Item: 3

Harbour Authority Sub-committee: 27 October 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 September 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 September 2026.

Description.	**Actual Expenditure at 30 Sept 2026.**	**Approved Budget 2026/27.**	**Probable Out-turn 2026/27.**	**Overspend/ (Underspend).**
	£000	£000	£000	£000
Major maintenance works at piers	128.9	2,855.6	1,663.3	(1,192.3)
Total	**128.9**	**2,855.6**	**1,663.3**	**(1,192.3)**

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 September 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:
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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.

APPENDIX 1

Revenue Repairs and Maintenance Monitoring Report up to 30 September 2026

Pier / location	Actual Expenditure at 30 September 2026	Approved Budget 2026/27	Estimated Outturn 2026/27	Predicted (Underspend)/ Overspend	Comments
	£	£	£	£	
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	19,351	11,800	31,151	19,351	2.5% Retention due December 2026. Additional works instructed to replace lower corroded cladding and flashings on the stairway building and then paint this structure, which was not originally requested in the contract.
2025/26 Projects Carried Forward					
Hydrographic Surveys	0	32,000	32,000	0	Year 5 of current contract. Hatston and Kirkwall field works completed.
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. They have suggested carrying out a further inspection, which is expected to be undertaken by the end of October 2026 during a low-tide period. On current information, the project is expected to finish this financial year. This is, however, dependent on the results of the additional survey.
Eday Ferry Terminal wave screens, fenders, ladders and timber capsil	9,850	300,000	100,000	(200,000)	Four light columns have been replaced. A diving survey and thickness measurements of the sheet pile extension have been completed, and the report is awaited. The Corporate Leadership Team (CLT) agreed to allocate £85,000 of this funding for further intrusive testing of the damaged soffit. This work will commence in due course.
Stronsay East Pier Repairs	0	375,000	100,000	(275,000)	A diving survey and thickness measurements of the sheet pile extension have been completed, and the report is awaited. The project is expected to extend into 2027/28.
Kirkwall North Pier Repairs	561	350,000	50,000	(300,000)	The design has been completed, however, due to insufficient staff resources, the project is expected to extend into 2027/28.
Stronsay West Pier Repairs	0	450,000	100,000	(350,000)	Proposal for the survey and design consultancy has been received. The Non-Competitive Action (NCA) process to undertake the works as an additional work under the Ferry Replacement Programme and Master Plan Phase 2 has started. The project is expected to extend into 2027/28.
Scapa Pier Repairs	3,939	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 has commenced. 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	The design has been completed. The proposed lining arrangement has been sent to the Community Council for feedback.
Holm Pier Repairs	0	80,000	80,000	0	The construction works have been completed, and payment will be processed in Q3.
Loth Pier deck slabs	0	145,000	145,000	0	Tender process completed and the contract was awarded recently.
Rapness Pier Deck Slabs	0	150,000	175,000	25,000	Tender process completed and the contract was awarded recently.
Hatston Weighbridge Control Upgrade	18,572	0	18,572	18,572	This project was carried forward from the 2025/26 financial year, and the installation of the new equipment was completed in September 2026.
Copland's Dock ladder modification	13,626	0	13,626	13,626	This project was carried forward from the 2025/26 financial year, and the installation of the new equipment was completed in September 2026.
Papay pier lighting and surfacing	12,284	0	12,284	12,284	This project was carried forward from the 2025/26 financial year, and the light columns as well as pier surfacing were completed in September 2026.
2026/27 - Proposed Projects					
Linkspan Inspection visits and remedial works	1,100	150,000	150,000	0	Tender process has been completed . The contract will be awarded 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	12,644	35,000	15,000	(20,000)	The design has been completed, and the required materials have been ordered. It has been decided to incorporate the construction works into the scope of the Rousay Pier Surfacing Project.
2026/2027- Additional works					
Houton marshalling area	11,318	0	11,118	11,118	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	3,805	0	3,805	3,805	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.
Pier condition survey	0	0	70,034	70,034	Given the condition surveys undertaken for the relevant piers through the Ferry Replacement Programme and Master Plan Phase 2, it was agreed to utilise the existing consulting engineer to undertake surveys of the remaining piers as additional works under this project. The results will help to inform and update the five-year maintenance programme.
	128,925	**2,855,600**	**1,663,281**	**(1,192,319)**	