

NEWSLETTER

KING'S ARMS



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FORMER KING'S ARMS - PROJECT NEWSLETTER



WINTER UPDATE

In this third newsletter we are happy to report that progress on site has continued steadily through the late autumn and early winter, with several major milestones reached as the project moves firmly into its final stages.

Brickwork and blockwork across the development were completed in late November / early December, alongside the conclusion of the extensive stone repairs to the preserved historic façades. This work marks an important moment in the project; though still masked by the scaffold needed to provide safe access, the building's external form is now fully established and the original character of the King's Arms carefully restored.

Roofing works are also nearing

completion. The natural slate roof is now entirely finished, with the final section to the rear of the original building concluded at the start of February. Leadwork and rainwater goods are largely complete and are already making a significant visual difference, tying the restored elevations and new-build elements together and giving a clear sense of the quality of the finished building.

Lime render application is >>



PROJECT INFO:

Working with North Ayrshire Council and their design team, including Wellwood Leslie Architects, we are redeveloping this category C listed building to create six modern, energy-efficient amenity flats for rent.

The project will see the careful retention of the historic façade of the building, as it remains a landmark in its own right, with the rest of the dilapidated structure being completely redeveloped from the ground up.

The new one- and two-bedroom flats will become the latest homes to be created as part of the council's ambitious housebuilding programme, which will see more than 1,600 new homes built across North Ayrshire.

The development is currently scheduled to be completed in the spring of 2026.



The High Street elevation just prior to works beginning. < left: Slatting has completed with leadwork and rainwater goods largely complete. Solar PVs are also installed, further adding to the sustainability of the new homes.





Slating has completed with leadwork and rainwater goods largely complete and already making a significant visual difference.



The final render coat has a subtle, machine-finished texture which will be over-coated with a special lime-compatible paint (in white)



Flats are starting to come together with partitions complete, first fix plumbing & electrics installed. Kitchens will be installed in the next few weeks.

well underway, using two slightly different systems for the historic and new sections of the building, while maintaining a consistent overall appearance. Both areas are being finished with breathable lime render, applied in successive coats to build up strength and durability. The final render coat is then passed over with a hand-held machine to create a subtle textured finish. Once fully cured, all elevations will receive a lime-render-compatible painted top-coat in a uniform white colour, ensuring a robust finish and cohesive appearance across old and new fabric alike.

Internal Fit-Out

Inside the building, the transformation is now very apparent. Internal partitions are in place and doors have been installed throughout, meaning the individual flats are clearly defined and beginning to feel like real homes.

The installation of the Joule Green Comfort/Modulair heating system marks another milestone, introducing very modern but complementary technology alongside the historic fabric. Based on an exhaust

air source heat pump, the system captures heat from air extracted from within the building and reuses it to provide space heating and domestic hot water.

In addition to heating, the system incorporates mechanical ventilation with heat recovery (MVHR), continuously supplying fresh, filtered air to the flats while recovering heat that would otherwise be lost. An optional pre-heating function warms incoming air before it enters the living spaces, improving comfort and reducing overall energy demand.

By using low-carbon electricity and re-using heat already generated within the building, the Joule system is expected to significantly reduce energy consumption and carbon emissions compared to traditional gas-fired systems. This approach supports the council's sustainability ambitions, is designed to reduce running costs for residents, and helps future-proof the development against increasingly stringent environmental standards. ■

COMING NEXT

With external render works nearing completion, downpipes will be installed shortly to fully complete the rainwater systems. Internally, kitchen units have already been delivered to site and are ready to be fitted. The next phase will see second-fix joinery progressing alongside final finishes and taping. This will be followed by second-fix electrical works and decoration, bringing the project closer to completion and the final handover of these new homes. ■

Below - Flat in historic building portion nearing completion.

Following Page:

Middle: Scott, Future Trades instructor receiving material donations.

Right: Selection boxes for Equal Employment North Ayrshire's annual appeal



COMMUNITY BENEFITS

(McLaughlin Construction)

Back in August McLaughlin Construction were delighted to sponsor one of the holes at the annual Ayrshire Hospice Golf Day, taking place at West Kilbride. The event raised an incredible total of £24,509, their most successful yet, and will help the hospice continue its vital work making a difference to patients and their families throughout Ayrshire and Arran.

In November, we were only too happy to oblige when asked if we might have some materials, PPE or tools that could be donated to CEIS Ayrshire's brand-new Construction Training Workshop, located in Irvine Harbourside.

Having worked with CEIS Ayrshire on numerous occasions over the years to provide employment opportunities, we understand the value that programmes like their new Future Trades Training Programme deliver, and indeed that we stand to benefit in the long run - so we were delighted to pass on some materials to help them get going. As it turned out, we had a bit too much for

their hire van, so we filled up our drop-side and took a second load down to their workshop a few days later. In the weeks following, the inaugural cohort completed their course and attained their CSCS cards.

McLaughlin Construction's Director Shaun and Bid Manager Niall held an employer information session in the CEIS Irvine office, giving the clients they support, including some of those from the Future Trades programme, an opportunity to learn more about our company and have their CVs reviewed for current vacancies.

The session included an overview of the organisation, insight into a typical working day, and an open Q&A where candidates could ask questions directly. ■



December was well and truly a month for selection boxes, as McLaughlin Construction supported two significant initiatives.

For the fourth year running we were delighted to play our part in the Equal Supported Employment North Ayrshire selection box appeal, contributing towards their astonishing total of 5800 collected and distributed to kids in the most deprived areas across Ayrshire.

We also answered a plea from the Parent Council at Caledonia Primary School in Saltcoats, to provide them with enough selection boxes for each of their pupils to receive one from Santa's Grotto at their Christmas Fayre. ■



CHAPEL LANE

For safety reasons Chapel Lane needs to remain closed until all work requiring scaffold access has been completed and the original granite sets, along with the original, carved stone paving (in safe storage already) need to be re-laid.

This will necessarily happen towards the end of construction, which is currently set for spring 2026.

We do appreciate the issues this causes with access to the buildings, clubs etc. on West Road – unfortunately, there is no alternative as the lane is so tight and the scaffold essential, but the lane will be reopened as soon as possible. ■

FIRE AT THE FORUM

Following the dramatic fire at the nearby Forum Shopping Centre on the night of Monday 2nd February,

access to the King's Arms site and surrounding premises has been slightly restricted. The impact on operations has, however, been minimal. Site operatives were initially able to access the site on foot and, following prompt action from the Council to remove bollards, a temporary route for larger vehicles was opened along the upper section of West Road on Friday 6th February ■

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ABOUT US

Established in 1946, **McLaughlin Construction** is a SME main contractor with a strong, proven track record in Ayrshire and the West of Scotland region. Through continuous project delivery over the past eight decades, they have gained valuable and extensive experience providing a variety of contract works in many sectors, including affordable housing, retail, leisure, industrial, commercial and healthcare sectors. Undertaking new build, refurbishment and renovation (including heritage and listed building) projects, they also provide small works and fit-out contract delivery for minor works frameworks.

McLaughlin Construction are proud company members of: the Considerate Constructors Scheme; CHAS; the Federation of Master Builders (FMB); Constructionline. They hold accreditations in ISO 9001/14001/45001, and became accredited Living Wage employers, underlining their commitment to developing their local workforce through training, monitoring, and apprentice opportunities.



Left: One of our vans with our distinctive double leaf insignia.

Above: Work on render to the front facade nearing completion (Jan 26)

CONTRIBUTIONS:

This newsletter is produced in conjunction with our clients at North Ayrshire Council.



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

CONSIDERATE CONSTRUCTORS

As part of our commitment to being Considerate Constructors, McLaughlin Construction publishes regular updates on activity across our live sites, wherever possible.

In a move to make these evermore accessible we have recently introduced our **Online Sites Noticeboard**, a web-based repository for all available updates. Our site signage carries the QR adjacent code, which will direct you to the relevant address when scanned with a smart phone camera.

