

Background

The Headstocks were safely dismantled in December 2023. A small amount of timber and all the ironwork were salvaged and these pieces are now stored safely in Kimberley depot.

Plans were drawn up regarding a suitable replacement options in preparation for the public consultation and these were as follows:

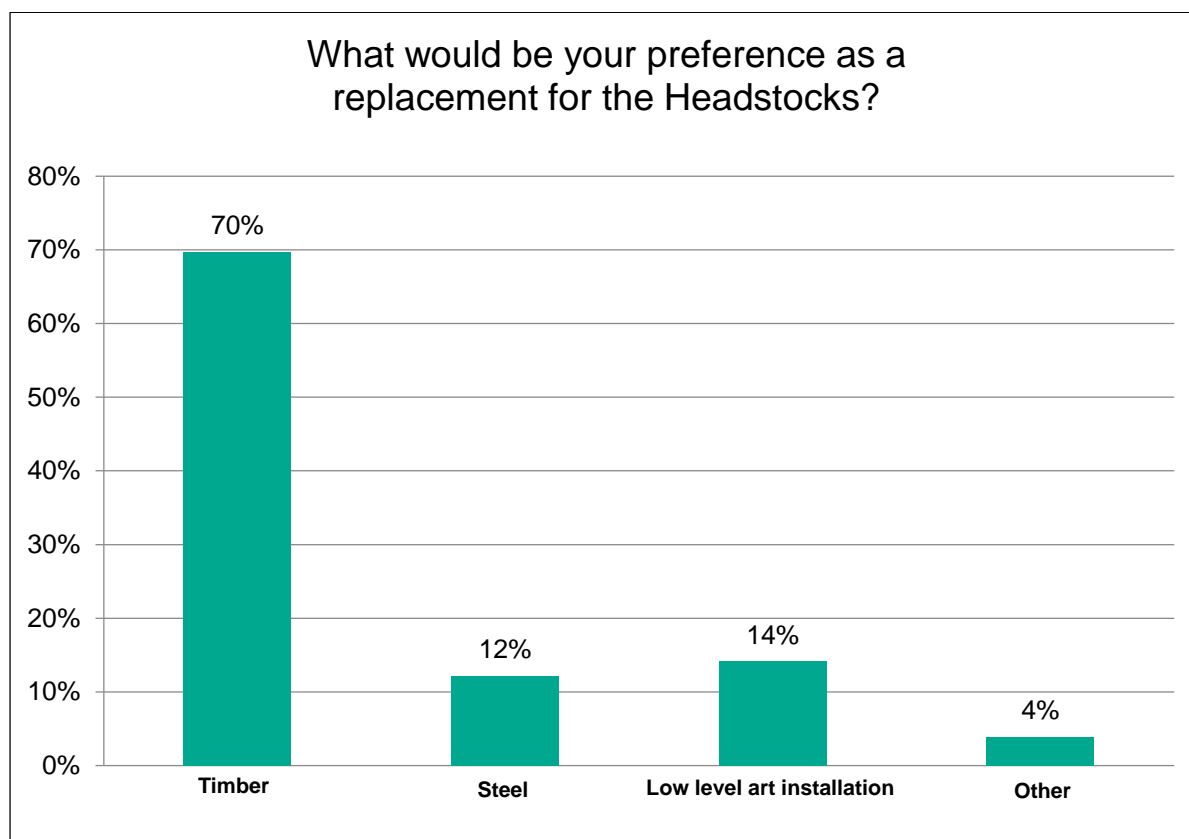
- **Direct replacement with an oak frame structure.** Whilst this option preserves the original aesthetic of the structure, the estimated cost of replacement is approximately **£170,000 - £220,000** (including groundworks). The structure would also require six monthly visual inspections by Broxtowe Borough Council Officers, a yearly engineers visual report (approximately **£500**) and a five yearly Mobile Elevating Work Platform (MEWP) (approximately **£1,000**). Plus, a revenue budget for maintenance and repair (estimated cost of £30,000 over a five-year period. Although for the first five years the revenue cost will be much lower).
- **Direct replacement with a steel structure.** Indicative pricing for a steel structure is in the region of **£240,000- £280,000** (including groundworks). Although this option costs more than its wooden counterpart, it brings about the advantage of reduced concerns over the structures integrity in comparison to a wooden one. The structure would also require six monthly visual inspections by Broxtowe Borough Council Officers, a yearly engineers visual report (approximately **£500**) and a five yearly Mobile Elevating Work Platform (MEWP) (approximately **£1,000**). Plus, a revenue budget for maintenance and repair (estimated cost of £20,000 over a five-year period. Although for the first five years the revenue cost will be much lower).
- **Ground level interactive art piece.** Installation of a ground level structure, utilising original materials from the Headstocks. Work could be undertaken with a local artist to create something that is sympathetic to the environment, whilst highlighting the cultural and historical importance of the site. Some maintenance and repair for the structure would be required, but this would be at lower levels compared to the first two options. Estimated cost between **£20,000 and £50,000**. Plus, a revenue budget for maintenance and repair (estimated cost of £1,000 over a five-year period).
- **Other.** Respondents to provide additional options.

Public consultation

Brinsley Headstocks consultation ran from 7 May until 31 May 2024. The consultation was conducted using an online platform and paper questionnaires. The latter was distributed across various locations in the Borough.

There were 747 responses to the questionnaire (2% paper and 98% online).

The results of the questionnaire indicated that 70% of respondents favoured a full size replacement, in timber as detailed in graph 1.



Graph 1: What would be your preference as a replacement for the Headstocks?

Other options raised by the respondents of the questionnaire included; transforming the Headstocks area into a food café, restoring and rewilding the area and expanding the nature reserve, utilising the surviving timbers and ironwork to construct a small observation tower for bird watching, establishing a play park and developing a community centre, with an indoor sports hall.

Whilst 70% of respondents expressed a preference for a replacement in timber, it is important to consider the estimated cost of such a structure. This is currently estimated between £170,000 and £220,000.

Additionally, the on-going maintenance costs for maintaining such a structure are projected to be around £30,000 over a five-year period. It should be acknowledged that this level of expenditure would likely to be required throughout the lifetime of the Headstocks. From 1991, when the Headstocks were re-erected on site, until its dismantling in December 2023, over £80,000 was spent on maintenance. Given that the structure is constructed of wood, ongoing maintenance will be essential to prevent deterioration; however, due to the inherent nature of wood, concerns regarding its stability and robustness will persist regardless of the amount of maintenance carried out.

Alternatively, a lower cost, sympathetically linked art installation using the materials from the Headstocks, the second most popular option supported by 14% of respondents, could be considered.

Whilst it is acknowledged that this alternative was not the most popular choice and would not result in a physical structure like the replacement in timber, it presents a more sustainable outcome both environmentally and economically.

Repurposing the materials in an art installation aligns with the principles of sustainability and creative reuse, offering a unique way to preserve the heritage of the headstocks, whilst engaging with the community in a meaningful way. This option would provide an opportunity to celebrate the history of the site and engage with residents in a creative and culturally significant way.

Friends of Brinsley Headstock focus group

A meeting with the Friends Group was undertaken in the middle of June. The group expressed a strong preference for the full size replacement in wood, utilising the original metal work.

Moving forward they would like to showcase the site, highlighting its heritage and wildlife value to visitors. The group did emphasise the need for improved accessibility in and around the Headstocks.

The Friends group were keen to collaborate with the Council on joint funding applications, to support the installation of the Headstocks.

Funding Implications

The most popular replacement choice for respondents was the full size timber structure, estimated at between £170,000 and £220,000, pending a full procurement exercise. In terms of funding implications for the Council, several potential funding streams exist, currently amounting to £145,000. These funding sources are detailed in Table 1; however, it is evident that there would be a shortfall of £75,000. Potentially, this cost may need to be covered by the Council.

Funding Stream	Amount (£)
UK SPF	£25,000
Section 106 contributions	£50,000
FCC funding	£70,000
Total	£145,000

Table 1: Potential funding Streams

It is important to highlight that the FCC funding is provisional, given that a full funding application would need to be submitted and approval required. This process could take over six months to secure.

The Council will continue to seek potential funding streams (including the Heritage lottery funding) to bridge the financial gap, should option 1 of the report be approved.

The Council must also consider the ongoing revenue budget required for the maintenance of the structure. Whilst initial maintenance costs are expected to be

relatively low as the structure is new, it is anticipated that these expenses will escalate with the age of the structure, necessitating additional maintenance to prevent deterioration as experienced with the previous Headstocks.

Consulation results- further questions

The outcome of the remaining questions included in the consulation are as follows:

Do you think the site would benefit from additional information panels?

Yes	88%	No	12%
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Do you think the access points should be improved?

Yes	59%	No	41%
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Do you think more accessible paths to the Headstocks location would be beneficial?

Yes	65%	No	35%
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As well as its mining heritage, the site is managed as a local nature reserve. Do you think more could be done to enhance the habitats on site for wildlife?

Yes	82%	No	18%
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Is the car parking adequate?

Yes	60%	No	40%
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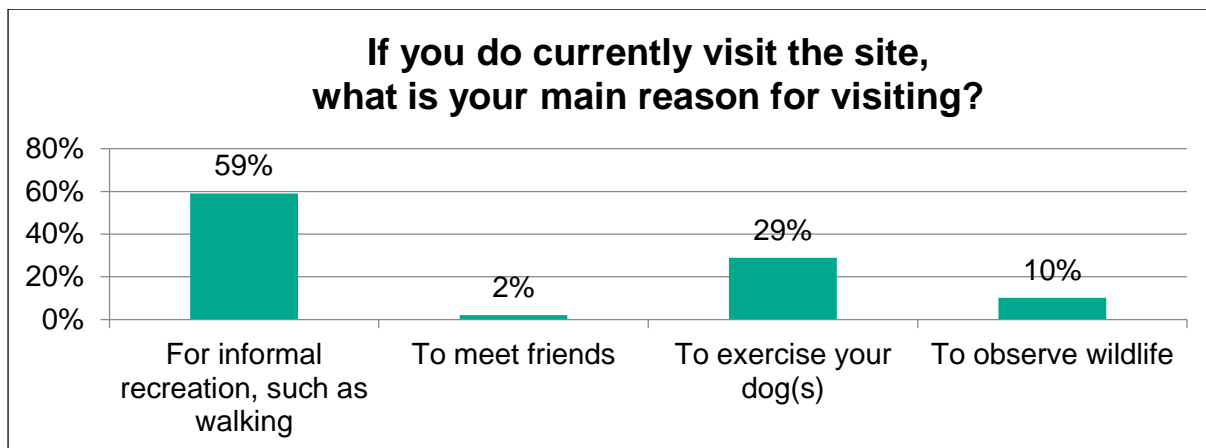
Do you visit the site at present?

Yes	87%	No	13%
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If you answered no to the above, would you visit the site if it were improved?

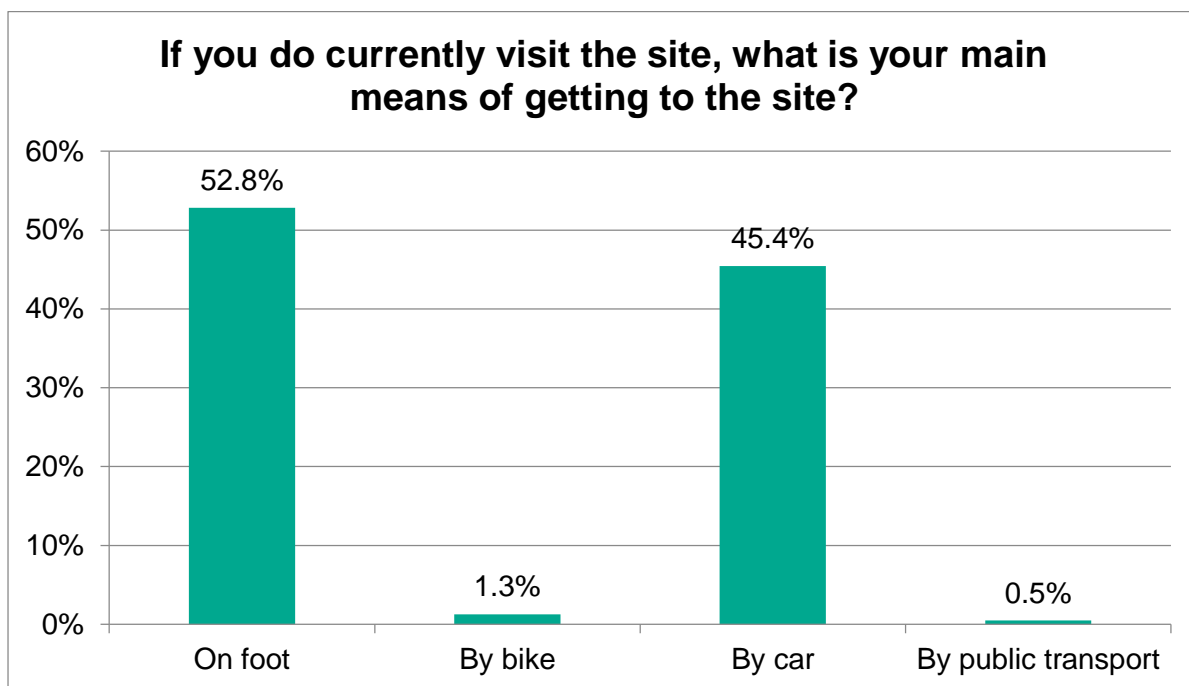
Yes	94%	No	6%
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If you do currently visit the site, what is your main reason for visiting (please select only one option)?



Graph 2: Main reason for visiting Brinsley Headstocks

If you do currently visit the site, what is your main means of getting to the site (please select only one option)



Graph 3: Main means of getting to site

Do you think access to informal open spaces such as the Brinsley Headstocks is beneficial for your physical health?

Yes	98%	No	2%
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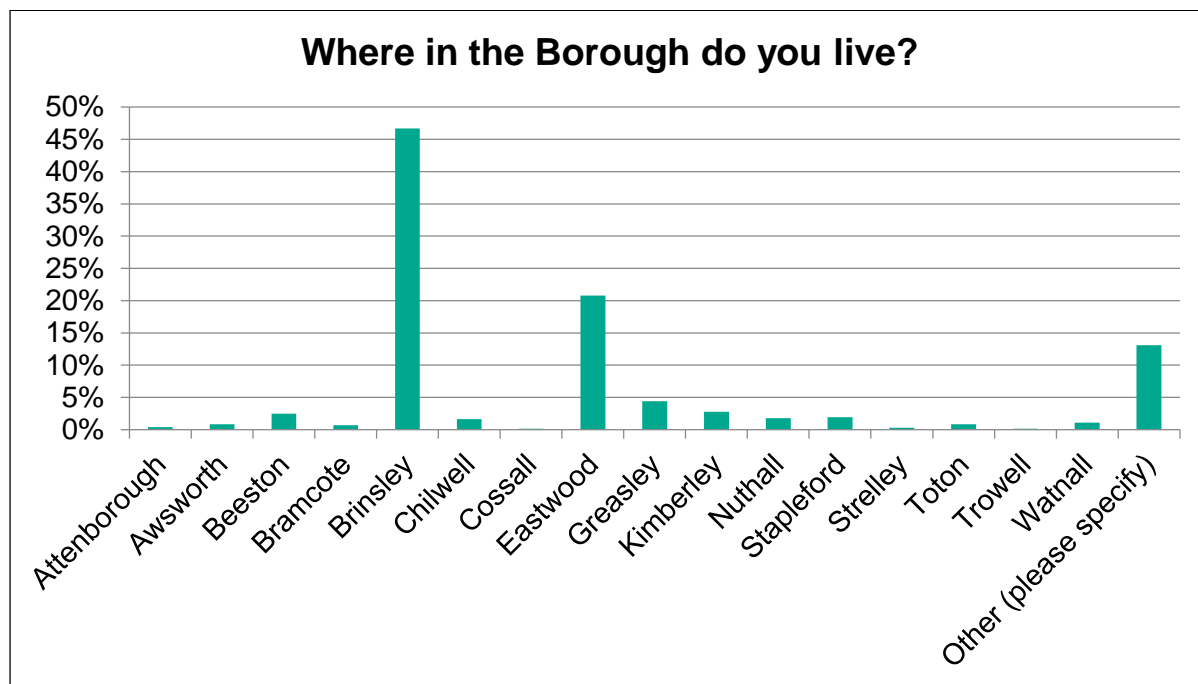
Do you think access to informal open spaces such as the Brinsley Headstocks is beneficial for your mental health?

Yes	98%	No	2%
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Do you think access to informal open spaces such as the Brinsley Headstocks site provide an opportunity for you to socialise with like-minded people?

Yes	90%	No	10%
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As seen in graph 4, nearly half of all respondents (47%), live in Brinsley, followed by 21% from Eastwood. There were notably fewer responses from the south of the Borough.



Graph 4: Where do respondents live in the Borough?

Additional responses from the consultation

The following section provides an overview of the common themes and comments taken from the questionnaire analysis.

“Given the mining heritage and associated literary heritage of this site and surrounding area plus the tandem headstocks, every effort should be made to conserve and re-erect the headstocks as a fitting memorial to those who worked and gave their lives at Brinsley and should be considered of regional if not national importance”.

“As much as we need something, I think that more money should be spent on facilities and access”.

“The mining community has a strong reliance on memories and I believe it is essential to keep those memories especially by preserving the Headstocks as far as possible”.

“Such sites are essential for our young people to know of, learn and understand our heritage. I have used the site to explain to my granddaughter all about the economic, social and cultural effects of a once great industry”.

"It's such an important piece of history of which we have lost so many. There are very few around here... we are all ex mining villages and towns with not a lot of information. Also my Great Grandfather died following an injury occurred in this pit".

"While it would be great to see the headstocks fully restored in all their former glory, I appreciate that the cost of such a restoration is prohibitive when councils need to budget carefully, so a cheaper memorial will be easier to maintain but will capture the spirit of the mining era and record history in public displays of photographs or depictions on bronze plaques (hopefully). More importantly, the space will be safer for public enjoyment, and if extra funds are available, the addition of plantings that enhance wildlife preservation and public enjoyment at the site would be an excellent compromise".

"All my family have lived in brinsley their whole lives. Past generations have worked the pits. My dad is 80 now and soon all the heritage will be gone with them. We have a duty to keep it alive".

"Do not agree with spending any money at the site".

"The structure needs to be rebuilt to as near as condition as when it was taken down. Too much of our heritage is being lost".

"It is a very strange sensation visiting currently without the headstock there. This is a heritage site, the history of it should be maintained".

"Full restoration of the wooden structure would be the ideal but the cost seems prohibitive".

"I'd like a full sized version of the stocks if the money didn't come from other social funds. A smaller version is an acceptable alternative, as a historical record. There's dangerous barbed wire the other side of the hill. I'd love to see that fencing changed to barbed wire on the top only".

"I have already stated that I don't think the cost of replacing the headstocks should come from the taxpayer, there are many many more things that need that money more. I would however, be OK with the community that seem to care so much about them to pay for replacing them, and their maintenance. I think there could be some concern that the land could be built on and the removal of the headstocks was the first step towards this. I suspect that this is highly unlikely, but perhaps some reassurance that this will never happen could go some way to placating some people's objections. The open space and nature reserve is so well used by the community and I agree that it should not be built on".

"These headstocks have their place within our industrial heritage and it would be a superb tribute to the hardworking men and women of our past and present communities to preserve these unique historical features for future generations".

Recommendation

Cabinet is asked to CONSIDER the options below and RESOLVE accordingly.

The options for replacement are as follows:

1. Direct replacement with an oak framed structure.
2. Direct replacement with a steel structure.
3. Ground level interactive art piece.
4. Other.