

Item: 4

Harbour Authority Sub-committee: 25 August 2026.

Miscellaneous Piers and Harbours.

Revenue Maintenance Programme – Expenditure Monitoring.

Report by Head of Finance.

1. Overview

- 1.1. This report presents the summary position of expenditure incurred as at 30 June 2026 in respect of the approved Miscellaneous Piers and Harbours revenue maintenance programme for 2026/27.
- 1.2. To demonstrate a focus on maintaining existing assets of the Council and ensuring that our buildings and infrastructure are maintained at levels expected by the Orkney public and that our IT, plant and vehicles achieve modern standards of security, safety and emissions, annual capital improvement and replacement programmes of work are agreed by the relevant service Committee or Sub-committee.
- 1.3. Delivery of these planned programmes of work are thereafter monitored throughout the financial year by the relevant service Committee or Sub-committee.
- 1.4. The annual revenue maintenance programme for Miscellaneous Piers and Harbours for financial year 2026/27 was approved by the Harbour Authority Sub-committee on 17 March 2026.
- 1.5. The table below provides an overview of the expenditure incurred as at 30 June 2026.

Description.	Actual Expenditure at 30 June 2026.	Approved Budget 2026/27.	Probable Out-turn 2026/27.	Overspend/ (Underspend).
	£000	£000	£000	£000
Major maintenance works at piers	60.8	2,855.6	1,970.7	(884.9)
Total	60.8	2,855.6	1,970.7	(884.9)

- 1.6. Appendix 1 to this report provides a detailed breakdown of the approved programme of work for financial year 2026/27, including individual project updates.

2. Recommendations

- 2.1. It is recommended that members of the Sub-committee:
- i. Note the summary position of expenditure incurred, as at 30 June 2026, against the approved Miscellaneous Piers and Harbours revenue maintenance programme for 2026/27, as detailed in section 1.5 of this report.
 - ii. Note the detailed analysis of expenditure figures and programme updates in respect of the approved Miscellaneous Piers and Harbours revenue maintenance programme for 2026/27, attached as Appendix 1 to this report.

For Further Information please contact:

Pat Robinson, Service Manager (Accounting), extension 2621, Email:
pat.robinson@orkney.gov.uk

Implications of Report

1. **Financial** The Financial Regulations state that Directors can incur expenditure within approved revenue and capital budgets. Such expenditure must be in accordance with the Council's policies and objectives and subject to compliance with the Financial Regulations.
2. **Legal** Regular financial monitoring and reporting helps the Council meet its statutory obligation to secure best value.
3. **Corporate Governance** In terms of the Scheme of Administration, monitoring, on a quarterly basis, the levels of expenditure incurred against the approved annual revenue maintenance programme for assets held on the Miscellaneous Piers and Harbours account, funded through the approved revenue budget, is referred to the Harbour Authority Sub-committee.
4. **Human Resources** N/A.
5. **Equalities** Equality Impact Assessment is not required for financial monitoring.
6. **Island Communities Impact** Island Communities Impact Assessment is not required for financial monitoring.
7. **Links to Council Plan** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Council Plan strategic priorities:
☐ Growing our economy.

☐ Strengthening our Communities.

☐ Developing our Infrastructure.

☐ Transforming our Council.

- 8. Links to Local Outcomes Improvement Plan** The proposals in this report support and contribute to improved outcomes for communities as outlined in the following Local Outcomes Improvement Plan priorities:

☐ Cost of Living.

☐ Sustainable Development.

☐ Local Equality.

☐ Improving Population Health.

- 9. Environmental and Climate Risk** Where resources allow, improvement works can include ‘greener’ solutions.

- 10. Risk** Improvement of existing assets can help reduce risks associated with these assets.

- 11. Procurement** Any contractual arrangements require to comply with the Financial Regulations and Contract Standing Orders.

- 12. Health and Safety** Well-maintained assets will assist the Council in complying with relevant Health and Safety requirements for both staff and the public.

- 13. Property and Assets** Included throughout the report and detailed in the Appendix.

- 14. Information Technology** Up to date IT systems should help reduce risk to the Council.

- 15. Cost of Living** N/A.

List of Background Papers

Harbour Authority Sub-committee, 17 March 2026, Miscellaneous Piers and Harbours
Proposed Revenue Maintenance Programme for 2026/27.

Appendix

Appendix 1 – Miscellaneous Piers and Harbours Revenue Maintenance Programme
2026/27.

Revenue Repairs and Maintenance Monitoring Report up to 30 June 2026

<u>Pier / location</u>	<u>Actual</u> <u>Expenditure at 30</u> <u>June 2026</u>	<u>Approved</u> <u>Budget</u> <u>2026/27</u>	<u>Estimated</u> <u>Outturn 2026/27</u>	<u>Predicted</u> <u>(Underspend)/</u> <u>Overspend</u>	<u>Comments</u>
	£	£	£	£	
2026/27 - Retention Due from Previous Projects					
Misc Pier Ladders (Kirkwall , Sutherland, Moaness, Shapinsay, Hatston)	0	1,800	1,800	0	2.5% Retention due December 2026.
Hatston Passenger Walkway Painting	0	11,800	11,800	0	2.5% Retention due December 2026.
2025/26 Projects Carried Forward					
Hydrographic Surveys	2,346	32,000	32,000	0	Year 5 of current contract.
Pole Star Pier Repairs	2,843	75,000	75,000	0	The technical inspection has been carried out, and OIC Engineering has commenced preparing the drawings. It is expected to completed in Q4.
Eday Ferry Terminal wave screens, fenders, ladders and timber capsil	9,430	300,000	300,000	0	Four light columns have been replaced. A dive survey and thickness measurements of the sheet pile extension have been arranged.
Stronsay East Pier Repairs	0	375,000	200,000	(175,000)	In planning stage. Due to its dependency on the outcomes of the Ferry Replacement Programme and Master Plan Phase 2, Arch Henderson has been commissioned to undertake the design. The project is expected to extend into 2027/28.
Kirkwall North Pier Repairs	17,061	350,000	50,000	(300,000)	The design has been completed, however, due to insufficient resources,the project is expected to extend into 2027/28.
Stronsay West Pier Repairs	0	450,000	250,000	(200,000)	In planning stage. Due to its dependency on the outcomes of the Ferry Replacement Programme and Master Plan Phase 2, Arch Henderson has been commissioned to undertake the design. The project is expected to extend into 2027/28.
Scapa Pier Repairs	162	400,000	250,000	(150,000)	The design has been completed. Two of the three phases, including the deck void repairs and scour protection works, have been tendered, and the contract was awarded. Construction is expected to commence shortly. The project is expected to be completed under budget.
Shapinsay Pier Lighting	0	28,000	28,000	0	In planning stage and expected to be completed in Q4.
Rousay Pier surfacing and timber fenders	0	90,000	90,000	0	Design is being completed.
Holm Pier Repairs	0	80,000	80,000	0	The design and tender processes have been completed, and the contract awarded. Construction commenced. It is expected to be completed in Q2.
Loth Pier deck slabs	0	145,000	145,000	0	Design completed.Tender document is being completed.It is expected to go out to tender soon.
Rapness Pier Deck Slabs	0	150,000	150,000	0	Design completed. Tender document is being completed. It is expected to go out to tender soon.
2026/27 - Proposed Projects					
Linkspan Inspection visits and remedial works	3,100	150,000	150,000	0	Tender document has been prepared. It is expected to go out to tender soon.
Rousay Pier Repair	0	150,000	50,000	(100,000)	The project is currently at the planning stage. Further technical investigations may be required.The project is expected to extend into 2027/28.
2026/27 - Pier Lighting Upgrades (material supply)					
Lyness	0	32,000	32,000	0	In planning stage and expected to be completed in Q4.
Rousay	0	35,000	35,000	0	In planning stage and expected to be completed in Q4.
2026/2027- Additional works					
Houton marshaling area	6,201	0	6,201	6,201	Incurred by Housing Service for construction surveys required for statutory applications for the housing scheme, which can also be used to support the car park/road extension.
Stromness North pier inspection	600	0	5,000	5,000	Carry out urgent detailed inspection and structural assessment to the deckslab.
Copland pier inspection and repair	10,141	0	20,000	20,000	Carry out detailed inspection of the fender arrangements as well as lighting repair.
Stromness weighbridge repair	8,890	0	8,890	8,890	Urgent repair required.
	60,774	2,855,600	1,970,691	(884,909)	