

## **EAST AYRSHIRE COUNCIL**

**CABINET – 22nd AUGUST 2007**

### **WATERPROOFING OF CAR PARKING FLOORS FOREGATE MULTISTOREY CAR PARK, KILMARNOCK**

#### **Report by Executive Director of Neighbourhood Services**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to seek approval to carry out the waterproofing of four floors of the Foregate Multi-storey Car Park at an estimated cost of £130,000.

## **2 BACKGROUND**

- 2.1 In recent years, East Ayrshire Council has undertaken a number of improvements to the Kilmarnock Town Centre multi-storey car park. The improvements have included the provision of CCTV cameras, improved lighting and installation of pay and display ticket machines with lower charges on the upper floors. During this time security patrols have also been stepped-up. Following recent improvements, the peak accumulation of cars in the car park has risen from approximately 120 to 240 daily and vehicles regularly park in the spaces on the roof decks.
- 2.2 As part of the 'Top of the Town' Office Development which is to be constructed in the Foregate North open car park, it is intended to upgrade the Foregate Multi-storey Car Park and undertake public realm works in the vicinity of the Development to enhance the attractiveness of the area. Outline Planning Consent was granted for the Top of the Town Development on 12<sup>th</sup> May 2005 by the Development Services Committee with conditions relating to the public realms works and the upgrading of the Multi-storey car park. Improvements to the Foregate Multi-storey are to include: the refurbishment of the access stairwells, the addition of a new lift to improve access, improving the interior lighting and replacement of the exterior cladding. Additionally the waterproofing and painting of the car parking floors is to be carried out, along with any structural works that are needed to bring the facility up to modern standards. These improvements will increase the attractiveness of the multi-storey car park for shoppers and business users and increase the demand for parking spaces.
- 2.3 The Foregate Multi-storey Car Park has ten car parking floors. At the beginning of 2007 Mackenzie Construction were awarded a Contract to waterproof six internal concrete floors and overcoat the existing waterproofing on the two roof levels. The waterproofing of the six internal floors (levels 3 to 8) was carried out successfully but when repairs were being carried out to the existing waterproofing on the two roof levels, it was found that water had penetrated between the membrane and the concrete surface over a substantial area. To address this problem, it will be necessary to replace the full waterproofing on the two roof levels. The first and second floors of the car park were waterproofed and colour coated nine years ago. The colour coat is now worn and requires refurbishing.

### **3 CURRENT SITUATION**

- 3.1 Tenders have been issued for renewing the coloured coating on the two ground floor levels and waterproofing the two roof levels of the multi-storey car park. Subject to the approval of the Cabinet, this will allow the work to commence without delay and be carried out during the summer when the weather is likely to be more suitable.
- 3.2 The proposal to replace the failing waterproofing layer on the roof decks of the car park and renew the colour coating on the two lower levels will allow the full capacity of the car park to be utilised and will minimise future maintenance operations which would disrupt the operation of the car park.

### **4 FINANCIAL IMPLICATIONS**

- 4.1 The estimated cost of the work is £130,000
- 4.2 Funding will be met from the approved Capital Allocation for Regeneration of Assets and Energy Efficiency. This funding was first introduced to the Capital Programme by the Policy and Resources Committee on 8<sup>th</sup> February 2005 and is approved annually thereafter.

### **5 LEGAL IMPLICATIONS**

- 5.1 There are no legal implications

### **6 POLICY IMPLICATIONS**

- 6.1 The refurbishment and replacement of the waterproofing within the Foregate Multistorey Car Park is included in part of the planned 'Top of the Town' Development improvements.

### **7 COMMUNITY PLAN IMPLICATIONS**

- 7.1 The planned improvements to the Multi-storey Car Park will enhance the attractiveness of the town centre for shopping and business use, contributing to the Community Plan's objectives to improve opportunities.

### **8 RECOMMENDATIONS**

- 8.1 It is recommended that the Cabinet agrees to the expenditure required to carry out the works to the four floors of the Foregate Multistorey Car Park, outlined in 3.1 above.

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JTK/DM/YK  
13<sup>th</sup> August 2007

**LIST OF BACKGROUND PAPERS - Nil**

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