business model
-

QUESTIONS?

Feel free to get in touch:

<http://barrowhill.community>

info@barrowhill.community
