

# Kilmarnock Plan for Neighbourhoods – Initiative Business Case

Early Impact Initiative	Brighten Up/Tidy Up - Painting	Approval Sought: £5300 (26/27)
Date Completed: 25/02/26	Owner: Alan Foster	Date Approved by Board:

## Executive Summary

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As part of the ongoing town centre brighten-up and tidy-up programme, a review of everyday metal features around the town centre within Kilmarnock town centre has identified 20 locations where metal infrastructure, including railings, benches, litter bins and bike racks, would benefit from repainting. These assets are located in prominent, high-footfall areas and play an important role in shaping the overall appearance and perception of the town centre.

Although the assets remain structurally sound, many exhibit visible wear, faded finishes and signs of corrosion. Addressing this now presents an opportunity to enhance the town centre environment, protect existing assets and support wider regeneration objectives through a relatively modest and cost-effective intervention.

The works will be delivered with the support of volunteers, providing local people with the opportunity to take part directly in improving their town centre. This approach not only strengthens community ownership and pride, but also significantly reduces labour costs, ensuring that the intervention remains affordable and represents strong value for money.

The proposed programme is not without challenges. Key hurdles may include securing owner consent, coordinating works within busy pedestrian areas, managing short-term disruption to businesses and the public, and scheduling activity around weather conditions to ensure appropriate paint application and durability. There may also be access considerations for certain locations, requiring liaison with adjacent property owners or service providers. In addition, care will be required to ensure consistency with existing streetscape standards and any heritage or conservation requirements.

These risks are considered manageable through careful planning, phased delivery and clear communication with stakeholders. Overall, the repainting programme represents a practical, low-risk project with high visual impact and long-term benefits for Kilmarnock town centre.

We would anticipate this project taking no more than 6 months to complete.

## Key Milestones

- Start - 01/04/2026
- First Four Areas Completed - 30/04/2026
- Second Four Areas Completed -31/05/2026
- Third Four Areas Completed - 30/06/2026
- Fourth Four Areas Completed -31/09/2026
- Project Completed - 30/09/2026

## Cost Profile

Overall Brighten Up /Tidy Up funding for the duration of the programme is:

Early Impact - Town Centre (Brighten Up)	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Totals
Capacity Funding	0	0										0
RevEx												0
CapEx		10,000	50,000	50,000	50,000							160,000
Total	0	10,000	50,000	50,000	50,000	0	0	0	0	0	0	160,000

- Note that this is funding for the overall Brighten Up/Tidy up workstream, as opposed to the Painting element which this business case relates to.
- Costs for this piece of work are anticipated to be £5300 over the 6 month period.

## Detailed Solution

### **What we are going to do**

We propose to deliver a targeted repainting programme for selected metal infrastructure within Kilmarnock town centre. The works will involve surface preparation and repainting of existing railings, benches, litter bins and bike racks using appropriate, durable coatings designed for external use. The objective is to refresh the appearance of these assets, protect them from further deterioration and extend their usable lifespan.

### **Where we are going to do it**

The programme will focus on 20 identified locations (Appendix 1) across the town centre. These locations have been prioritised based on visibility, footfall, current condition and their contribution to the overall streetscape. All works will be carried out within the existing public realm and will not require permanent changes to layouts or infrastructure.

### **Who is involved**

Delivery will involve coordination between the project team, volunteers and relevant stakeholders. This includes liaison with the local authority, town centre management, nearby businesses and, where necessary, adjacent property owners. Volunteers will be required to work within an active town centre environment and comply with health and safety standards.

### **Variables and considerations**

A range of practical and operational variables have been considered in developing this proposal. These include managing pedestrian and vehicle safety during works, minimising disruption to businesses and the public, and programming activity to avoid peak trading periods where possible. Weather dependency and seasonal timing will be factored in to ensure appropriate paint application and longevity. Asset ownership, access requirements and any heritage or conservation sensitivities have also been reviewed. Consistency of colour and finish with existing town centre standards will be maintained, and environmental considerations such as waste disposal and material selection will be addressed.

### **Why this option and alternatives considered**

This approach was selected as it offers a low-cost, high-impact solution that delivers immediate visual improvements while protecting existing assets. Alternative options considered included full replacement of assets, partial interventions, or deferring action until more significant deterioration occurs. Full replacement was discounted due to significantly higher costs and longer lead times, while deferral would likely result in increased future maintenance costs and further decline in appearance. Repainting at this stage represents the most proportionate, efficient and value-for-money option to support ongoing town centre improvement efforts.

## Anticipated outcomes and benefits for Kilmarnock

The primary objective of the repainting programme is to deliver an immediate and visible improvement to the quality and appearance of Kilmarnock town centre. By refreshing worn and weathered metal infrastructure, the project will help create a cleaner, more welcoming environment that reflects active care, investment and pride in the town's public spaces.

This improvement will offer a more attractive streetscape, particularly in high-footfall areas where first impressions matter most. Enhanced public realm aesthetics will reinforce positive perceptions among residents, visitors and businesses. The refreshed assets will also contribute to a sense of safety and order, as well-maintained environments are consistently associated with improved user experience and confidence.

Secondary impacts include strengthening civic pride and community wellbeing, as visible improvements demonstrate ongoing commitment to the town centre. The project also supports local businesses by complementing their own efforts to attract customers and invest in shopfronts and premises. From an asset management perspective, the works will extend the lifespan of existing infrastructure, reducing future maintenance demands and avoiding premature replacement costs.

Collectively, these outcomes contribute to wider regeneration and place-making ambitions, positioning Kilmarnock town centre as a cared-for, vibrant and resilient destination.

## Costs / Funding Sources

All funding will come from The Neighbourhood Board, although we anticipate being able to gather some in kind support as we source materials.

## Risks/Mitigations

The proposed repainting programme carries a number of manageable risks, which have been carefully considered and can be mitigated through effective planning and delivery.

- One key risk is disruption to pedestrians, businesses and town centre activity during works. This could impact footfall or create temporary inconvenience. Mitigation will include phased delivery, clear signage, safe pedestrian management and scheduling works outside peak trading periods where possible.
- Weather conditions present a further risk, as adverse weather may delay works or affect paint quality and durability. This will be mitigated by programming activity during suitable seasonal windows, allowing flexibility in scheduling and using appropriate weather-resistant materials.
- There is also a risk of inconsistency with existing streetscape standards or heritage considerations, which could undermine the intended visual improvement. This will be addressed through early agreement on colour palettes and finishes, alignment with local authority guidance and, where necessary, consultation with relevant heritage stakeholders.
- Health and safety risks associated with working in active public spaces will be mitigated through the use of experienced contractors, robust risk assessments, method statements and appropriate supervision.
- Finally, there is a risk of cost overruns or scope creep. This will be managed through clear definition of works, fixed pricing where possible and ongoing project oversight.

Overall, the risks are considered low and proportionate to the benefits of the project.

## Sustainability/Legacy

The project is designed to deliver lasting benefits beyond the immediate visual improvement. Durable, weather-resistant and anti-corrosion coatings will be used to extend the lifespan of existing assets and reduce the need for frequent future maintenance. Works will follow a preventative maintenance approach, helping avoid premature replacement and unnecessary material waste. By improving and protecting existing infrastructure rather than replacing it, the project supports sustainable asset management and value for money. The refreshed public realm will also establish a higher standard for town centre appearance, reinforcing long-term care, pride and stewardship of Kilmarnock town centre.

## Appendix 1- List of areas identified for painting:

- Braeside Street - Academy Steps
- King Street - Bins
- Riverside - Timmer Brig, Sandbed Street, behind Brown Munday
- Laigh Kirk - Railings & Benches
- St Marnock Street - Car Park Railings
- Waterside Street - Car Park Railings
- Bank Street / John Finnie Street - Bike Racks
- Bank Street - Bins
- Train Station Sign
- Back of West Street Buildings
- Portland Street - Partners for Inclusion
- Wellington Street - Old Hospital Fence
- Old High Kirk Gates
- Back of Upper Foregate Staircase & Benches
- Low Road - Car Park Railings
- Town Green Riverside - Railings
- Kay Park Parish Church - Railings

## Appendix 2 - Costs

- Paint - £2000 (based very roughly on £50 per area. Johnstone's Smooth Metal Paint @ £24 for 2.5l with 10sqm coverage per litre)
- Other materials - £1000
- Sustenance - £1800 (24 weeks at £75 per week)
- Labour - £0 (Volunteers)
- Contingency - £500

Total Including Contingencies - £5300