

Item: 10

Harbour Authority Sub-committee: 17 March 2026.

1. Recommendations

It is recommended:

1.1.

That the Committee approves the attached minute as a true record.

1.2.

That the Committee considers the recommendations at paragraphs 1 and 3.2.

2. Appendix

Draft Minute of the Meeting of the Harbour Authority Sub-committee held on 17 March 2026.

Minute

Harbour Authority Sub-committee

Tuesday, 17 March 2026, 09:30.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

Councillors Kristopher D Leask, Mellissa-Louise Thomson, Graham A Bevan, P Lindsay Hall, Ivan A Taylor, Duncan A Tullock and Heather N Woodbridge.

Clerk

- Katy Russell-Duff, Committees Officer.

In Attendance

- Gareth Waterson, Director of Enterprise and Resources.
- Karen Bevilacqua, Service Manager (Legal Services).
- Bradley Drummond, Deputy Harbour Master (Piers and Infrastructure).
- Shonagh Merriman, Service Manager (Corporate Finance).

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Kristopher D Leask.

1. Miscellaneous Piers and Harbours and Scapa Flow Oil Port

Draft Budgets

After consideration of a report by the Director of Enterprise and Resources, copies of which had been circulated, the Sub-committee:

Resolved to **recommend to the Council:**

1.1. That the draft revenue budget in respect of Miscellaneous Piers and Harbours for 2026/27, indicating a net surplus of £1,240,300 and detailed in Appendix 1 to this Minute, be approved.

1.2. That the draft revenue budget in respect of Scapa Flow Oil Port for 2026/27, indicating a net surplus of £268,100 and detailed in Appendix 1 to this Minute, be approved.

2. Miscellaneous Piers and Harbours

Proposed Revenue Maintenance Programme

After consideration of a report by the Director of Enterprise and Resources, copies of which had been circulated, and after hearing a report from the Deputy Harbour Master (Piers and Infrastructure), the Sub-committee:

Resolved, in terms of delegated powers, that, subject to an adequate budget being established, the revenue maintenance programme for Miscellaneous Piers and Harbours for 2026/27, attached as Appendix 2 to this Minute, be approved.

3. Miscellaneous Piers and Harbours and Scapa Flow Oil Port

Minor Capital Improvement Programmes

After consideration of a report by the Director of Enterprise and Resources, copies of which had been circulated, and after hearing a report from the Deputy Harbour Master (Piers and Infrastructure), the Sub-committee:

Resolved, in terms of delegated powers:

3.1. That, subject to adequate budgets being established, the minor capital improvement programmes for Miscellaneous Piers and Harbours and Scapa Flow Oil Port for 2026/27, attached as Appendices 3 and 4 respectively to this Minute, be approved.

The Sub-committee resolved to **recommend to the Policy and Resources Committee:**

3.2. That the capital allocation in respect of minor capital improvement works within the Non-General Fund capital programme for 2026/27 be increased as follows:

- Miscellaneous Piers and Harbours – from £300,000 to £3,179,000.
- Scapa Flow Oil Port – from £150,000 to £938,000.

4. Conclusion of Meeting

At 09:50 the Chair declared the meeting concluded.

Signed: Kristopher D Leask.

Miscellaneous Piers & Harbours									
	2025/26	Budgetary Assumptions							2026/27
	Approved Budget	Return One Offs	Staffing Increase	Inflation	Major Maintenance and Repairs Programme	Loan Charges	Harbour Dues/Cruise Liner Income	Other Adjustments	Draft Budget
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Miscellaneous Piers	(4,212.5)	(2,738.6)	72.9	(255.6)	2,855.6		(515.5)	30.4	(4,763.3)
Administration	600.0	-	152.4	2.2	-	-	-	8.8	763.4
Miscellaneous Piers Development	302.2	-	6.4	4.8	-	-	-	-	313.4
Environmental Unit	50.8	7.8	(0.6)	(1.2)	-	-	-	(152.0)	(95.2)
Marine Officers and Pilots	705.9	-	120.2	(3.9)	-	-	-	(0.2)	822.0
Navigational Aids	37.6	-	-	0.6	-	-	-	-	38.2
Weather Forecasts	7.8	-	-	0.2	-	-	-	-	8.0
Harbour Launches	936.9	-	31.3	4.5	-	-	-	-	972.7
Oil Pollution	123.6	-	2.5	-	-	-	-	-	126.1
Pilotage Income	(825.0)	-	-	(20.6)	-	-	20.6	-	(825.0)
Finance Charges	2,796.5	(1,280.3)	-	30.3	-	2,708.5	-	-	4,255.0
Movement in Reserves	(2,738.6)	2,738.6			(2,855.6)				(2,855.6)
Service Totals	(2,214.8)	(1,272.5)	385.1	(238.7)	-	2,708.5	(494.9)	(113.0)	(1,240.3)

Scapa Flow Oil Port								
	2025/26	Budgetary Assumptions						2026/27
	Approved Budget	Budget Changes	Inflation	Staff Costs	Finance Charges	Adjustments	Fees and Charges	Draft Budget
	£000	£000	£000	£000	£000	£000	£000	£000
Administration	1,022.3	34.9	12.3	148.3	-	16.0	(0.8)	1,233.0
Scapa Flow Development	253.9	-	4.7	1.6	-	-	-	260.2
Oil Pollution	153.0	-	(0.6)	2.9	-	0.1	-	155.4
Environmental Unit	163.5	-	0.1	(5.3)	-	0.5	(293.0)	(134.2)
Marine Officers and Pilots	781.9	-	(1.3)	27.1	-	1.2	-	808.9
Navigational Aids	103.8	-	2.0	-	-	-	-	105.8
Weather Forecasts	7.9	-	0.2	-	-	-	-	8.1
Harbour Launches	698.5	-	2.3	25.2	-	(0.8)	-	725.2
Towage Services	3,472.3	(500.0)	22.5	83.3	-	57.2	-	3,135.3
Harbour Dues	(8,707.0)	-	(218.1)	-	-	(50.2)	(67.5)	(9,042.8)
Finance Charges	1,696.0	222.4	38.4	-	520.2	-	-	2,477.0
Service Totals	(353.9)	(242.7)	(137.5)	283.1	520.2	24.0	(361.3)	(268.1)

Miscellaneous Piers and Harbours Maintenance - 2026/2027			
Detail	Amount	Sub-total	Comment
	£	£	
Retention from previous projects due in 2026/27			
Misc Pier Ladders (Kirkwall, Sutherland, Moaness, Shapinsay, Hatston)	1,800		2.5% retention due December 2026
Hatston Passenger Walkway Painting	11,800		2.5% retention due December 2026
		13,600	
2025/26 projects carried forward			
Hydrographic Surveys	32,000		Years 5 of current contract
Pole Star Pier repairs	75,000		Existing ladder missing, replacement required to comply with regulations, existing sections of pier concrete structure damaged
Eday Ferry Terminal repair	300,000		Wave screens and fender repairs, replacement ladders and capsil
Stronsay East Pier Repairs	375,000		Any urgent and critical works (as will be recommended in Master Plan Phase 2), including surfacing, edge protection and handrails, ladders, and fender piles.
Kirkwall North Pier repairs	350,000		Deck Slabs - quay side by tanker and north berths NOTE: This is year 2 of the two year programme and started 2025
Stronsay West Pier Repairs	450,000		Based on the MP2 output.
Scapa Pier repairs	400,000		Cracked cope beam, sheet piles split, Fendering to corner, Holes underneath the deck slab
Shapinsay Pier lighting	28,000		Repairs to pier lighting
Rousay Pier surfacing and timber fenders	90,000		Surfacing to old pier
Holm Pier Repairs	80,000		Ladders and surface repair
Loth Pier deck slabs	145,000		Settlement to deck slabs
Rapness Pier deck slabs	150,000		Settlement to deck slabs and loose slab at linkspan, possible larger issue.
		2,475,000	
Proposed 2026/27			
Linkspan inspection visits and remedial works	150,000		Load calculation, loading certificate, structural inspection
Rousay pier repair	150,000		Suspended deck slab and support beam
		300,000	
Pier Lighting upgrades (material supply only)			
Lyness	32,000		
Rousay	35,000		
		67,000	
Grand Total		2,855,600	

Miscellaneous Piers & Harbours Minor Capital Programme 2026/2027

Detail	Amount	Sub-total	Comment
	£	£	
2025/26 projects carried forward			
NI Linkspans Control System Upgrades	1,200,000		Project approved at Policy and Resources Committee on 25 November 2025
Stromness/Hatston Linkspan Control System Upgrade.	700,000		Project approved at Policy and Resources Committee on 25 November 2025
Stromness Marina Dredging	30,000		Capital dredge in preparation for Marina expansion plans - This is a 2 -year project with an estimated cost £250,000. Initial steps will commence after finalizing the agreement with the investor.
Flotta Dredging	200,000		Capital dredging - Estimated volume is 5500m3
Stromness harbour Dredging	60,000		Capital dredging -Estimated volume is 3000 m3
Standby Generator - Kirkwall Pier Linkspan	32,000		Improvement to internal ferry services in event of power failure
		2,222,000	
Proposed 2026/27			
Stromness North pier watertank	400,000		To comply with the new Scottish Water regulations
Houton and Lyness Linkspan Painting	230,000		2 years project costing £460K to extend the life of the linkspans.
		630,000	
Capital Dredging 2026/27			
Egilsay	25,000		Capital dredging- Estimated volume is 1100m3
Wyre	36,000		Capital dredging- Estimated volume is 1800m3
Rousay	25,000		Capital dredging- Estimated volume is 200m3
Eday	40,000		Capital dredging - Estimated volume is 5000m3
		126,000	
Vehicle replacement			
Workshop Van	35,000		Replacement programme
Trailer Mounted Boom Lift	41,000		Replacement programme (Replace with the existing Cherrypicker)
		76,000	
Workboat	35,000		A new workboat to facilitate inspection and maintenance works from the seaside.
		35,000	
Installation 6 Tidegauges	90,000		Westray, North Ronaldsay, Stronsay, Egilsay, Gibraltar, Graemsay
		90,000	
Grand Total		3,179,000	

Scapa Flow Oil Port Minor Capital Programme 2026/2027

Detail	Amount	Sub-total	Comment
	£	£	
Proposed 2026/27			
Upgrades to Pilot Vessels:			
John Rae (both Engine, gearboxes, and related equipment)	900,000		Subject to CPA process
Scapa Pathfinder generator	38,000		
		938,000	
Grand total:		938,000	