

Item: 7

Harbour Authority Sub-committee: 26 August 2025.

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 as at 30 June 2025.

Description.	Actual Expenditure at 30 June 2025.	Approved Budget 2025/26.	Probable Out-turn 2025/26.	Overspend/ (Underspend).
	£000	£000	£000	£000
Major maintenance works at piers	64.2	2,738.6	2,590.6	(148.0)
Total	64.2	2,738.6	2,590.6	(148.0)

- 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 30 June 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.

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.

Revenue Repairs and Maintenance Monitoring Report up to 30 June 2025

Pier / location	Actual Expenditure at 30 June 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	Awaiting retention invoice - one year after completion of works.
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)	7,883	6,000	8,000	2,000	Additional works over and above found after starting works. This is now complete.
Hatston Slip Repairs		6,800	6,800	0	Awaiting retention invoice - one year after completion of works.
2024/25 - Projects (carried over)					
Hatston Passenger Walkway Painting	27,716	280,000	280,000	0	Works commenced and expected completion is Q2 2025/26. Although early warning that additional work to floor structure will be required so, therefore, a possible over-budget situation.
Pole Star Pier concrete repairs and ladder replacement	0	50,000	50,000	0	Initial design / specification work started.
Eday Ferry Terminal wave screens, fenders, ladders and timber capsil	6,038	450,000	450,000	0	Initial design / specification work started.
Stronsay East Pier Repairs	0	75,000	75,000	0	Now combined with initial inspection work for the Ferry and Terminal Replacement project, expected Q2 2025/26
Rousay Pier surfacing and timber fenders	1,194	100,000	100,000	0	Some design works started.
Longhope Pier Lighting	0	75,000	75,000	0	Some initial lighting design started.
Kirkwall Pier Lighting	21,161	250,000	100,000	(150,000)	Works 90% completed and full completion expected by Q2 2025/26. Civil engineering invoices yet to be received and other works to be completed. As work is almost complete, the project is expected to come in under budget.
Stronsay Ferry Terminal Lighting	0	100,000	100,000	0	Initial works completed.
2025/26 - Proposed Projects					
Holm Pier Repairs	0	80,000	80,000	0	Initial drawings and inspection completed by OIC Engineering.
Kirkwall North Pier Deck Slabs - quay side by tanker and north berths	0	75,000	75,000	0	Initial drawings and inspection completed by OIC Engineering.
Coplands Dock fender ladders	0	130,000	130,000	0	Inspections to be carried out by Q2 2025/26, then consideration of any works to be undertaken.
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, Q2 2025/26.
Loth Pier deck slabs	0	150,000	150,000	0	Initial drawings and inspection completed by OIC Engineering.
Rapness Pier deck slabs	0	175,000	175,000	0	Initial drawings and inspection completed by OIC Engineering.
Scapa Pier, cracked cope beam, sheet piles split, galvanised steps poor. Fendering to corner	0	160,000	160,000	0	Tender for design works received, to be evaluated and specification then to be generated. Completion of works will not be until Q4 2025/26.
Hatston WeighBridge Control Upgrade as per Stromness 2023 system	0	31,000	31,000	0	Initial drawings and inspection completed by OIC Engineering in conjunction with Marine Services Technical staff. Procurement due Q2 2025/26.
2025/26 - Pier Lighting Upgrades (material supply)					
Shapinsay	0	28,000	28,000	0	Specification being generated in order to purchase fittings etc.
Eday	0	30,000	30,000	0	Specification being generated in order to purchase fittings etc.
Tingwall	0	20,000	20,000	0	Specification being generated in order to purchase fittings etc.
2025/26 - Maintenance Dredging					
Stronsay channel dredge	162	150,000	150,000	0	Initial dredging application made to Marine Directorate.
Flotta dredge	0	75,000	75,000	0	Initial specification work started.
Stromness harbour	0	50,000	50,000	0	Initial specification work started.
Preparation works for following year dredging	0	50,000	50,000	0	Initial specification work started.
	64,154	2,738,600	2,590,600	(148,000)	