



**Item: 2**

**Harbour Authority Sub-committee: 17 March 2026.**

**Miscellaneous Piers and Harbours.**

**Proposed Revenue Maintenance Programme.**

**Report by Director of Enterprise and Resources.**

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## **1. Overview**

- 1.1. This report presents the annual revenue maintenance programme for Miscellaneous Piers and Harbours for members' approval.
- 1.2. The Harbour Accounts are accounted for within the Non-General Fund, with the draft revenue budget for 2026/27 the subject of a separate report to this meeting of the Harbour Authority Sub-committee.
- 1.3. If approved, the overall draft revenue budget includes £2,855,600 in respect of the 2026/27 revenue maintenance programme for Miscellaneous Piers and Harbours.
- 1.4. Appendix 1 shows the proposed revenue maintenance programme for Miscellaneous Piers and Harbours for financial year 2026/27, summarised as follows:
  - Retention Payments Due to Works Completed in 2025/26 - £13,600.
  - Works carried forward from 2025/26 - £2,475,000.
  - Proposed Works for 2026/27 - £300,000.
  - Pier Lighting - £67,000.
- 1.5. The proposed programme for 2026/27 carries a risk of further emergent work due to unforeseen circumstances or opportunities that may arise at relatively short notice. If this occurs this will be reported to the Harbour Authority Sub-committee in a timely manner.

## 2. Recommendation

2.1. It is recommended that members of the Sub-committee:

- i. Approve the revenue maintenance programme for Miscellaneous Piers and Harbours for 2026/27, attached as Appendix 1 to this report, subject to an adequate budget being established.

### For Further Information please contact:

Douglas Manson, Acting Harbour Master, extension 3603, Email:

[Douglas.Manson@orkney.gov.uk](mailto:Douglas.Manson@orkney.gov.uk).

### Implications of Report

1. **Financial** – the proposed Miscellaneous Piers and Harbours Revenue Maintenance Programme contained within Appendix 1 of this report, subject to adequate budget being established, contributes to the Council’s Harbour Authority undertakings. The balance of the Miscellaneous Piers Property Maintenance Fund at 31 March 2025 was £4,662,296. Any underspend on the revenue repairs and maintenance programme for 2025/26 will be allocated to the Miscellaneous Pier Property Maintenance Fund and increase the accumulated balance.
2. **Legal** – The Council’s Harbour Authority undertakings are required to generate sufficient revenue to meet the harbours running costs, infrastructure / plant investment, and interest charges and debt repayment. Budget setting helps the Council meet its statutory obligation to secure best value.
3. **Corporate Governance**- In terms of the Scheme of Administration, the establishment and review of the annual capital improvement and revenue maintenance programmes for assets held on the Scapa Flow Oil Port and the Miscellaneous Piers and Harbours accounts, funded through the approved Capital Programme and revenue budgets, is delegated to the Harbour Authority Sub-committee.
4. **Human Resources**- Not applicable.
5. **Equalities** – An Equality Impact Assessment is not required for financial planning and monitoring purposes.
6. **Island Communities Impact** – An Island Communities Impact Assessment is not required for financial planning and monitoring purposes.
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 will include “greener” solutions.
- 10. Risk** – improvement of existing assets will help reduce risks associated with these assets.
- 11. Procurement** – any contractual arrangements are required to comply with the Council’s Financial Regulations and Contract Standing Orders.
- 12. Health and Safety**- well maintained/built/updated assets will assist the Council in complying with relevant health and safety requirements for staff and the public.
- 13. Property and Assets** – details as included in Appendix 1 of this report.
- 14. Information Technology** – where possible and necessary up to date IT systems should reduce the risk of cyber etc attacks to the Council and will be included in any upgrades whenever possible.
- 15. Cost of Living** – Not Applicable.

#### **List of Background Papers**

None

#### **Appendix**

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

<b>Miscellaneous Piers and Harbours Maintenance - 2026/2027</b>			
<b>Detail</b>	<b>Amount</b>	<b>Sub-total</b>	<b>Comment</b>
	£	£	
<b>Retention from previous projects due in 2026/27</b>			
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	
<b>2025/26 projects carried forward</b>			
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	
<b>Proposed 2026/27</b>			
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	
<b>Pier Lighting upgrades (material supply only)</b>			
Lyness	32,000		
Rousay	35,000		
		67,000	
<b>Grand Total</b>		<b>2,855,600</b>	