**Market Research for Potential Future Procurement Exercise**

**BP1064 – Dismantling of and Replacement/Repairs of Brinsley Headstocks, NG16 5AE**

**THIS IS NOT A TENDERING OR BIDDING PROCESS**

Broxtowe Borough Council is researching the potential options to repair or replace Brinsley Headstocks.

<https://www.broxtowe.gov.uk/for-you/parks-and-nature-conservation/parks-open-spaces/parks-in-my-area/brinsley-parks-and-open-spaces/>

**Background**

Brinsley Headstocks, the site of a former coal mine Brinsley Colliery, was worked from 1872 until 1934. It was then used for access to nearby pits until 1970, when the surface buildings were demolished. The headstocks were taken to a mining museum but returned to Brinsley in 1991, where they were re-erected on their present site. The twin headstocks and nearby disused mineral railway track are all that remain of an extensive coal mining infrastructure.

A condition report and safety inspection (attached) on the Headstocks was carried out by a listed Conservation Engineer.

Below is a number of recommendations that were made in the report and actions taken so far:

1. The headstocks can no longer be considered to be capable of safely carrying the load from the winding wheels without intervention.
2. The wheels should be carefully removed from the headstocks and stored in a suitable environment.
3. The headstocks should be carefully dismantled, and the timber sorted, the timbers suitable for reuse should be recorded and set aside for storage, again in a suitable environment.

Following the completion of the report the Headstocks have been fully enclosed by Heras type fencing, fixed beyond the falling zone of the structure. This is inspected weekly to ensure it remains secure.

The winding wheels have been removed by a crane company who were able to provide a full contact lift and the wheels are now being safely stored at Kimberley Depot.

Please see additional documents to give a flavour of the site/project. A google images search will also provide more photos.

We do have lot of close of photos of the condition of the beams but it is not practical to upload all of these onto this site

The next stage of the project will be to assess various options for the structure as the condition of the timbers will not be fully understood until the structure has been dismantled and inspected.

Members will need to make a decision as to the best option in terms of protecting the heritage nature of the Headstocks and the cost of this. However, before the options can be put in front of the Council’s Cabinet, the Council needs to understand the potential costs for various options of repair/replace and this is what this research wishes to establish.

**Potential Options**

Note: Following the guidance provided by the structural engineer all the options require the existing structure to be fully dismantled and documented, ideally by the same contractor that will be doing the reinstatement.

The potential options for the Headstocks are listed below:

* **Option 1 - Repair and Rebuild**

To dismantle the existing structure, documenting the timbers and fully assessing the condition of them to identify if any could be reused and what the potential lifespan of them pending any available treatments. Any timbers beyond the state of repair of reinstatement will be replaced by a suitable option with as long as a lifespan as possible.

This option would see as much of the original structure reused as possible maintaining the heritage of the site with options available to recycle the timbers not reused onsite as a showpiece wherever possible.

* **Option 2 - Complete rebuild using original drawings and information gathered from dismantled structure.**

This option would be a like for like recreation using new suitable timber or material. Where ever possible the original wheels and metal fixtures would be used to maintain some heritage. Any material used would need to be long lasting and durable with the need for minimal maintenance.

To assist the build, the Council has a scaled drawing of the Headstocks which shows information of the individual timbers fixtures.

* **Option 3 - To reinstate an interpretation of the Headstocks using steel**

A ‘to scale’ modern rebuild using steel also reusing the existing fixtures wherever possible, winding wheels and original anchor points or a ‘to scale’ interpretation silhouette, as used in the Broxtowe Borough Council banner, cut out of steel and then utilising the wheels as a ground based attraction and an interpretation board.

* **Option 4 - Repair and rebuild as in option 1 but scale the structure down**

This option would involve dismantling the existing structure, documenting the timbers and fully assessing the condition of them to identify if any could be reused and what the potential lifespan of them is, pending any available treatments. Any timbers beyond the state of repair of reinstatement will be replaced by a suitable option with as long as a lifespan as possible.

However, with this option the entire structure would be lower to the ground. This would not only make the structure safer, making it lighter and closer to the ground but it would also mean that ability to inspect the structure will be easier. It would also mean that the structure is more visible to the public from the ground.

**Response**

Responses are requested on:

1. **Options**

The Council welcomes comments on these options as well as alternatives.

1. **Possible Cost**

The Council would also like to ascertain the potential cost for any of the options or alternatives options. Please note this is not a tendering exercise, so any response is not ‘binding’ and is just a response to the Council’s market research. However, any cost figure proposed does need to be realistic as this is what will be used to help set the Council’s budget for this project. We are happy to accept potential costs in a range.

It is preferable that the cost is be broken down i.e. an estimate for dismantling and recording, with another for copying and rebuilding, depending on option selected.

1. **Bidding Interest**

The Council would also like to know, if the project continued to the procurement stage, as to whether your organisation would be interested in bidding.

If you wish to visit the site and obtain more background on this project, please contact:

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Please submit any response to procurement@broxtowe.gov.uk by 10am on the 16th October 2023, titled with the reference of ‘BP1064’.

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