

**The Teignmouth Harbour Commission**

**Annual Report**

**Year Ended 31 March 2025**

# **The Teignmouth Harbour Commission**

## **Annual Report**

**Year Ended 31 March 2025**

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# **The Teignmouth Harbour Commission**

## **Commissioners' Report**

The Commissioners submit their report and the audited financial statements for the year ended 31 March 2025.

### **Results**

The results for the year are shown on page 8.

### **Principal Activity**

The Commission's principal activity during the year was the operation of Teignmouth Harbour.

### **Commissioners**

The Commissioners who served during the year were as follows:

J Sparks	Chairman of Teignmouth Harbour Commission
R Perks	Vice Chairman of Teignmouth Harbour Commission
J Chilvers	
D Hallett	
D Davis	
R Ward	
M Annet	Appointed 01/01/2025
G Ranshaw	Appointed 01/01/2025
S Astbury	Resigned 31/12/2024
V Weston	Resigned 31/12/2024
S Cox	Resigned 06/06/2024
P Brown	Resigned 06/06/2024

All of the above are selected by the Harbour Commission under Trust Port legislation.

### **Harbour Master and Chief Executive Officer of the Teignmouth Harbour Commission:**

Rob Parsons	Appointed 13/11/2024
Toby Dean	Resigned 13/11/2024

# **The Teignmouth Harbour Commission**

## Commissioners' Report

### **Statement of Commissioners' Responsibilities**

The Harbours Act 1964 as amended by subsequent legislation requires the Commissioners to prepare financial statements in accordance with applicable accounting standards and the Companies Act 2006. 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 Commission and of the profit or loss of the Commission 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 estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume the Commission will continue in business.

The Commissioners are responsible for keeping proper accounting records that are sufficient to show and explain the Commission's transactions and disclose with reasonable accuracy at any time the financial position of the Teignmouth Harbour Commission and enable them to ensure that the accounts comply with Section 42 of the Harbours Act 1964, as amended by the Transport Act 1981. They are also responsible for safeguarding the assets of the Commission and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Commissioners are aware:

- there is no relevant audit information of which the Commission's auditors are unaware; and
- the Commissioners have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

# The Teignmouth Harbour Commission

## Commissioners' Report

### Key Performance Indicators

The more relevant Key Performance Indicators covering the activities of the Commission are detailed below:

	<b>2025</b>	<b>2024</b>
Cargo Tonnage	<b>285,447</b>	<b>252,726</b>
Number of Acts of Pilotage	<b>235</b>	<b>184</b>
Ship Tonnage (SDWT)	<b>375,908</b>	<b>338,771</b>
Return on Capital Employed **	<b>(5.1%)</b>	<b>(13.2%)</b>

\*\* excluding income arising from PNPF deficit surcharge

### Small Company Provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

**By Order of the Commission**

**R Parsons**  
**Chief Executive Officer of the Commission**

# The Teignmouth Harbour Commission

## Independent Auditors' Report to the Commissioners

### **Qualified opinion**

We have audited the financial statements of Teignmouth Harbour Commission (the 'Commission') for the year ended 31 March 2025, which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes and 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 FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) incorporating the requirements of Section 1A.

In our opinion, except for the possible effects of the matter described in the basis for qualified opinion section of our report, the financial statements:

- give a true and fair view of the state of the Commission's affairs as at 31 March 2025 and of its profit 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 Harbours Act 1964 as amended by the Transport Act 1981 which require the financial statements to be prepared in accordance with the requirements of the Companies Act 2006.

### **Basis for qualified opinion**

As explained in notes 2(i) and 13, the Commission has not complied with the requirements of FRS102 in relation to Retirement Benefits under the Pilots National Pension Fund, in that it has not obtained an updated accounting valuation at the balance sheet date, and is not able to make certain disclosures required by FRS102. In particular, the financial statements do not disclose the Commission's share of the assets and liabilities of the defined benefit scheme, calculations of current year service and interest costs, and actuarial gains and losses.

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 Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company 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 qualified opinion.

### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the Commissioners' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Commission's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issue.

Our responsibilities and the responsibilities of the Commissioners with respect to going concern are described in the relevant sections of this report.

# The Teignmouth Harbour Commission

## Independent Auditors' Report to the Commissioners

### Other information

The Commissioners are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report 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.

### Opinion on other matter prescribed by the Companies Act 2006 and the Harbours Act 1964 as amended by the Transport Act 1981

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

- the information given in the commissioner's report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the commissioner's report has been prepared in accordance with applicable legal requirements.

### Matters on which we are required to report by exception

Except for the matter described in the basis for qualified opinion section of our report, in the light of our knowledge and understanding of the commission and its environment obtained in the course of the audit, we have not identified material misstatements in the commissioner's report.

In respect solely of the limitation on our work relating to the Pilots National Pension Fund

- we have not received all the information and explanations we require for our audit; and
- we were unable to determine whether adequate accounting records had been kept.

We have nothing to report in respect of the following matters where the Companies Act 2006 and the Harbours Act 1964 as amended by the Transport Act 1981 require us to report to you if, in our opinion:

- 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
- The commissioners were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of small companies' exemptions in preparing the Commissioners' report and from the requirement to prepare a Strategic Report.

### Responsibilities of commissioners

As explained more fully in the Statement of Commissioner's Responsibilities [set out on page 2], 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 is 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 commission'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 commission or to cease operations, or have no realistic alternative but to do so.

# The Teignmouth Harbour Commission

## Independent Auditors' Report to the Commissioners

### **Auditor's 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 an auditor's report 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

As part of our audit planning we obtained an understanding of the legal and regulatory framework that is applicable to the entity and the industry/sector in which it operates to identify the key laws and regulations affecting the entity. As part of this assessment process we discussed with management the key laws and regulations.

The key laws and regulations we identified were those that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and the Harbours Act 1964 as amended by the Transport Act 1981.

We discussed with management how the compliance with these laws and regulations is monitored and discussed the policies and procedures in place.

We also identified the individuals who have responsibility for ensuring that the entity complies with laws and regulations and deals with reporting any issues if they arise.

As part of our planning procedures, we assessed the risk of any non-compliance with laws and regulations on the entity's ability to continue trading and the risk of material misstatement to the accounts.

Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with those laws and regulations which have a direct effect on the financial statements;
- enquiring of management concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;

As part of our enquiries we discussed with management whether there have been any known instances, allegations or suspicions of fraud.

We also evaluated the risk of fraud through management override including that arising from management's incentives. We determined that the principal risks were related to the overstatement of profit through the manipulation of cut-off, in respect of both income and expenditure, or through the manipulation of accounting estimates, particularly in relation to the recoverability of investments.

# The Teignmouth Harbour Commission

## Independent Auditors' Report to the Commissioners

In response to the identified risk, as part of our audit work we:

- Reviewed income and performed substantive testing.
- Performed detailed work on expenditure, including assessing whether expenditure was accounted for in the correct period.
- Performed detailed work on the PNPF deficit.
- Reviewed board minutes.
- In addressing the risk of fraud through management override of controls, tested the appropriateness of journal entries and other adjustments, assessed whether judgements behind accounting estimates are indicative of a potential bias, and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate omissions, collusion, forgery, misrepresentations, or the override of internal controls. We are also less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the 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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

### Use of our report

This report is made solely to the commissioners, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and the Harbours Act 1964 as amended by the Transport Act 1981. Our audit work has been undertaken so that we might state to the commissioners those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the commissioners as a body, for our audit work, for this report, or for the opinions we have formed.

**MARTIN HOBBS BSc ACA** (Senior Statutory Auditor)

PKF Francis Clark, Statutory Auditor

Sigma House  
Oak View Close  
Edginswell Park  
Torquay  
TQ2 7FF

Date 15 December 2025

# The Teignmouth Harbour Commission

## Statement of Comprehensive Income

Year Ended 31 March 2025

	Note	2025 £	2024 £
Ship, Cargo and Mooring dues		614,715	582,192
Operating and maintenance of Harbour and River		405,614	449,907
		<hr/>	<hr/>
		209,101	132,285
Pilotage services - net income		<hr/>	<hr/>
<b>Gross Profit</b>	3	<b>262,241</b>	<b>153,563</b>
Administration and general expenditure		228,322	170,805
<b>Operating Profit/(Loss)</b>		<hr/>	<hr/>
Investment and sundry income		12,220	11,413
<b>Profit/(Loss) for the year before taxation</b>		<hr/>	<hr/>
Taxation		<hr/>	<hr/>
<b>Profit/(Loss) for the year after taxation</b>		<b>46,139</b>	<b>(5,829)</b>
		<hr/>	<hr/>
<b>Other comprehensive income</b>			
Remeasurement of the pension deficit	13	-	(21,890)
<b>Total comprehensive income for the year</b>		<b>46,139</b>	<b>(27,719)</b>
		<hr/>	<hr/>

The notes on pages 11 to 19 form part of these financial statements.

# The Teignmouth Harbour Commission

## Balance Sheet

31 March 2025

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Intangible assets	6	48,591	35,439
Tangible assets	7	238,886	140,049
		<hr/>	<hr/>
		287,477	175,488
		<hr/>	<hr/>
<b>Current assets</b>			
Stock		20,109	21,730
Debtors	8	137,680	121,059
Current asset investments	9	104,124	258,187
Cash at bank and in hand		158,187	189,367
		<hr/>	<hr/>
		420,100	590,343
<b>Creditors - Amounts falling due within one year</b>	10	(204,869)	(262,139)
		<hr/>	<hr/>
<b>Net current assets</b>		215,231	328,204
		<hr/>	<hr/>
<b>Total assets less current liabilities</b>		502,708	503,692
		<hr/>	<hr/>
Pension deficit	13	(426,306)	(473,429)
		<hr/>	<hr/>
<b>Net assets including pension deficit</b>		76,402	30,263
		<hr/>	<hr/>
<b>Reserves</b>			
Reserve fund		-	636,582
Revenue account		76,402	(606,319)
		<hr/>	<hr/>
<b>Total Reserves</b>		76,402	30,263
		<hr/>	<hr/>

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to small companies regime with Part 15 of the Companies Act 2006.

These financial statements were approved by the Commission and authorised for issue on 15 December 2025 and are signed on their behalf by:

**J Sparks**  
Chairman

**R Parsons**  
Chief Executive Officer of the Commission

The notes on pages 11 to 19 form part of these financial statements.

# The Teignmouth Harbour Commission

## Statement of Changes in Equity

31 March 2025

	Reserve fund £	Revenue account £	Total £
At 1 April 2024	636,582	(606,319)	30,263
Profit for the year	-	46,139	46,139
Other comprehensive income for the year	-	-	-
Total comprehensive income for the year	-	46,139	46,139
Transfers	(636,582)	636,582	-
At 31 March 2025	-	76,402	76,402

	Reserve fund £	Revenue account £	Total £
At 1 April 2023	636,582	(578,600)	57,982
Loss for the year	-	(5,829)	(5,829)
Other comprehensive income for the year	-	(21,890)	(21,890)
Total comprehensive income for the year	-	(27,719)	(27,719)
Transfers	-	-	-
At 31 March 2024	636,582	(606,319)	30,263

The notes on pages 11 to 19 form part of these financial statements.

# The Teignmouth Harbour Commission

## Notes and Accounting Policies

Year Ended 31 March 2025

### 1 General Information

Teignmouth Harbour Commission is an unincorporated organisation set up, under the Harbour Order 1924, for the administration of the affairs of Teignmouth Harbour and the administration of the pilotage services as a competent Harbour authority under the Pilotage Act 1987.

The address of its primary office is:

2nd Floor, ABP Port Office  
Old Quay Road  
Teignmouth  
Devon  
TQ14 8ES

### 2 Accounting Policies

#### (a) Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### (b) Basis of accounting and preparation

The organisation's financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A – 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

The organisation's financial statements have been prepared using the historic cost convention except that as disclosed in the accounting policies certain items are disclosed at fair value.

The functional currency of the organisation is considered to be pounds sterling because that is the currency of the primary economic environment in which the organisation operates.

#### (c) Key Sources of estimation uncertainty

In the application of the company's accounting policies, the Commissioners are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily available from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The pension deficit is estimated as detailed in 2(i).

#### (d) Going concern

The Commission has net assets of £76,402 as 31 March 2025, after accounting for a pension deficit of £426,306. A deficit recovery plan is in place for payments to be made up to 2029, as disclosed in note 13. The Commission expects to be able to meet the payments of this liability as they fall due and has therefore adopted the going concern basis for the preparation of these accounts.

#### (e) Revenue recognition

The ship, cargo, mooring dues and tug dredger hire income shown in the Profit and Loss Account and the boarding and landing fees shown in the Income from Pilotage Analysis statement represents amounts receivable during the year, exclusive of Value Added Tax.

# The Teignmouth Harbour Commission

## Notes and Accounting Policies

Year Ended 31 March 2025

### 2 Accounting Policies (continued)

Where payments are received in advance of services provided, the amounts are recorded as Income Received in Advance and are included as part of Creditors: amounts falling due within one year.

#### (f) Tax

Tax is recognised in the profit and loss, except that a change attributable to an item of income or expenses recognised as other comprehensive income is also recognised directly in other comprehensive income. The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the United Kingdom.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay or to receive more, tax.

#### (g) Intangible assets and amortisation

All intangible assets are initially recorded at cost. Intangible assets are amortised over 20 years on a straight line basis.

#### (h) Tangible fixed assets and depreciation

All tangible fixed assets are initially recorded at cost. Tangible assets other than freehold property are depreciated over their estimated useful lives, at the following rates:

Commercial vessels	5-33%	Straight line
Pontoons	5-10%	Straight line
Trots and moorings	10-20%	Straight line
Harbour equipment	10-33%	Straight line
Office furniture and equipment	10-20%	Straight line
Motor vehicle	33%	Straight line
Computer equipment	15-33%	Straight line

#### (i) Pension Costs

The commission contributes to two pension schemes.

The Commission makes employer contributions to personal pension schemes on behalf of employees. The contributions paid are charged to the profit and loss account as they fall due.

The Commission is also a member of the Association of Participating Bodies (APB) of the Pilots National Pension Fund (PNPF), a defined benefit funded pension scheme. Actuarial valuations are carried out triennially by the Trustee, but the Commissioners do not believe that the additional cost of obtaining an updated accounting valuation to the balance sheet date can be justified. In this respect this is not in accordance with the requirements of FRS102, and certain disclosures required by FRS102 are also therefore not available. The financial statements do not disclose the Commission's share of the assets and liabilities of the defined benefit scheme, calculations of current year service and interest costs, and actuarial gains and losses. The value of the Commission's future contributions to eliminate the deficit, as confirmed by the work on the actuarial valuation as at 31 December 2022, is included in the balance sheet, and contributions made are set against the liability.

#### (j) Operating lease agreements

Rentals payable under operating leases are charged in the profit and loss account on a straight line basis over the lease term.

# The Teignmouth Harbour Commission

## Notes and Accounting Policies

Year Ended 31 March 2025

### 2 Accounting Policies (continued)

#### (k) Financial instruments

##### *Classification*

The commission holds the following financial instruments:

- Short term trade and other debtors and creditors;
- Investments; and
- Cash and bank balances

All financial instruments are classified as basic.

##### *Recognition and measurement*

The commission has chosen to apply the recognition and measurement principles of FRS102.

Financial instruments are recognised when the commission becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

Except for investments, instruments are initially measured at transition price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

Investments where they are publicly traded, or their fair value can be measured reliably are measured at fair value through the profit and loss account. The fair value has been measured at the quoted market price at the balance sheet date. Investments where the fair value cannot be measured reliably are measured at cost less impairment.

# The Teignmouth Harbour Commission

## Notes and Accounting Policies

Year Ended 31 March 2025

3	Gross Profit	2025	2024
		£	£
<b>Turnover</b>			
Revenue from Harbour Activities:			
Dues:	on ships	84,016	72,192
	on goods	134,349	113,398
		218,365	185,590
Moorings fees		276,559	275,814
Revenue from Pilotage		49,807	41,536
Income from Tug Dredger		21,964	30,786
Other revenue		97,827	90,002
		664,522	623,728
<b>Cost of sales</b>			
Operating and maintenance of harbour and river		377,407	444,659
Depreciation		44,594	25,506
		422,001	470,165
<b>Gross Profit</b>		<b>242,521</b>	<b>153,563</b>

## 4 Staff numbers

The average number of persons employed by the company (including the Harbour Master) during the year was 8 (2024: 9).

## 5 Taxation

The Commission has tax losses totalling £352,000 (2024: £252,000).

# The Teignmouth Harbour Commission

## Notes and Accounting Policies

Year Ended 31 March 2025

### 6 Intangible Fixed Assets

	At 1 April 2024 £	Additions £	Disposals £	At 31 March 2025 £
<b>Cost</b>				
Harbour Revision Order	35,439	13,152	-	48,591
	35,439	13,152	-	48,591
	At 1 April 2024 £	Charge for year £	Eliminated on disposals £	At 31 March 2025 £
<b>Amortisation</b>				
Harbour Revision Order	-	-	-	-
	-	-	-	-
	At 31 March 2024 £			At 31 March 2025 £
<b>Net book amounts</b>				
Harbour Revision Order	35,439			48,591
	35,439			48,591

# The Teignmouth Harbour Commission

## Notes and Accounting Policies

Year Ended 31 March 2025

7	Fixed Assets	At 1 April 2024 £	Additions £	Disposals £	At 31 March 2025 £
<b>Cost</b>					
<b>Commercial vessels</b>					
Commercial vessels	689,128	143,792	(231,408)	601,512	
Pontoons	54,911	-	-	54,911	
Trots and moorings	6,850	-	-	6,850	
Harbour equipment	290,203	8,378	-	298,581	
Office furniture and equipment	18,136	-	-	18,136	
Motor vehicle	16,209	-	-	16,209	
Computer equipment	52,179	-	-	52,179	
Freehold property	410	-	-	410	
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	1,128,026	152,170	(231,408)	1,048,788	
<b>Depreciation</b>					
<b>Commercial vessels</b>					
Commercial vessels	648,391	14,787	(230,866)	432,312	
Pontoons	49,768	1,483	-	51,251	
Trots and moorings	6,850	-	-	6,850	
Harbour equipment	223,611	28,034	-	251,645	
Office furniture and equipment	18,136	-	-	18,136	
Motor vehicle	3,293	5,168	-	8,461	
Computer equipment	37,928	3,319	-	41,247	
Freehold property	-	-	-	-	
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	987,977	52,791	(230,866)	809,902	
<b>At 31 March</b>					
<b>2024</b>					
	£				£
<b>Net book amounts</b>					
<b>Commercial vessels</b>					
Commercial vessels	40,737			169,200	
Pontoons	5,143			3,660	
Trots and moorings	-			-	
Harbour equipment	66,592			46,936	
Office furniture and equipment	-			-	
Motor vehicle	12,916			7,748	
Computer equipment	14,251			10,932	
Freehold property	410			410	
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	140,049			238,886	
<b>The Phillip Lucette Beacon at Cost</b>					
The Phillip Lucette Beacon at Cost	1,534			1,534	
Less: The Phillip Lucette Memorial Fund	1,534			1,534	
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	-			-	
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

# The Teignmouth Harbour Commission

## Notes and Accounting Policies

Year Ended 31 March 2025

8	Debtors	2025 £	2024 £
	Ship and cargo dues	58,689	61,595
	Prepayments and other debtors	78,991	59,464
		<hr/>	<hr/>
		137,680	121,059
<hr/>	<hr/>	<hr/>	<hr/>
9	Current asset investments		Other Investments £
	<b>Cost or valuation</b>		
	At 1 April 2024	258,187	
	Disposals	(154,063)	
		<hr/>	<hr/>
	At 31 March 2025	104,124	
<hr/>	<hr/>	<hr/>	<hr/>
10	Creditors: amounts falling due within one year:	2025 £	2024 £
	Operating creditors	50,740	76,830
	Mooring dues received in advance	145,021	167,944
	PAYE and social security	5,808	5,362
	VAT	3,300	12,003
		<hr/>	<hr/>
		204,869	262,139
<hr/>	<hr/>	<hr/>	<hr/>
11	Financial commitments, guarantees and contingencies		

The total amount of financial commitments not included in the balance sheet is £27,359 (2024: £39,518). This relates to lease commitments.

# The Teignmouth Harbour Commission

## Notes and Accounting Policies

Year Ended 31 March 2025

### 12 Related Party Transactions

- a) The Commission is a self-governing body and is under the control of the Commissioners. Commissioners' personal liability is limited under the provisions of the Commissioners Clauses Act 1847.
- b) The Commissioners received £104 (2024: £104) each to cover expenses of holding office.
- c) During the year, seven (2024: six) Commissioners paid aggregate mooring fees of £3,175 (2024: £2,566) at full market rate.

### 13 The Pilots' National Pension Fund (PNPF)

The PNPF is a centralised multi-employer defined benefit pension scheme for non-associated employers. It provides benefits for employed and self-employed maritime Pilots. Teignmouth Harbour Commission is a member of the Association of Participating Bodies (APB) of the Pilots National Pension Fund. The actuary calculated that the Commission's share of the assets, liabilities and funding deficit of the PNPF was 0.4175% of the deficit at 31 December 2022 and 0.0914% of the additional contribution arising at the 31 December 2022 valuation.

The Trustee of the PNPF sought the guidance of the court on a number of issues relating to the Trustee's powers under the Rules of the PNPF including who is liable to contribute to the deficit. Until the legal status of the PNPF was clarified, the Commission was unable to determine its share of the liabilities of the PNPF.

As explained in Note 2(i) the Commission has not obtained an updated valuation for accounting purposes on cost/benefit grounds and, therefore, is unable to give the analysis of scheme assets and liabilities required by FRS 102.

Following the court's determination in 2012 and further information being made available on the extent of the PNPF's liabilities, the Commission became able to determine its share of the liabilities in respect of the PNPF. The recovery plan was finalised based on the 31 December 2013 actuarial valuation by the Trustees and the recovery period to eliminate the deficit for the Commission was set at 16 years through to 2028. To eliminate the deficit allocated to the Commission a total amount of £1,135,356 was agreed to be paid over this period, as set out in the recovery plan agreed with the Trustee.

The work on the actuarial valuation as at 31 December 2019 was made available during the year to 31 March 2022 and the recovery plan remained unchanged.

The work on the actuarial valuation as at 31 December 2022 was made available during the year to 31 March 2024. This indicated that the Commission's previous recovery plans was insufficient due to an unexpected actuarial shortfall. Consequently, recovery plan contributions have been extended through to 2029 and have been increased by £21,890 in total.

The deficit brought forward as at 1 April 2024 was £473,429 and contributions of £47,123 were made in the year to March 2025. A net deficit of £426,306 has been recognised in the balance sheet at 31 March 2025.