



Trustees' Annual Report and Accounts

Year ended 31 March 2021

Cromarty Harbour Trust

Annual Report and Accounts

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About Cromarty Harbour

Cromarty harbour is a grade A listed structure designed by the engineer John Smeaton and originally built in 1783. Over the centuries it has played a major role in the economic development of Cromarty and the wider hinterland. During World War I it was further extended by the Admiralty and played an important role as part of the Naval defence strategy.

Today the harbour continues to be a working harbour with access at all stages of the tide. It supports a small fleet of inshore fishing boats, a dolphin watching business, leisure vessels and work boats associated with the commercial activities of the Cromarty Firth.

About Cromarty Harbour Trust

Cromarty Harbour is a trust port, a not-for-profit statutory body run for the benefit of its stakeholders and the community. The Trust was established by an Act of Parliament (1834) amended by Harbour Revision Orders (1879 and 1976). The Trust comprises six trustees.

The management of the harbour is delegated to a Harbour Working Group comprising trustees, officers and volunteers. It is this Group that oversees the day-to-day operation of the harbour, providing berths for commercial vessels and for leisure users; conserving, improving and interpreting an important historic structure whilst maintaining open access to the harbour for all to enjoy and appreciate.

Current Trustees

Colin Dickie (Chair)*
Ian Blackford MP
Craig Fraser
John Nightingale of Cromarty
Sarah Pern*
Sheriff Principle Derek Pyle

Officers

Jonathan Ashcroft (Treasurer)*
Nigel Shapcott (Clerk)*
Ronald Young (Harbourmaster)*

Working Group

In addition to those marked *
opposite:
Steve Balfour-Breach
David Kent
Ryan McManus

Contact address

The Manse
Denny Road
Cromarty
Ross-shire
IV11 8YT

Recruitment and appointment of Trustees

All of the Trustees are appointed by the provisions included within the governing documents mentioned above.

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Chair's report

Following on from last year, it has again been an incredibly busy year in and around the harbour. Obviously Covid-19 restrictions had an impact on activity both financially and on harbour activity. It wasn't until the beginning of June that restrictions eased to a level that allowed leisure users to again launch their boats into the harbour. Regrettably, the ferry did not operate during 2020 and this and the delay in leisure usage, did have an impact on revenues. However, this was somewhat mitigated by being successful in applying for a Small Business Grant (received in 2019/20).

During 2020, the Working Group has focussed their efforts in continuing the repair and restoration progress, completing the shed development and expanding leisure capacity in the harbour.

When we reported last year, Covid-19 restrictions had actually stopped the repair work then being carried out in the harbour. This meant that the final part of that phase of the repair, which was related to the fendering work on the Inner Admiralty Pier, did not get completed until later in the Summer with the installation of new greenheart fenders and moorings. The pier area is now ready to receive commercial vessels and so far, we have seen some activity from workboats operating on contracts within Cromarty Firth to Cromarty as an alternative base within the firth.

The new sheds have now been completed in the same look and feel as those that were demolished. These are a great addition to the harbour and allows us the opportunity to develop an additional revenue stream. All three are now let out to tenants.

Turning to newer matters, the harbour now plays host to five additional ten metre pontoons. Each extends out from the main pontoon, with two on the west side and three on the more sheltered east side. The two on the west do present some challenges to us given our prevailing weather conditions and these have been re-enforced to dampen movements. With this new additional capacity available to us, we expect that all available berths will be occupied during the summer season. The new pontoons were financed in part from own funds, reallocation of our FLAG grant and securitising three berth spaces for a period.

Returning to the repair and restoration project, we were additionally successful in gaining grants from Historic Environment Scotland's Coasts and Waters Community Fund, FCC Scottish Action Fund, Cromarty Trust, Friends of Cromarty Harbour and Marine Scotland to effect repairs to the Mole surface, West Pier surface and where identified, voids in the pier and repointing on the quay wall. The contract works came to around £80,000 and whilst some remediation remains outstanding, most of the work was completed by the end of our financial year. We are most grateful to the support and guidance offered by our funders, especially around their understanding of the issues we faced during the post December lockdown period and the impact Covid-19 restrictions had on the roll out of our plans. It is to great credit that the team can align a number of funders to a common programme of work. The team will continue with their efforts to secure more grant funding to continue the restoration work around the harbour.

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Looking forward, our harbour is looking so much better for the attention that has been given over the last three years; whilst a lot is visible we have done much to improve the day-to-day running of the harbour with good improvements for harbour users in areas such as CCTV, lighting and in safety enhancements.

Being a harbour with open access, we also need to be mindful of the responsibilities it brings and to operate within a framework of having and operating by an appropriate safety code; this is now in place.

On finances remain challenged, understandably given the efforts put in at the harbour and the impact of Covid-19. Accordingly, we now seek to build reserves so that we are better placed to fund improvements such as future dredges or perhaps, limiting wave movements within our harbour basin.

Unfortunately, due to resource constraints we have been unable to make much progress in finalising our Harbour Revision Order. This may now take further time to resolve due to parliamentary elections now taking place in Scotland.

Finally, I must continue to express thanks to our Working Group who deserve every credit for their tireless and unpaid endeavours in helping bring our harbour back to life.

Trustee remuneration and expenses

The Trustees did not receive any remuneration during the year.

No trustee claimed reimbursement of expenses incurred in direct support of their duties. Colin Dickie reclaimed £52 to recover costs in relation to harbour expenditure.

Transactions with connected persons

The Trust undertook a number of transactions during the year with trustees or persons connected to the harbour.

Colin Dickie (Chair), Nigel Shapcott (Clerk) and Sarah Pern (as the business owner of EcoVentures) are harbour users and pay prescribed fees to have their vessels berthed on the harbour pontoon.

John Nightingale is a trustee of Cromarty Trust, a registered charity that has given grants to The Trust on a number of occasions.

Colin Dickie is also a trustee of Friends of Cromarty Harbour, an arm's length registered charity (SC049166) that supports the Harbour and the Working Group in their effort to restore the harbour.

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Reserves

The Trust held net reserves of £8,476 at the year end.

Approved by the Trustees and signed on their behalf.

A handwritten signature in black ink, appearing to read 'John Duffin', written in a cursive style.

Trustee
2 September 2021

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Statement of Financial Activities

Revenue and Expenditure to year end 31 March

	Notes	2021	2020
		£	£
Sales			
Sales - Harbour Services	1	18,955	15,378
Sales Discounts	2	(173)	(570)
Other income		200	354
Donation received	3	108	7,548
Grants received	4	131,771	546,076
Interest received		11	134
Total Sales		150,872	568,919
Overheads			
Marketing and merchandise		190	122
Rates & Utilities	5	908	666
Administration, Travel and Carriage		137	115
Legal and Professional		1,045	500
Insurance		1,855	1,508
Harbour Maintenance - Repairs and renewals	6	120,892	526,975
Bank charges and interest		0	2
Bad Debts		0	300
Miscellaneous Expenses		568	554
FLAG Project	6	52,381	40,331
Corporation Tax reclaimed		(441)	0
Total Overheads		177,535	571,033
NET PROFIT / LOSS		(26,663)	(2,114)

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Balance Sheet as at		31-Mar-21	31-Mar-20
		£	£
ASSETS			
Current Assets			
Trade Debtors	7	27,596	29,774
Cash		1	1
Cromarty Harbour Trustees Current Account		78	11
Cromarty Harbour Trust Reserve		14,912	27,701
	TOTAL		
	ASSETS	42,587	57,487
LIABILITIES			
Current Liabilities			
Trade Creditors	8	33,058	26,108
Accruals		7,840	3,530
VAT		(6,787)	(7,290)
	TOTAL		
	LIABILITIES	34,111	22,348
	TOTAL NET		
	ASSETS	8,476	35,139
RESERVES			
Net Profit / Loss (prior year(s))		35,139	37,253
Net Profit / Loss (current year)		(26,663)	(2,114)
TOTAL RESERVES (carried forward)		8,476	35,139

Approved by the Trustees and signed on their behalf.



Trustee
2 September 2021

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Notes to the accounts

1. Sales historically have reflected berthing fees from leisure craft, inshore fishing boats and work boats. For 2020/21 and beyond revenues also include rental from our new sheds which were fully let at 31 March 2021. 2020/21 revenues are significantly inflated through the 5-10 year leases offered to all at market rent and taken up by three boats – this advanced income funded part of the acquisition of the new pontoons to create additional capacity.
2. Discounts are in the form of rebates to standard published berthing rates to reflect circumstances where the user may have had some disruption in service or opted for a longer period of stay and in return received a better berthing rate, typically at the end of a summer season where the user wishes to continue for a short period.
3. From fundraising efforts via an auction of promises, dinner and quiz. Going forward such fundraising efforts will now be driven by Friends of Cromarty Harbour.
4. Funds received from Historic Environment Scotland, Viridor, SSE Community Fund and Cromarty Trust.
5. Reflects the cost of supporting the utility infrastructure of the harbour. Electricity costs in 2021 were low due to the pier area being powered down during the renovation works.
6. Renovation and refurbishment spend.
7. Outstanding grants yet to be received.
8. Outstanding works completed but not yet paid for.

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Independent Examiner's Report to the Trustees of Cromarty Harbour Trust



GJC – Chartered Certified Accountants
GJC is a trading style of Gareth Jones Compliance Limited
Company Registration Number: SC498367 Registered in
Scotland
Registered Office: 3 Wyvis Drive, Balloch,
Inverness, IV2 7HP

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I report on the accounts for the year ended 31st March 2021.

Basis of the independent examiner's report

My examination includes a review of the accounting records kept by the Trust 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 any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

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 accounts prepared are not in accordance with the accounting records.

or

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

Gareth Jones FCCA
Gareth Jones Compliance Ltd
Chartered Certified Accountants
3 Wyvis Drive
Balloch
Inverness
IV2 7HP



Date: 4th August 2021