

Item: 8

Harbour Authority Sub-committee: 20 January 2026.

Miscellaneous Piers and Harbours.

Revenue Maintenance Programme – Expenditure Monitoring.

Report by Head of Finance.

1. Overview

- 1.1. 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.
- 1.2. Delivery of these planned programmes of work are thereafter monitored throughout the financial year by the relevant service Committee or Sub-committee.
- 1.3. The annual revenue maintenance programme for Miscellaneous Piers and Harbours for financial year 2025/26 was approved by the Harbour Authority Sub-committee on 18 March 2025.
- 1.4. The table below provides an overview of the expenditure incurred in financial year 2025/26.

Description.	Actual Expenditure at 31 December 2025.	Approved Budget 2025/26.	Probable Out-turn 2025/26.	Overspend/ (Underspend).
	£000	£000	£000	£000
Major maintenance works at piers	716.7	2,738.6	1,516.6	(1,229.6)
Total	716.7	2,738.6	1,516.6	(1,229.6)

- 1.5. Appendix 1 to this report provides a detailed breakdown of the approved programme of work for financial year 2025/26, 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 31 December 2025, against the approved Miscellaneous Piers and Harbours revenue maintenance programme for 2025/26, as detailed in section 1.4 of this report.
 - ii. Note the detailed analysis of expenditure figures and programme updates, attached as Appendix 1 to this report, in respect of the approved Miscellaneous Piers and Harbours revenue maintenance programme for 2025/26.

For Further Information please contact:

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Implications of Report

1. **Financial** The Financial Regulations state that Corporate 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, 18 March 2025, Miscellaneous Piers and Harbours Proposed Revenue Maintenance Programme for 2025/26.

Appendix

Appendix 1 – Miscellaneous Piers and Harbours Revenue Maintenance Programme 2025/26.

Pier / location	Actual Expenditure at 31 Dec 2025	Approved Budget 2025/26	Estimated Outturn 2025/26	Predicted (Underspend)/ Overspend	Comments
	£	£	£	£	
2024/25 - Retention Due from Previous Projects					
NI Fender Replacement - Eday and Stronsay	0	3,000	3,000	0	Awaiting retention invoice - one year after completion of works.
Kettletoft Pier	0	6,500	6,500	0	Awaiting retention invoice - one year after completion of works.
Stromness South Pier Repairs	0	2,800	2,800	0	Awaiting retention invoice - one year after completion of works.
Pier Lighting Replacement - Stromness, Burray, Loth and Rapness	0	7,500	7,500	0	Awaiting retention invoice - one year after completion of works.
Stromness Walkway and Linkspan Painting	0	10,000	10,000	0	Awaiting retention invoice - one year after completion of works.
Kirkwall Pier Break Tank	0	6,000	6,000	0	Awaiting retention invoice - one year after completion of works.
Scapa Pier Power Upgrade	0	24,000	24,000	0	Awaiting retention invoice - one year after completion of works.
Hydrographic Surveys - Year 4	0	25,000	25,000	0	Survey completed at Eday, Rousay, Stronsay, Tingwall, Wyre.
Hatston Linkspan Painting	0	7,000	7,000	0	Awaiting retention invoice - one year after completion of works.
Misc Pier Ladders (Kirkwall, Sutherland, Moaness, Shapinsay, Hatston)	53,152	6,000	54,000	48,000	Additional works over and above found after starting works. This is now complete and paid for.
Hatston Slip Repairs	2,934	6,800	6,800	0	Awaiting the retention invoice, one year after completion of works. Additional works were carried out to prepare it for the Island Games.
2024/25 - Projects (carried over)					
Hatston Passenger Walkway Painting	433,655	280,000	480,000	200,000	Repair and painting works, as well as flooring replacement, have been completed. Some minor works remain and are planned to be completed by Q4.
Pole Star Pier concrete repairs and ladder replacement	0	50,000	20,000	(30,000)	Initial design and specification work has been completed. Further investigation is required, and the work is expected to be carried forward to the next year.
Eday Ferry Terminal wave screens, fenders, ladders and timber capsil	6,038	450,000	10,000	(440,000)	Initial design and specification work has started. Some parts are intertwined with the Ferry Replacement Programme and Master Plan Phase 2; hence, an underspend is expected for the current year.
Stronsay East Pier Repairs	5,708	75,000	75,000	0	Combined with the initial inspection work for the Ferry Replacement Programme and Master Plan Phase 2, it was decided to use a third-party multibeam sonar for the investigation. The condition report received. Any further actions will be subject to the final report. The construction phase is expected to extend into 2026/27.
Rousay Pier surfacing and timber fenders	1,194	100,000	5,000	(95,000)	Some design works started. The construction phase is expected to extend into 2026/27.
Longhope Pier Lighting	0	75,000	20,000	(55,000)	Design was completed. All materials are in hand.
Kirkwall Pier Lighting	92,005	250,000	100,000	(150,000)	Three light columns and 68 lights have been replaced. Try to complete the project in Q4 2025/26.The project is expected to come in under budget.
Stronsay Ferry Terminal Lighting	0	100,000	0	(100,000)	Installation will be carried out as part of the Stronsay East Pier repair next year, after updating the plan based on the results of the Ferry Replacement Programme and Master Plan Phase 2.
2025/26 - Proposed Projects					
Holm Pier Repairs	0	80,000	40,000	(40,000)	Client brief has been provided. Designs and drawings are currently in progress by OIC Engineering. The project is expected to come in under budget.
Kirkwall North Pier Deck Slabs - quay side by tanker and north berths	0	75,000	25,000	(50,000)	Initial drawings and inspections have been completed by OIC Engineering. This is a two-year project, and an underspend is expected for the current year.
Coplands Dock fender ladders	0	130,000	20,000	(110,000)	Inspections have been carried out. The project is expected to come in under budget.
Stronsay West Pier Repairs - Investigation / design	0	50,000	50,000	0	To be carried out as part of the Ferry and Terminal Replacement project, Q4 2025/26.
Loth Pier deck slabs	3,511	150,000	75,000	(75,000)	Advertising, initial drawings and inspection completed by OIC Engineering . The construction phase is expected to extend into 2026/27.
Rapness Pier deck slabs	81	175,000	85,000	(90,000)	Advertising, initial drawings and inspection completed by OIC Engineering. The construction phase is expected to extend into 2026/27.
Scapa Pier, cracked cope beam, sheet piles split, galvanised steps poor. Fendering to corner	22,255	160,000	50,000	(110,000)	The tender for the design work has been carried out. During the initial investigation, a void was observed under the slab, indicating a potential over-budget situation. Diving investigation and concrete coring done as a further investigation. Construction phase will be carried out next year.
Hatston Weighbridge Control Upgrade as per Stromness 2023 system	0	31,000	31,000	0	The initial specification work will be completed. Waiting for the quote. The work is expected to be completed by Q4 2025/26.
2025/26 - Pier Lighting Upgrades (material supply)					
Shapinsay	15,455	28,000	28,000	0	Design has been completed and materials have been received.
Eday	17,899	30,000	30,000	0	Design has been completed and materials have been ordered.
Tingwall	14,716	20,000	20,000	0	Design has been completed and materials have been received.
2025/26 - Maintenance Dredging					
Stronsay channel dredge	1,404	150,000	125,000	(25,000)	Dredging licence received. Dredging completed. Waiting for post dredging survey.
Flotta dredge	2,879	75,000	3,000	(72,000)	Pre-dredge sampling has been completed, the Best Practice Environmental Option (BPEO) report is in hand, and the application has been sent to Marine Licensing Directorate.
Stromness harbour	2,595	50,000	3,000	(47,000)	Pre-dredge sampling has been completed, the BPEO report is in hand, and the application has been paid for and sent to Marine Licensing Directorate.
Preparation works for following year dredging	0	50,000	20,000	(30,000)	Pre-dredge sampling carried out for Rousay, Egilsay, and Wyre. Applications were sent to the Marine Licensing to obtain dredging licence.
2025/26 - Additional Works					
Houton Marshalling area	15,993	0	20,000	20,000	Required construction surveys for the feasibility study of a new marshalling area.
Lyness storage area	11,225	0	15,000	15,000	Required works for the feasibility study on the best use of the existing building in Lyness.
Kirkwall water tank maintenance	6,382	0	6,382	6,382	Yearly inspection and maintenance works.
Papay pier lighting	7,600	0	7,600		The Papay community requested this during the consultancy meeting held as part of the Ferry Replacement Programme. Materials have been provided, and they will be installed in Q4 2025/26
	716,681	2,738,600	1,516,582	(1,229,618)	