

Chairman's Report

This year has seen many challenges and changes around the Harbour. After some storm damage in the winter of 2021 there was considerable damage to the outer steps on the Lighthouse Quay. Also there were several major repairs needed to the South Pier and some to the North. The Trustees decided it was necessary to have the repairs done as soon as possible, at least before the next winter. The repairs to the steps were carried out in the Spring and the outer piers were repaired during the summer of 2021. Total repair costs to April 2022 were £150,000, which fortunately the Harbour was able to fund from reserves.

The biggest challenge for many years was the increase in costs that were to come from e.g. increased electricity prices, as well as many other increases that would occur. The Clerk worked out the total increase would be over £30,000, Electricity would be the biggest at approx £17,000 from 1st April 2022. as well as this water would go up by 12.1%, street lighting by 53%, BT by 9% and staff wages having not increased for 2 years, would also need a substantial increase.

The Trustees were asked to think of ways of raising more money i.e. new income streams and also ways of reducing costs. A sub committee was formed to look into this and met regularly from November to January. The Harbour Master and Clerk were also very proactive in this.

Several areas for concessions were identified around the Harbour and were then advertised. The result is that there are now 5 concessions in place and another to start mid-June. The income from these and the new premier tripping boats and self-drives amounts to nearly £40,000. Thanks must be given to the sub-committee, and particularly the Harbour Master and Clerk for all the extra work involved with setting this up, and for creating the leases in-house, saving thousand by not using a solicitor.

One of the main ways of reducing costs would be to install solar panels, on the fish quay roof, the aquarium roof and the Harbour Office. The Harbour Master has been liaising with ZLC, and Rob Poole with a view to getting planning and grant funding for this project. If successful it could provide 50% of electricity costs. This would be a major achievement. Also Paul Pearce has put new electricity cabinets with prepaid meters in them so that electricity use can be charged for. This will also help reduce costs. There has been grant funding to help with the installation. Planned projects for future are demolishing and developing East Wharf toilets, and seeing if there are any further areas suitable for concessions.

Andrew has completed his first full year as Harbour Master and we must thank him for his extremely hard work. We must also thank Chris who has been very busy sorting out the paperwork and dealing with the leases for the new concessions, as well as coping with all the normal administration.

Neil Prowse and Simon must also be thanked for all their hard work in keeping the Harbour clean, tidy and well maintained. Simon started work in August and has proved to be a very valuable team member. Their expertise in pointing and other areas of maintenance save us thousands in the cost of employing builders.


Thanks must also go to John Hughes for his work on climate change and for attending meetings (accompanied by Hugh) with regard to setting up a plan for future proofing Mevagissey Harbour against storm damage from an increase in future storms, as our weather deteriorates because of climate change.

See: www.mevagisseyharbour.co.uk

I would like to finish with thanking the Trustees for their time and efforts during the year to help the Harbour run efficiently.

Celia Mitchell

Chairman Mevagissey Harbour Trustees

Dated.....  14/06/2022.

Mevagissey Harbour Trustees – Annual Report Year Ended 31st March 2022.

<u>Charity Name</u>	Mevagissey Piers & Harbour Reg No. 800349
<u>Working Name</u>	Mevagissey Harbour Trustees
<u>Address</u>	Harbour Office, Mevagissey, Cornwall. PL26 6QQ
<u>Telephone & Fax</u>	01726 843305 & Fax 01726 842535
<u>Email</u>	meva.harbour@talk21.com
<u>Trustees</u>	Mr. Michael John Roberts, Mr. John Andrew Lakeman, Mr. Gordon Stuart, Mr. Rodney Ingram, Mrs. Celia Mitchell, Mr. Robert Peter Blamey, Mr. David Warwick, Mr. Hugh St. Aubyn Bowles, Mr. John Hughes.
<u>Election Procedure</u>	Total number of Trustees 09 comprising :-09 permanent members. The vicar of Mevagissey – at present an ex officio vacancy exists. Vacancies for permanent members are advertised locally. Applicants must reside in or be rate payers of the Parish of Mevagissey.
<u>Meetings</u>	Meeting are held on the second Tuesday of each month. AGM held June.
<u>Objects of Trustees</u>	Construction, improvement and maintenance of Piers & Harbour, Mevagissey, Cornwall.
<u>Governing Documents</u>	The Mevagissey Harbour Order 1865 (Replaced the Private Act 1774) and consolidating Orders of 1886 & 1892.
<u>Chairman of Trustees</u>	Mrs. Celia Mitchell
<u>Vice Chairman</u>	Mr. Michael Roberts
<u>Clerk to the Trustees</u>	Mr. Christopher Leon Gilbertson
<u>Harbour Master</u>	Andrew Frank Trevarton
<u>Bankers</u>	Lloyds Bank (St. Austell Branch)
<u>Solicitor</u>	Stephens & Scown Solicitors (St. Austell)
<u>Accountant</u>	Barry Smeath & Co. (St Austell)

Insurers

Navigators & General Insurance

Consulting Civil Engineer

John Grimes & Partnership (Ivybridge Devon)

STRUCTURE AND GOVERNANCE

Mevagissey harbour was originally built in 1775 but was substantially developed in 1865, 1886 and 1892. The harbour is run as a charity having been granted charitable status in 1988.

The harbour is a Trust Port. Trust Ports are independent statutory bodies, each governed by their own, unique, statutes and controlled by a local independent board. There are no shareholders or owners and any surplus is ploughed back into each port for the benefit of its stakeholders.

The harbour operates through a board of Trustees, who appoint a harbour master (and support staff) to undertake the day to day running of the harbour. Trustees meet monthly with an annual general meeting held in June of each year. Trustees receive no remuneration.

OTHER

The Trustees would like to thank the harbour master, clerk and quay staff for their effort in keeping the harbour and surrounding property in good order and fit for purpose.

Signed Chairman



Dated

14/06/2022

Signed Clerk



Dated.....

14/06/2022

MEVAGISSEY HARBOUR TRUSTEES
STATEMENT OF FINANCIAL ACTIVITIES FOR THE
YEAR ENDED 31ST MARCH, 2022

	Note	<u>2022</u>		<u>2021</u>	
		£.	£.	£.	£.
Income and Expenditure					
Income resources					
Donations			581		2,125
Dues: Mooring dues		74,135		62,768	
Fish landing dues		46,054		38,409	
Car parking receipts		49,891		39,579	
		170,080		140,756	
Rents			69,394		73,790
Sale of Yacht			-		2,500
Aquarium contribution		9,342		10,928	
Other Income	2	24,651		17,794	
		33,993		28,722	
Total incoming Resources			274,048		247,893
Resources Expended					
Direct charitable expenditure	3	236,880		121,270	
Management and administration of the Charity	4	82,102		82,891	
Total Resources Expended	5	318,982		204,161	
Net incoming/(outgoing) Resources for the year			(44,934)		43,732
Net Movement in Funds			(44,934)		43,732
Balances brought forward at 1 st April 2021			866,348		822,616
Balance carried forward at 31st March 2022			821,414		866,348

The notes on pages 3 and 4 form part of these accounts.

MEVAGISSEY HARBOUR TRUSTEES
BALANCE SHEET AT 31ST MARCH, 2022

	Note	<u>2022</u>		<u>2021</u>	
		£.	£.	£.	£.
Fixed assets					
Tangible fixed assets	6		370,003		377,324
Current Assets					
Debtors	7		5,428		4,963
Cash at bank and in hand			483,890		515,531
			489,318		520,494
Liabilities: amounts falling					
Due within one year	8		37,907		31,470
			451,411		489,024
Net Current Assets			451,411		489,024
Total Assets less Current Liabilities			821,414		866,348
Funds					
Unrestricted			821,414		866,348

Approved by the Board of Trustees on ... 14/06/2022 and signed
on its behalf by

 Trustee

MEVAGISSEY HARBOUR TRUSTEES
Notes to the Accounts for the Year ended 31st March, 2022

1. Accounting Policies

The accounts have been prepared in accordance with the Historic Cost Convention and the Statement of Recommended Practice.

2. Other Income	<u>2022</u>	<u>2021</u>
Bank interest received	2,389	4,621
Sales – fuel, ice, etc	15,262	13,173
Filming	7,000	-
	<u>24,651</u>	<u>17,794</u>
	=====	=====

3. Direct Charitable Expenditure

Provision of Harbour facilities:

Wages	58,900	58,702
Repairs and renewals	152,523	24,929
Hire of equipment	8,791	9,285
Lighting and power	3,458	13,254
Diesel (net)	2,078	1,483
Water rates	4,038	5,274
Depreciation	7,092	8,343
	<u>236,880</u>	<u>121,270</u>
	=====	=====

4. Management and Administration of the Charity

Salaries and office accounts	74,300	76,525
Legal and professional fees	725	725
Loan and bank charges	7,077	5,641
	<u>82,102</u>	<u>82,891</u>
	=====	=====

5. Total Resources Expended

	Staff Costs £.	Deprec- iation £.	Other Costs £.	Total 2022 £.	Total 2021 £.
Provision of harbour facilities	58,900	7,092	170,888	236,880	121,270
Management and admin- istration of the Charity	61,304	229	20,569	82,102	82,891
	<u>120,204</u>	<u>7,321</u>	<u>191,457</u>	<u>318,982</u>	<u>204,161</u>
	=====	=====	=====	=====	=====

MEVAGISSEY HARBOUR TRUSTEES
Notes to the Accounts for the Year ended 31st March, 2022

5. Total Resources Expended (continued)

No employee earned £40,000 or more per annum

The average number of employees analysed by function was:

	<u>2022</u>	<u>2021</u>
Harbour facilities (includes part-time employees equated to full-time)	2.80	2.80
Management and administration of the charity	2	2
	<u>4.80</u>	<u>4.80</u>

6. Tangible Fixed Assets

	Freehold Land and Buildings £.	Harbour Equipment £.	Office Equipment £.	Total £.
Net book value at 1 st April 2021	328,519	47,279	1,526	377,324
Depreciation for the year	-	(7,092)	(229)	(7,321)
	<u>328,519</u>	<u>40,187</u>	<u>1,297</u>	<u>370,003</u>

7. Debtors

	<u>2022</u>	<u>2021</u>
Prepayments	5,428	4,963

8. Liabilities: amounts falling due within one year

	<u>2022</u>	<u>2021</u>
Income received in advance	29,662	24,185
Accruals	725	725
Other creditors	7,520	6,560
	<u>37,907</u>	<u>31,470</u>

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF MEVAGISSEY HARBOUR

I report on the accounts of the harbour for the year ended 31st March, 2022.

Respective responsibilities of trustees and examiner

As the Charity's trustees you are responsible for the preparation of the accounts. You consider that the audit requirement of section 43(2) of the Charities Act 1993 (the Act) does not apply and that an independent examination is needed.

It is my responsibility to state, on the basis of procedures specified by the General Directions given by the Charity Commissioners under section 43(7)(b) of the Act, whether particular matters have come to our attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting and other records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently we do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements
 - (a) to keep accounting records in accordance with section 41 of the Act; and
 - (b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Barry Smeath
Trewiddle Gate
Pentewan Road
St Austell
PL26 7AD

31st May 2022