

**REPORT OF THE COMMISSIONERS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020
FOR
SAUNDERSFOOT HARBOUR COMMISSIONERS**

SAUNDERSFOOT HARBOUR COMMISSIONERS

CONTENTS OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

	Page
Trust Port Information	1
Report of the Commissioners	2
Report of the Independent Auditors	9
Income Statement	12
Balance Sheet	13
Statement of Changes in Equity	14
Notes to the Financial Statements	15

SAUNDERSFOOT HARBOUR COMMISSIONERS

TRUST PORT INFORMATION
FOR THE YEAR ENDED 31 MARCH 2020

COMMISSIONERS: Mr P W Evans CBE
Mr T Sangster
Mr J Codd
Mr P Baker
Mr A Evans
Mrs W Goldsworthy
Mr D McDermott
Mr P Parker

CHIEF EXECUTIVE OFFICER: Mr M Davies

REGISTERED OFFICE: The Harbour Office
Saundersfoot
Pembrokeshire
SA69 9HE

AUDITORS: LHP Auditors Ltd
Llys Deri
Parc Pensarn
Carmarthen
Carmarthenshire
SA31 3JX

SAUNDERSFOOT HARBOUR COMMISSIONERS

REPORT OF THE COMMISSIONERS FOR THE YEAR ENDED 31 MARCH 2020

The Commissioners present their Report with the financial statements of the trust port for the year ended 31 March 2020.

PRINCIPAL ACTIVITY

The principal activity of Saundersfoot Harbour Commissioners for the year under review was that of a harbour undertaking.

REVIEW OF BUSINESS

Current Position

With a view of writing this report post-April 2020 it would be difficult not to comment on the effects of COVID going forward, however as this review is based on the Trust Port financial operation pre-April 2020, and issues relating to COVID were only just emerging late March, there is little of significance to comment on relating to COVID impact on the Trust Port performance up to March 2020

Overall, the Trust Port and its team have performed well over the past 12 months and as expected its £10 million community and tourism infrastructure development scheme has placed some constraints on car park and boat operations. Therefore, having a slight impact on its normal revenue performance.

Equally, as with all coastal communities, the weather can be a significant deterrent to visitor numbers especially during the winter months and as Saundersfoot currently has little in the way of inside attraction or rain cover, was impacted during both the latter part of 2019 and early part of 2020.

However, both revenue and expenditure have performed better than in the previous year with overall income up by £24,612 and expenditure down, which, considering the Trust Port has had increased cost due to replacing all of its car park pay and display machines and purchasing new more versatile chip and pin units, the Trust Port has achieved a good overall performance.

It should be noted that depreciation is a material figure in the Income and Expenditure Account. Depreciation is accounted for to write off expenditure on fixed assets which are written off over their economic useful lives, with rates of write off being noted in note 1 to the financial statements.

Looking Forward 2021

COVID

Currently, COVID is having a detrimental impact on the Trust Port finances on several fronts with a significant drop in revenue. It is also delaying the completion of Phase 2 with an expected completion date of 2021 rather than the forecasted October 2020.

The Trust Port has mitigated its financial losses via support from Government backed COVID financial assistance, utilising the staff furlough scheme and has also instigated its own measures on capping expenditure and postponing any further staffing appointments both within the Harbour team and Phase 2 operations.

With these measures and budgets realigned on Phase 2 to account for the delay in completion of the new facilities, the harbour has ensured that its finances are effectively managed going forward.

Phase 2

1. National Events Deck - Complete
2. Marine Centre of Excellence - Complete Autumn 2020
3. Coastal Schooner - Commencement October 2019, completion first quarter of 2021
4. Ocean Square - Commencement October 2019, completion first quarter of 2021

The overall scheme has not altered albeit its time frames have and they will continue to do so going forward until COVID has been resolved nationally. However, the aim will remain to establish 29 new commercial premises establishing approximately 90 new full-time job opportunities.

SAUNDERSFOOT HARBOUR COMMISSIONERS

REPORT OF THE COMMISSIONERS FOR THE YEAR ENDED 31 MARCH 2020

Premises are currently being advertised as leases with a minimum 1 year period, and have been advertised via our commercial agents EJ Hales as well as utilising both local and National publications for the widest possible promotion campaign, with the aim of attracting new businesses to the region as well as offering the opportunity to the local entrepreneur for start-up initiatives or further expansion to their current premises.

Phase 3

It is proposed, due to the current severity of COVID on the tourism sector in Wales and the expected delays in completion of Phase 2, that the Harbours' Canoe Rapids and Rescue Centre will be placed on hold to ensure that the Harbour does not overstretch its current financial budgets and to ensure all efforts are directed into Phase 2.

Phase 3 will be reassessed once COVID measures have ensured public movement is possible in the latter part of 2021. The Trust Port has already agreed this plan with its grant funders who are supportive of this decision.

SAUNDERSFOOT HARBOUR COMMISSIONERS

REPORT OF THE COMMISSIONERS FOR THE YEAR ENDED 31 MARCH 2020

Facility Maintenance and Equipment

The following table identifies the assets within each area and annual maintenance / refurbishment / replacement in 2019 – 2020 and refurbishment replacement proposed 2020 – 2021

Asset	Annual Maintenance	Complete 2019 - 2020	Proposed programmed work 2020 - 2021
Harbour Area			
Inner Moorings	Regular inspection pre and post season	Further chain maintenance required on front rows of centre moorings C64 – 94 Chain purchase however due to poor weather conditions and then COVID lockdown work was not complete in March	Completed C64 - 94
Outer Moorings	Installed 2014 season Serviced before installation each year	No further moorings to be deployed this year	Not expected to increase until COVID issues are clarified
Harbour Walls	Minor damage to walls repaired each year when required surveyed every 15 years	Work complete to enhance the damaged section with the existing outer Harbour wall	Further maintenance work to repair storm damage grouting
Sluice impoundment area	Sluice gates each month and detailed inspection every 3 years	Sediment removed	To be reviewed annually
Sailing Club Dimby Park Slipway	Inspected by Harbour Master / CEO annually	Inspection by Harbour Team	Inspection by Harbour Team
Harbour Office	Inspected daily Planned winter maintenance	Annual surface repair complete	Annual Surface repair
Staff Office	Painted every 2 years Electrical tested every 3 years	Painting deferred due to poor weather in March	To be painted
Commercial Trip Boat Ticket Office	Inspected annually by Harbour Master / CEO	Removed from site	NA
Commercial storage units	Inspected annually by Harbour Master	Did not paint, however relocated to site and electrical hook up	To be painted
Harbour boat Launch	Serviced before start of each summer season	Has not been considered as yet for a redesign due to delay with the MCOE	Consideration for redesign of this area
JCB	Service annually	Full service undertaken	Full service is required
Tender Racking	Service annually	Serviced	To be serviced
Canoe and Kayak racking	Service annually	Racking tier positions amended To be reviewed Jan 2020	Racking positions to be reviewed Canoe rack to be relocated over to the MCOE site
Security Posts	Service annually	Serviced and new locking system installed	To be reviewed Jan 2021
Ford Tractor 7810 New Dry boat racking	Service annually	Serviced (late service)	Service required
Linde H70	Service annually	Serviced (late service)	Serviced required
WJSE 16T sling Lift	Service annually	Serviced (late service)	Service required
Ford Tractor 8210	Service annually	Serviced (late service)	Serviced required
Car Park Area			
Harbour Furniture	Annual maintenance	Yes	Not complete due to COVID Maintenance required
Harbour CCTV	Annual maintenance	Not completed due to late completion of Phase 2 Build	Review of all our CCTV with regards to new Phase 2 building
Public Toilet	Annual maintenance	Danfo taken over maintenance	Review of Danfo Operation
Car Park area	Annual maintenance	Complete	Maintenance required on road surface
Pedestrian path	Annual maintenance	Annual maintenance complete	Annual maintenance required
Signage	Annual maintenance	Replace all non bilingual signs not complete due late completion of Phase 2	Replace signage and erect new Phase 2 planning permission required
Planting areas	Seasonal planting and weeding	No planting undertaken planters cleared	Planting for April
Car park automatic ticket machines	Weekly / monthly maintenance	New Chip and pin installed	Review and Maintain
Harbour Lighting columns	Sight inspection each column	Installed 10 lighting columns Phase 2:	Review lighting for Ocean Square Heritage schooner

SAUNDERSFOOT HARBOUR COMMISSIONERS

REPORT OF THE COMMISSIONERS FOR THE YEAR ENDED 31 MARCH 2020

Key Performance Indicators

Harbour's operational plan reviewed 2019 – 2020 and proposed 2020 - 2021

	2019 – 2020 KPI targets	Achieved	2020 - 2021
Expenditure Savings			
Dredging contracts	Maintain Budget	Yes	To maintain budget
Waste management	Tender waste management contract Dec 2019 (Commercial Managers BIFFA)	Yes	Review on Completion of Phase 2
Utility contracts	To unite all power utility contracts to one provider 2019	Yes	Review on completion of Phase 2
Annual maintenance costs	New equipment purchased reducing expensive contract hire such as Jet washing and Generator	ongoing	Further equipment required; however, this will budget driven
Income Improvement			
Outer Harbour moorings	To achieve £3,000 revenue to cover licencing cost by 2019	Seasonal visiting and commercial use achieved: - £2,231 which is below target	Pontoon potential not deployed due to COVID
Additional maritime services provision	To review racking needs	Racking limited due to continued works of Phase 2 MCOE	Racking potentially limited due to COVID
Commercial facility hires	Unit 3 utilised for display of the harbour Phase 2 developments	demolished as part of Phase 2	Under construction
Commercial licencing fees	Raise by RPI	Yes	Raise by RPI
Commercial Landing	To review all commercial Shell and fish landings and removal of catch from the Harbour	Raised by: - Whelk 1% value of catch Bass 2% value of catch	Review value of catch each year
Overall net annual profit	To improve profitability	Phase 2 build program continues to temporarily stall growth	To maintain profitability whilst Phase 2 build is underway
Operational Improvement			
Range of maritime facilities on offer	Appoint contractors for MCOE and Ocean Square and Heritage vessel 2019	Build still underway due to design / planning issues	Complete of all Phase 2 April 2021
Longer seasonal operational use	Ongoing as part of the Harbour Commissioners Phase 2 strategy.	Ongoing	Ongoing as part of the Harbour Commissioners Phase 2 strategy.
Dredged channel maintenance	Improvement to harbour channel as part of Phase 3	To be reviewed	To be reviewed
Marketing Saundersfoot Harbour	Required	To be reviewed	To be reviewed
Staff training	Course offered to senior team to offer opportunities for staff to improve customer care and maritime skills.	Yes	Staff needs to be reviewed as well as further staff training undertaken by Harbour Master and Deputy staff
Sickness absence	To instigate sickness review meetings on staff, return to review measures to reduce sickness absence	Ongoing	Ongoing
Mooring waiting list	Display harbour leisure mooring waiting list on the harbour's Web site	Yes	To maintain
Harbour Newsletter / Press release	Commercial manager to undertake in addition to Facebook account.	Yes	To maintain
Phase 2 Facilities			
Facilities Operational Issues and Controls			
Marine Centre of Excellence			
		Complete 2019 - 2020	Proposed programmed work 2020 - 2021
Operational RAMS	To complete a risk assessment document and method statement and review annual	NA	Under way
Maintenance Schedule	To complete a maintenance plan Monthly / annually and 3 year	NA	Underway
Cleaning Schedule	Daily schedule and seasonal plan	NA	Underway
Ocean Square			
Operational RAMS	To complete a risk assessment document and method statement and review annual	NA	Underway
Maintenance Schedule	To complete a maintenance plan Monthly / annually and 3 year	NA	Underway
Cleaning Schedule	Daily schedule and seasonal plan	NA	Underway
Coastal Schooner and National Events Decking			
Operational RAMS	To complete a risk assessment document and method statement and review annual	NA	Underway
Maintenance Schedule	To complete a maintenance plan Monthly / annually and 3 year	NA	Underway
Cleaning Schedule	Daily schedule and seasonal plan	NA	Underway
Tenancy Agreements			
Marine Centre of Excellence	To complete legal tenancy agreements and annual review	NA	Underway
Ocean Square	To complete legal tenancy agreements and annual review	NA	Underway
Coastal Schooner and National Events Decking	To complete legal tenancy agreements and annual review	NA	Underway

SAUNDERSFOOT HARBOUR COMMISSIONERS

REPORT OF THE COMMISSIONERS FOR THE YEAR ENDED 31 MARCH 2020

Budgetary Requirements looking forward: -

The most significant expenditure highlighted will be for the Harbour car park resurfacing and remarking in the next few years as this area is in need of significant repair due to the age and impact of the development traffic since 2015.

The Trust Port sought to minimise the financial impact of this through the introduction of increased car parking charges in July 2019. It was hoped that savings could be found to undertake this work with additional summer income in 2020 and 2021. However, the impact of COVID thus far has significantly impacted on all savings made to date and possibly through to end of 2020. It is therefore highly likely that the timeline of completing the car park refurbishment will extend into 2023 unless further grant funding support can be secured.

Risk Assessment: -

There is significant potential that COVID could pose several high risks to the Trust Port operation if full lockdown were to be imposed without financial support from Welsh Government and equally via the translation of the Coronavirus Act 2020 relating to construction sites posing a direct risk to the current Phase 2 development, as both these issues would have a significant impact on the Trust Port reserves.

Equally there would be a significant threat to the continued employment of its personnel and key operations.

Commercial Risk Assessment: -

The commercial risk is managed via the Commissioner Board and any subsequent working group. Financial approval for agreed budget allocation is done via the Chair and Vice Chair with the Commissioners responsible for risk for expenditure greater than £10,000.

A comprehensive audit process has been in place since the start of Phase 2 to ensure all requests for financial payments by the Chief Executive Officer is firstly reviewed by its project team Faithful and Gould, then forwarded to the Chair and vice Chair in writing for approval.

Revision of the Harbour Order

Currently underway with a consultation with the Harbours Advisory Group and statutory and Community stakeholders. It is expected that the HRO recommendation, to include amendments to the HRO proposals from the consultation period, will be ratified by Welsh Government by early 2021.

Partnership Working: -

Through an outwardly looking approach the Trust Port has been able to successfully engage with private sector bodies, as well as local and national government departments, working directly with relevant executive team members and Welsh Assembly Ministers.

Conclusion: -

The Trust Port's new tourism and community development -- "Wales International Coastal Centre" is now reaching its final stages of construction which has already begun to generate commercial interest from outside the region, with the potential for developing graduate and apprenticeship schemes that will benefit the local community.

The new developments will have a further significance to the region supporting the revival of tourism both during and post COVID with its new indoor attractions and wet weather canopies which will establish Saundersfoot as all-weather coastal destination. Equally, with the successful bid for the 2022 World Spirit Coastal rowing championship, the new Marine Centre will be Wales' official Centre of Excellence for coastal rowing.

Through sound governance, the Trust Port will ensure that it secures all its assets from risk, through maximising its revenue potential / preventative maintenance programme and development of its staff skillset to meet the Harbour's current and future requirements.

SAUNDERSFOOT HARBOUR COMMISSIONERS

REPORT OF THE COMMISSIONERS FOR THE YEAR ENDED 31 MARCH 2020

Implicit with these aims is the continuation of prudent financial management ensuring that expenditure is carefully monitored and that new sources of income explored, maximising the harbour's potential for future generations.

COMMISSIONERS

The commissioners shown below have held office during the whole of the period from 1 April 2019 to the date of this report.

Mr P W Evans CBE
Mr T Sangster
Mr J Codd
Mr P Baker
Mr A Evans
Mrs W Goldsworthy
Mr D McDermott
Mr P Parker

STATEMENT OF COMMISSIONERS' RESPONSIBILITIES

The Commissioners are responsible for preparing the Report of the Commissioners and the financial statements in accordance with applicable law and regulations.

The Harbours Act 1964 as amended by the Transport Act 1981 requires the Commissioners to prepare financial statements for each financial year. Under that law, the Commissioners have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Commissioners must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the trust port and of the surplus or deficit of the entity for that period. In preparing these financial statements, the Commissioners are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the trust port will continue in business.

The Commissioners are responsible for keeping adequate accounting records that are sufficient to show and explain the trust port's transactions and disclose with reasonable accuracy at any time the financial position of the entity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the trust port and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the Commissioners are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the trust port's auditors are unaware, and each Commissioner has taken all the steps that he or she ought to have taken as a Commissioner in order to make himself or herself aware of any relevant audit information and to establish that the trust port's auditors are aware of that information.

AUDITORS

The auditors, LHP Auditors Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

SAUNDERSFOOT HARBOUR COMMISSIONERS

**REPORT OF THE COMMISSIONERS
FOR THE YEAR ENDED 31 MARCH 2020**

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:



.....
Mr P W Evans CBE - Commissioner

Date: 11/11/2020

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF SAUNDERSFOOT HARBOUR COMMISSIONERS

Opinion

We have audited the financial statements of Saundersfoot Harbour Commissioners for the year ended 31 March 2020 which comprise the Income Statement, Balance Sheet, Statement of Changes in Equity and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the trust port's affairs as at 31 March 2020 and of its deficit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the trust port in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the commissioners' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the commissioners have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the trust port's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The commissioners are responsible for the other information. The other information comprises the information in the Report of the commissioners, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Commissioners for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Commissioners has been prepared in accordance with applicable legal requirements.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF SAUNDERSFOOT HARBOUR COMMISSIONERS

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the trust port and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Commissioners.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of commissioners' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the commissioners were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Commissioners.

Responsibilities of commissioners

As explained more fully in the Statement of Commissioners' Responsibilities set out on page two, the commissioners are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the commissioners determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the commissioners are responsible for assessing the trust port's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the commissioners either intend to liquidate the trust port or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF
SAUNDERSFOOT HARBOUR COMMISSIONERS**

Use of our report

This report is made solely to the trust port's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the trust port's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the trust port and the trust port's members as a body, for our audit work, for this report, or for the opinions we have formed.



Matthew Williams (Senior Statutory Auditor)
for and on behalf of LHP Auditors Ltd
Llys Deri
Parc Pensarn
Carmarthen
Carmarthenshire
SA31 2NF

Date: 

SAUNDERSFOOT HARBOUR COMMISSIONERS

INCOME STATEMENT FOR THE YEAR ENDED 31 MARCH 2020

	Notes	31.3.20 £	31.3.19 £
INCOME		486,342	461,730
Direct costs		<u>313,455</u>	<u>320,789</u>
GROSS SURPLUS		172,887	140,941
Administrative expenses		<u>274,157</u>	<u>256,470</u>
		(101,270)	(115,529)
Other operating income		<u>98,043</u>	<u>69,004</u>
OPERATING DEFICIT	4	(3,227)	(46,525)
Interest receivable and similar income		<u>426</u>	<u>134</u>
		(2,801)	(46,391)
Interest payable and similar expenses		<u>23,134</u>	<u>12,189</u>
DEFICIT BEFORE TAXATION		(25,935)	(58,580)
Tax on deficit		<u>460</u>	<u>(8,528)</u>
DEFICIT FOR THE FINANCIAL YEAR		<u>(26,395)</u>	<u>(50,052)</u>

The notes form part of these financial statements

SAUNDERSFOOT HARBOUR COMMISSIONERS

**BALANCE SHEET
31 MARCH 2020**

	Notes	31.3.20		31.3.19	
		£	£	£	£
FIXED ASSETS					
Tangible assets	5		6,289,054		3,812,537
CURRENT ASSETS					
Debtors	6	116,987		595,973	
Cash at bank and in hand		<u>272,133</u>		<u>395,110</u>	
		389,120		991,083	
CREDITORS					
Amounts falling due within one year	7	<u>270,170</u>		<u>702,330</u>	
NET CURRENT ASSETS			<u>118,950</u>		<u>288,753</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			6,408,004		4,101,290
CREDITORS					
Amounts falling due after more than one year	8		(1,518,555)		(676,519)
PROVISIONS FOR LIABILITIES			(54,428)		(55,344)
ACCRUALS AND DEFERRED INCOME			(4,753,838)		(3,261,849)
NET ASSETS			<u>81,183</u>		<u>107,578</u>
RESERVES					
Income and expenditure account			<u>81,183</u>		<u>107,578</u>
			<u>81,183</u>		<u>107,578</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Commissioners and authorised for issue on and were signed on its behalf by:


.....
Mr P W Evans CBE - Commissioner


.....
Mr T Sangster - Commissioner

11/11/2020

The notes form part of these financial statements

SAUNDERSFOOT HARBOUR COMMISSIONERS

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2020

	Retained earnings £	Total equity £
Balance at 1 April 2018	157,630	157,630
Changes in equity		
Total comprehensive income	<u>(50,052)</u>	<u>(50,052)</u>
Balance at 31 March 2019	<u>107,578</u>	<u>107,578</u>
Changes in equity		
Total comprehensive income	<u>(26,395)</u>	<u>(26,395)</u>
Balance at 31 March 2020	<u><u>81,183</u></u>	<u><u>81,183</u></u>

The notes form part of these financial statements

SAUNDERSFOOT HARBOUR COMMISSIONERS

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

1. STATUTORY INFORMATION

Saundersfoot Harbour Commissioners is a trust port entity. The trust port's statutory details can be found on the Trust Port Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared in order to comply with the Harbours Act 1964, as amended by the Transport Act 1981 and the Statutory Harbour Undertakings Regulations 1983. Given that the Harbours Act 1964 provides that the financial statements must be prepared in order to comply with the Companies Acts 1948 to 2006 and that the undertaking would qualify as a "small company" under Companies Act 2006, these financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The financial statements have been prepared on the assumption that the undertaking is able to carry on in business as a going concern for the foreseeable future. The Commissioners consider this to be appropriate having regard to the fact that they believe that the undertaking has sufficient liquid funds at its disposal. Consequently the Commissioners have adopted the going concern basis for accounting.

Turnover

Income is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Land and buildings	-	at varying rates on cost
Plant and machinery etc	-	10% on cost and at varying rates on cost

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

SAUNDERSFOOT HARBOUR COMMISSIONERS

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2020

2. ACCOUNTING POLICIES - continued

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Hire purchase and leasing commitments

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to surplus or deficit over the relevant period. The capital element of the future payments is treated as a liability.

Rentals paid under operating leases are charged to surplus or deficit on a straight line basis over the period of the lease.

Pension costs and other post-retirement benefits

The trust port operates a defined contribution pension scheme. Contributions payable to the trust port's pension scheme are charged to profit or loss in the period to which they relate.

Government grants

Grants on capital expenditure are credited to a deferred revenue account and are released to the Income and Expenditure Account over the expected useful life of the relevant tangible fixed asset by instalments. Revenue grants are credited in the same period as the relevant expenditure.

3. EMPLOYEES

The average number of employees during the year was 11 (2019 - 15).

4. OPERATING DEFICIT

The operating deficit is stated after charging:

	31.3.20	31.3.19
	£	£
Depreciation - owned assets	<u>120,896</u>	<u>114,895</u>

SAUNDERSFOOT HARBOUR COMMISSIONERS

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020**

5. TANGIBLE FIXED ASSETS

	Land and buildings £	Plant and machinery etc £	Totals £
COST			
At 1 April 2019	3,956,616	572,523	4,529,139
Additions	<u>2,557,432</u>	<u>43,076</u>	<u>2,600,508</u>
At 31 March 2020	<u>6,514,048</u>	<u>615,599</u>	<u>7,129,647</u>
DEPRECIATION			
At 1 April 2019	435,367	281,235	716,602
Charge for year	<u>76,095</u>	<u>47,896</u>	<u>123,991</u>
At 31 March 2020	<u>511,462</u>	<u>329,131</u>	<u>840,593</u>
NET BOOK VALUE			
At 31 March 2020	<u>6,002,586</u>	<u>286,468</u>	<u>6,289,054</u>
At 31 March 2019	<u>3,521,249</u>	<u>291,288</u>	<u>3,812,537</u>

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	Plant and machinery etc £
COST	
At 1 April 2019 and 31 March 2020	<u>30,950</u>
DEPRECIATION	
At 1 April 2019	9,285
Charge for year	<u>3,095</u>
At 31 March 2020	<u>12,380</u>
NET BOOK VALUE	
At 31 March 2020	<u>18,570</u>
At 31 March 2019	<u>21,665</u>

SAUNDERSFOOT HARBOUR COMMISSIONERS

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MARCH 2020**

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.20	31.3.19
	£	£
Trade debtors	14,148	18,427
Other debtors	<u>102,839</u>	<u>577,546</u>
	<u>116,987</u>	<u>595,973</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.20	31.3.19
	£	£
Bank loans and overdrafts	95,142	520,923
Hire purchase contracts	5,390	5,390
Trade creditors	59,329	54,382
Taxation and social security	5,377	5,430
Other creditors	<u>104,932</u>	<u>116,205</u>
	<u>270,170</u>	<u>702,330</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.20	31.3.19
	£	£
Bank loans	1,512,309	664,883
Hire purchase contracts	<u>6,246</u>	<u>11,636</u>
	<u>1,518,555</u>	<u>676,519</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>1,165,596</u>	<u>465,807</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	31.3.20	31.3.19
	£	£
Bank loans	1,607,451	1,185,806
Hire purchase contracts	<u>11,636</u>	<u>17,026</u>
	<u>1,619,087</u>	<u>1,202,832</u>

SAUNDERSFOOT HARBOUR COMMISSIONERS

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2020

10. RELATED PARTY DISCLOSURES

During the year, all Commissioners are provided with complimentary season tickets for the car park.

Commissioners who paid for moorings and boat lift costs on the harbour were as follows:

Mr D McDermott £1072 (2019 £963), Mr A Evans £978 (2019 £255) and Mr P W Evans CBE £874 (2019 £292).