



Port of Waterford

Financial Statements

*For the financial year
ended 31 December 2021*



Company Information

Directors	Des Whelan (<i>Chairman</i>) Frank Ronan (<i>Chief Executive Officer</i>) Derry O’Sullivan John Kehoe Louise Grubb (<i>resigned 25 June 2021</i>) Mary Mosse (<i>resigned 25 June 2021</i>) William Johnston Joe Dreelan Marian Walsh (<i>appointed 1 February 2022</i>) Karen Hennessy (<i>appointed 1 February 2022</i>)
Company secretary	Tony McDonnell (<i>resigned 7 February 2022</i>) Brian Moore (<i>appointed 7 February 2022</i>)
Registered number	299445
Registered office	3rd Floor, Marine Point Belview Port Waterford
Independent auditor	Grant Thornton Chartered Accountants & Statutory Audit Firm 6th Floor Penrose One Penrose Dock Cork
Bankers	Allied Irish Bank 72/74 The Quay Waterford
Solicitors	MJ O’Connor Solicitors Drinagh Wexford O’Connor Mullen Solicitors 1 Glena Terrace Spawell Road Wexford Noble Shipping Law St. Mary’s Road Arklow Wicklow



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Board of Directors



Des Whelan

Des was appointed Chairman of Port of Waterford in 2014. A broadcast industry veteran, Des is Managing Director of WLR, founding Director of Beat 102-103, Chairman of Red FM Cork and Radio Nova Dublin. Des Whelan is also Chairman of Waterford Museums of Treasures, Waterford Viking Marathon and was Chairman of The Tall Ships Races visit to Waterford in 2011.



Frank Ronan

Frank was appointed Chief Executive of Port of Waterford in 2015. Prior to joining the Port, Frank's career included the roles of Managing Director / Wexford Creamery and Finance Director / Stafford Group. He is a Chartered Accountant and a director of John F Kennedy Trust.



William Johnston

William is a solicitor and an economics graduate of Trinity College Dublin. He is a Consultant with ByrneWallace LLP and the external examiner in banking law for the Law Society. He is author of Banking and Security Law in Ireland (2nd ed Bloomsbury 2020); he is a member of the Board, Credit Committee and Audit & Risk Committee of the Housing Finance Agency and a member of the Board, the Finance Committee and Honorary Secretary of the National Maternity Hospital Dublin.



Joe Dreelan

Joe has almost 40 years of extensive business experience in operations, people management, business and financial management, customer service and care, teamwork, supervision and training. These work areas covered the Transport and Logistics industry, Food and Beverage retail, Social care sector, Education and Training, and other areas within the service sector.

Joe is the holder of a First-Class Honours MBA and has further qualifications in training, coaching and industrial engineering.

Board of Directors



John Kehoe

John has worked in Waterford Port for over 30 years, having joined Bell Lines in 1990. Since then he has worked continuously in the container shipping sector, with some experience of break bulk and project cargoes along the way. He was first elected to the board as employee-director by his Port of Waterford colleagues in 2015, and has since been re-elected for a second 5-year term.



Derry O'Sullivan

Derry is a Chartered Mechanical Engineer with many years' experience of managing companies and people in a variety of roles in different technical environments, both in Ireland and Africa. Industries in which he has worked include Industrial Diamonds, Petrochemicals & Fertilizers, Cement, Concrete & Aggregates. He holds a Master's Degree in Industrial Engineering from UCD and is a Fellow of the Institution of Engineers of Ireland.



Karen Hennessy

Karen is CEO of agri-tech company Real Leaf Farm, leading the development of sustainable hydroponic farming in Ireland and in the UK. Karen has over 20 years senior leadership experience in both multinational food organisations and the public sector. She was previously the CEO of the Design & Crafts Council of Ireland.

Karen is a Chartered Accountant and Chartered Director, and holds an MBA from UCD Smurfit School.



Marian Walsh

Marian is a founding Partner and Director of Carron + Walsh. She previously held the position of Director of Project Management within Nolan Ryan Tweeds, part of the WYG group of businesses. Carron + Walsh offers Quantity Surveying, Project Management and Project Controls Services to the Construction Sector in Ireland, the UK and the Middle East.

Marian graduated with a Bachelor of Science in Construction Management from Waterford Institute of Technology in 1994.

Chairman's Statement

The chairman presents his statement for the period.

Introduction

Port of Waterford is the Commercial State Company with responsibility for the operation and development of Waterford Port under the Harbours' Acts. The State is the sole shareholder in the company.

The company's remit as set down in Sc.11 of the Harbours Act 1996 and underscored by the Constitution of the Company, is to manage, control, operate and develop its harbour.

Purpose

Our purpose is to bring our Port, our people and our communities closer to the world through trade, economic development and sustainable growth.

We are committed to unlocking the true potential of the South East region of Ireland. We connect companies with their desired trade destinations in the most efficient, effective and sustainable way possible.

We support the social and economic wellbeing of our region too. We play our part in sustaining a thriving local economy through direct and indirect employment, close relationships with our harbour neighbours and collaboration with our stakeholders at a regional, national and global level.

Activity

The Port, in conjunction with our licensed bulk stevedoring partners, facilitated 1.66M tonnes of bulk product throughput in 2021, 11% ahead of 2020 and 4% ahead of our budget for the year. Increased throughputs of building materials were the main driver of the overall bulk tonnage increase. However, fertilisers continue to represent the largest share of bulk throughputs at 36% of the overall tonnages. Other bulk streams are increasing in importance including animal feeds and waste materials. We will continue to work closely with our bulk handling partners to continue to grow this section of the business and seek out diversification opportunities. Bulk related turnover of €3.3M represented 39% of overall turnover in 2021.

Containers handled in 2021 were in line with 2020. The company continues to explore opportunities for expansion in lo lo services, to offer a wider range of options to the market, to exploit available capacity and to react to changes in demand patterns and logistical opportunities.

2021	2020
Lo lo 50k teu	51k teu
Bulk 1.66M tonnes	1.49M tonnes

Financial Performance

The business returned an operating profit for 2021 of €1.12M (2020: €720K). Profit after tax amounted to €1.14M (2020: €638K). Financial performance during 2021 was again adversely impacted by an underperformance in car parking revenues and the effective closure of the cruise market. Both of these impacts are a direct result of Covid 19.

Investment in fixed assets in the year amounted to €1.8M, of which €900k was incurred on the new pilot boat.

The net pension liability stands at €316K. This is accounted for in accordance with the FRS 102 valuation prepared by the scheme actuaries as at 31 December 2021. The company successfully exited its formal funding proposal with the Pensions' Board at the end of 2020.

Development

The Directors understand the importance of the Port to the economy of the South East Region and the country as a whole. The Board looks forward to expanding the range and extent of Port activity. Confidence for the future is underpinned by the location of the Port, the available capacity, our efficient operations, flexible workforce and the motorway and rail network.

The Port has finalised its Masterplan to 2044 in line with ports policy. This plan will facilitate our provision of Port infrastructure and enable trade and economic development in the region over the next 25 years. Work on the consenting phase of the masterplan is ongoing. Infrastructure options form the main pillar of the masterplan which has evolved through study and evaluation of market demand, environmental factors, capacity needs and river management requirements. In terms of river management Port of Waterford incurred maintenance dredging costs of €1.2M in 2021 and €1.4M in 2020. This is both a significant cost and contributor to our carbon footprint. Options and opportunities to manage and mitigate this situation are dealt with in the Masterplan.

The Business continues to maximise the contribution of non core assets and consider other investments and possible incomes that can positively contribute to our activities and objectives.

Corporate social responsibility

The Board is conscious of the social responsibilities of the Port and the business actively engages with our neighbours and fellow users of the harbour (whether for pleasure or business) in a positive and transparent manner. We endeavour to support the communities in which we operate in practical ways and we fully appreciate the support we in turn receive from those communities. Specific heritage and community opportunities are being worked on by a dedicated sub committee of the Board.

Donations

During 2021 the company supported the following community projects and organisations:

Society of St. Vincent De Paul
Southeast Simon Community
Little Sisters of the Poor
High Hopes Choir
Junior Achievement Ireland

Covid 19

Covid 19 continued to be a significant challenge during 2021. Port of Waterford continued to play its part in keeping supply chains open and functional while taking all of the practical steps needed to safeguard the resilience of our services and the health and well being of our employees and everyone we engage with. The Board is particularly grateful for and proud of the contribution of all of our people throughout the course of the pandemic.

Acknowledgements

I would take this opportunity to thank our management and all of our employees who continually demonstrate ability and determination to sustain and grow the business. I would also like to thank my fellow directors for their advice and support throughout 2021.

Name: **Des Whelan**
Chairman

Date 28/3/2022



Statement of Internal Control

As at 31 December 2021

Scope of responsibility

On behalf of Port of Waterford Company ('Port of Waterford'), we acknowledge the Board's responsibility for ensuring that an effective system of internal control is maintained and operated. This responsibility takes account of the requirements of the Code of Practice for the Governance of State Bodies (2016).

Purpose of the system of internal control

The system of internal control is designed to manage risk to a tolerable level rather than to eliminate it. The system can therefore only provide reasonable and not absolute assurance that assets are safeguarded, transactions authorised and properly recorded and that material errors or irregularities are either prevented or detected in a timely way.

The system of internal control, which accords with guidance issued by the Department of Public Expenditure and Reform has been in place in Port of Waterford for the year ended 31 December 2021 and up to the date of approval of the financial statements.

Capacity to handle risk

Port of Waterford has an Audit and Risk Committee (ARC) comprising three Board members and one external member with financial and audit expertise. The ARC met four times in 2021.

Port of Waterford outsources its internal audit function which conducts a programme of work agreed with the ARC.

The ARC has developed a risk management policy which sets out its risk appetite, the risk management processes in place and details the roles and responsibilities of staff in relation to risk. The policy has been issued to all staff who are expected to work within Port of Waterford's risk management policies, to alert management on emerging risks and control weaknesses and assume responsibility for risks and controls within their own area of work.

Risk and control framework

Port of Waterford has implemented a risk management system which identifies and reports key risks and the management actions being taken to address and, to the extent possible, to mitigate those risks.

A risk register is in place which identifies the key risks facing Port of Waterford and these have been identified, evaluated and graded according to their significance. The register is reviewed and updated by the ARC on an ongoing basis where required. The outcome of these assessments is used to plan and allocate resources to ensure risks are managed to an acceptable level.

The risk register details the controls and actions needed to mitigate risks and responsibility for operation of controls assigned to specific staff. We confirm that a control environment containing the following elements is in place:

- procedures for all key business processes have been documented,
- financial responsibilities have been assigned at management level with corresponding accountability,
- there is an appropriate budgeting system with an annual budget which is kept under review by senior management,
- there are systems aimed at ensuring the security of the information and communication technology systems,
- there are systems in place to safeguard the Port's assets.

Statement of Internal Control *(continued)*

As at 31 December 2021

Ongoing monitoring and review

Formal procedures have been established for monitoring control processes and control deficiencies are communicated to those responsible for taking corrective action and to management and the Board, where relevant, in a timely way. We confirm that the following ongoing monitoring systems are in place:

- Key risks and related controls have been identified and processes have been put in place to monitor the operation of those key controls and report any identified deficiencies
- Reporting arrangements have been established at all levels where responsibility for financial management has been assigned
- There are regular reviews by senior management of periodic and annual performance and financial reports which indicate performance against budgets/forecasts.

Procurement

We confirm that Port of Waterford has procedures in place to ensure compliance with current procurement rules and guidelines and that during 2021 Port of Waterford complied with those procedures.

Review of effectiveness

We confirm that Port of Waterford has procedures to monitor the effectiveness of its risk management and control procedures. Port of Waterford's monitoring and review of the effectiveness of the system of internal financial control is informed by the work of the internal and external auditors, the Audit and Risk Committee which oversees their work and the senior management within Port of Waterford responsible for the development and maintenance of the internal financial control framework.

We confirm that the Board conducted an annual review of the effectiveness of the internal controls for 2021.

Internal control issues

No weaknesses in internal control were identified in relation to 2021 that require disclosure in the financial statements.



Director's Report

For the financial year ended 31 December 2021

The directors present their annual report and the audited financial statements for the financial year ended 31 December 2021.

Principal activities

The principal activity of the company continued to be that of the management, control and development of the Port of Waterford.

Stevedoring Operations

Port bulk handling operations are carried out by licensed stevedores. The Port company itself acts as the stevedore for container terminal activities.

Marine Operations

Marine operations, including the pilotage service, are conducted by Port personnel under the supervision of the Harbour Master. Our new pilot boat, the Port Láirge, was delivered in November last year and entered service following sea trials and familiarisation training. The all weather, self righting vessel will be a great asset for many years to come.

Other Income Streams

Car parking revenues from the Company's property on the South Quays in Waterford provide an important income stream for the business. Similarly rental income from the office buildings at Belview (Marine Point and the Terminal Building) provide significant income. These properties, and some development land stock, are carried under Investment Properties on the balance sheet.

Operational

Security

The Port is compliant with ISPS (International Ship and Port Facility Security) regulations. The Port's security plan was fully revised and updated in 2021 and was subsequently approved by the Marine Survey Office. Four security drills and one Port security exercise were carried out in the year as required by the ISPS Code. The Port regularly liaised with An Garda Síochána and Customs and Excise during the year.

Information Communications Technology (ICT)

Upgrades and investment in cyber security training and other actions has also taken place during the year. A number of projects have been undertaken to progress the digitalisation agenda, including sales invoicing, board meetings administration, data capture and other mobile applications.

Human Resources

The average number of people employed by the company in 2021 was 45 (2020: 45). Some HR items of note during the year were as follows:

- Three long standing employees retired during the year. Appropriate recruitment and training has been implemented to support an orderly succession.
- The company has satisfied the public sector minimum requirement for employees with a disability under the Disability Act 2005.
- The company followed guidelines and public health measures as required by the outbreak of the Covid 19 pandemic, with remote working now a feature of changed work practices.
- Internal audit of HR practices was carried out with no issues reported.
- Review of time and attendance procedures is being undertaken.

Port of Waterford is committed to its statutory obligation under the Irish Human Rights Equality Act 2014 to eliminate discrimination, promote equality of opportunity and protect the human rights of staff and of those to whom it provides services. We are cognisant of our responsibility to promote diversity and inclusion in the workplace and seek to better address gender balance on both our board and our workforce.

Performance Management

The key performance indicators focused upon by management are:

- Monthly financial accounts and weekly cost and throughput information with comparatives
- Analysis of volumes/revenues by category and margin against prior year and budget
- Monthly review under each cost heading against budget
- Analysis of capacity utilisation and occupancy for rental properties and car parks
- Monthly measurement of carbon footprint
- Measurement of ROCE
- Monitoring of employee statistics
- Assessment of Port throughput in context of national market trends
- Monitoring of cash flows and balance sheet position
- Monitoring of capital investment
- Monitoring of performance versus the Corporate Plan

Environment, Health & Safety

Health

The ongoing Covid pandemic had a significant impact on the planned 2021 health promotion activities, instead the key health focus was on the protection of our employees and the people that we interact with. However, a number of Health Promotion / Wellbeing online sessions were completed for all employees.

Furthermore, the Company maintained its relationship with its appointed occupational health provider and occupational physician, allowing for ongoing activities such as:

- Pre Employment medicals
- Employee medicals & referrals
- Post accident case review
- PCR testing – in cases where travel / mandatory training was required.
- Flu Vaccine (administered December 2021)
- Completion of Seafarers Medicals (11 in total – completed 2021)

Safety

There was one reportable accident to the Health & Safety Authority (H.S.A.). The employee has returned fully fit to work. The H.S.A. also conducted a Port safety inspection, which resulted in a number of corrective actions being implemented, mainly focusing on Port signage, traffic management and access.

Port of Waterford successfully completed the year 2 surveillance audit with NSAI for the ISO 45001: 2018 Occupational Health and Safety Management System, with no non conformances.

Communications: a number of EHS meetings were held during this period, including Irish Ports Safety Forum, the internal Port of Waterford EHS committee and the Port Users EHS Forum.

The first national Port safety week took place the first week of November, a press release was issued nationally and appeared in many print and social media platforms. The week involved engagement with hauliers and stakeholders every day to discuss the various topics and get their feedback on improvement opportunities. Class 3 Hi Vis vests were distributed along with revised Port of Waterford Safety Rule & traffic management plans.

Environmental

Port of Waterford successfully completed the year 2 surveillance audit with NSAI for the ISO 14001:2015 Environmental Management System, with no non conformances noted.

The main environmental management activities in 2021 can be summarised as follows:

- Port of Waterford maintained ECOMERIT certification
- Port of Waterford's completion of the ECOPORTS SDM (Self Diagnostic Method), which has been submitted for sector benchmarking.

The Board approved an investment in connections to the Irish Water fresh water and effluent discharge treatment systems. Fresh water will continue to be sourced from on site boreholes until the projects complete. Similarly, the monitoring regime for the two discharge licenses (ENV/W/64 & ENV/W/104) will remain in place.

Port Emergency Plan

The plan was revised and updated in October 2016. It remains fully compatible with the requirements of the Major Emergency Management Framework 2006 and will undergo a full review in 2022. The Port continues to engage with senior officers from both Kilkenny's and Waterford's Fire and Rescue Services.

Energy Management

The company is continuing to actively manage its energy consumption by way of data capture, reporting, and training. An Energy Masterplan was developed and adopted to identify decarbonising projects to be undertaken in the coming years.

The company recorded the following energy consumption for 2021:

	2021 GWh	2020 GWh
Electricity	1.53	1.68
Fossil Fuels	0.35	0.42
Renewable Fuels	0.02	0.02
	1.90	2.12

Governance

The Board of Port of Waterford was established under the Harbours' Act, 1996. The functions of the Board are set out in section 11 of this Act. The Board is accountable to the Minister for Transport and is responsible for ensuring good governance and performs this task by setting strategic objectives and targets and taking strategic decisions on all key business issues. The regular day to day management, control and direction of Port of Waterford is the responsibility of the Chief Executive and the management team. The Chief Executive and the management team must follow the broad strategic direction set by the Board, and must ensure that all Board members have a clear understanding of the key activities and decisions related to the entity, and of any significant risks likely to arise.

Board structure

The Board consists of a chairman, five non executive directors, an employee nominated director and the chief executive, all of whom are appointed by the Minister for Transport. Seven meetings of the board are held in the calendar year. The table below details the appointment details for Directors and Secretaries who served during the period from January 2021 to date of approval of these financial statements.

Board member	Role	Date appointed	Expiry date	Renewal date
Frank Ronan	CEO	1 October 2015	30 September 2022	N/A
Des Whelan	Chairman	6 October 2014	6 October 2022	N/A
Joe Dreelan	Director	25 June 2014	25 June 2022	N/A
Louise Grubb	Director	25 June 2014	24 June 2021	N/A
Mary Mosse	Director	25 June 2014	24 June 2021	N/A
William Johnston	Director	13 December 2018	13 December 2021	1 February 2022
Derry O'Sullivan	Director	13 December 2018	13 December 2021	1 February 2022
John Kehoe	Director	2 July 2015	14 August 2025	N/A
Karen Hennessy	Director	1 February 2022	31 January 2027	N/A
Marian Walsh	Director	1 February 2022	31 January 2027	N/A
Tony McDonnell	Company secretary	11 September 2017	7 February 2022	N/A
Brian Moore	Company secretary	7 February 2022	N/A	N/A

Ms Louise Grubb and Ms Mary Mosse both completed their 2nd term as directors on the 24th June 2021. The Board is deeply grateful for their commitment and contribution to the Company over their years on the Board.

Mr William Johnston and Mr Derry O'Sullivan completed their 1st term as directors on the 13th December 2021. The Minister for Transport reappointed both Mr Johnston and Mr O'Sullivan to the board with effect 1st February 2022. Ms Karen Hennessy and Ms Marian Walsh are new appointees, having been recruited through the Public Appointments System and confirmed by the Minister for Transport, again with effect 1st February 2022.

The Board completed its external Board Effectiveness and Evaluation Review in March 2022.

Directors' interests

The directors and secretary have no interests in the shares of the company.

Board Responsibilities

The work and responsibilities of the Board are set out in The Code of Practice for the Governance of State Bodies 2016, which also contain the matters specifically reserved for Board decision.

In preparing these financial statements, the Board of Port of Waterford is required to:

- select suitable accounting policies and apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that it will continue in operation, and
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

The Board is responsible for keeping adequate accounting records which disclose, with reasonable accuracy at any time, its financial position and enables it to ensure that the financial statements comply with Section 27 of the Harbours' Act, 1996.

The company's directors are aware of their responsibilities, under sections 281 to 285 of the Companies Act 2014 as to whether in their opinion, the accounting records of the company are sufficient to permit the financial statements to be readily and properly audited and are discharging their responsibility by:

- implementation of necessary policies and procedures for recording transactions,
- employment of competent accounting personnel with appropriate expertise,
- the provision of adequate resources to the financial function.

The accounting records are held at the company's registered address, 3rd Floor, Marine Point, Belview Port, Waterford.

The Board is responsible for approving the annual budget and rolling five year plan. This Business Plan for the period 2021 - 2025 has been submitted to and has been approved by the Department of Transport. An evaluation of the performance of Port of Waterford by reference to its plan and budget has been carried out.

The Board is also responsible for safeguarding its assets and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board considers that the financial statements of Port of Waterford give a true and fair view of the financial performance and the financial position of Port of Waterford at 31 December 2021.

The directors are committed to maintaining high standards of corporate governance including compliance with the guidelines in the Code of Practice for Governance of State Bodies.

The main areas covered by the corporate governance framework are as follows:

Directors' code of conduct

It is the company's aim to ensure that all directors are aware of, and are in compliance with, the code of conduct for directors.

Procurement procedures, advertising and awards of contracts

The company has procedures in place to ensure compliance with public procurement guidelines.

Travel policy

The company has procedures in place to achieve economy and efficiency in expenditure on official travel.

Chief Executive's remuneration

The Chief Executive's salary and benefits package is subject to ratification by the Board of Directors with the consent of the Minister for Transport given with the approval of the Minister for Finance by virtue of Section 35 (5) of the Harbours' Act 1996.

Investment appraisal procedures

Robust and effective systems and procedures are in place to ensure compliance as appropriate, with the relevant principles, requirements and guidelines of the Public Spending Code. Port of Waterford gives due regard to appropriate models for investment appraisal within its sector and seeks to apply the best practice financial and economic appraisal principles contained in the Public Spending Code for the appraisal and management of investment proposals.

Procedure for the disposal of fixed assets

Appropriate procedures are in place to ensure that the disposal of assets or the granting of access to property or infrastructure for commercial arrangements, e.g. joint ventures with third parties, are at a fair market related price.

Reporting arrangements and requirements

The company complies with the agreed reporting requirements of the Department of Transport and other government departments in a timely and accurate manner.

Supplier payments policy

In accordance with the Prompt Payments of Accounts Act 1997 and the European Communities (Late Payment in Commercial Transactions) Regulations, 2002 it is company policy to pay all creditors within the limits prescribed in legislation or limits agreed in advance with suppliers. Invoices are recorded on receipt and payment is issued as required to ensure timeliness. The system of internal financial control incorporates such controls and procedures as are considered necessary to ensure compliance with the legislation.

Committees

The Board has established two committees, as follows:

Audit and Risk Committee: comprises three Board members and one independent member. The role of the Audit and Risk Committee (ARC) is to support the Board in relation to its responsibilities for issues of risk, control and governance and associated assurance. The ARC is independent from the financial management of the organisation and has its own terms of reference. In particular the Committee ensures that the internal control systems including audit activities are monitored actively and independently. The ARC reports to the Board after each meeting, and formally in writing annually.

Heritage Committee: Comprises three non executive directors, the Chief Executive, the Harbourmaster and a member of the administration staff. This committee looks at heritage and community support activities appropriate to and consistent with the Port's objectives.

Internal audit

The establishment of an internal audit function is considered inappropriate in the context of the size of the organisation. In order to meet the requirements of the code in relation to internal audit, a three year rolling programme (as approved by the Audit & Risk Committee) covering various aspects of the business has been put in place. The three year programme is complete to date. All reviews were carried out independently. All reports were reviewed by the audit committee who concluded, on the basis of the reports, that the controls operating and the level of compliance in these specific areas were satisfactory. The audit committee reported accordingly to the main Board.

Risks and uncertainties

The company maintains a risk register which is reviewed regularly by the Board and the Audit and Risk Committee as well as the management team. Risk is a standing item on the board's agenda. To this end all of the company's risks are considered and managed appropriately on an ongoing basis. Therefore, the residual ratings on the risk register are maintained to an appropriate and manageable level in accordance with the company's low risk appetite.

Legal costs and settlements

There were no legal costs or settlements recognised as expenditure in 2021 that require disclosure in these financial statements.

The company is currently involved in one legal case relating to the sale of land in 2006/2007. At this stage the outcome of the case is uncertain. There may be some costs relating to this case, however it is impracticable to estimate the financial effect of the case, to provide an indication of the timing of any outflows or to provide details of whether there would be the possibility of any reimbursement of these costs.

Capital commitments

There are currently no material capital commitments to report.

Statement of compliance

The Board has adopted the Code of Practice for the Governance of State Bodies (2016) and has put procedures in place to ensure compliance with the Code. Port of Waterford was in full compliance with the Code of Practice for the Governance of State Bodies in 2021.

Results and dividends

The profit for the financial year, after taxation, amounted to €1,144,327 (2020: €637,987).

No ordinary dividends were paid. The directors do not recommend the payment of a dividend (2020: €NIL).

Political contributions

Port of Waterford did not make any political donations during the year.

Future developments

There are no developments requiring comment.

Statement on relevant audit information

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Branches outside the state

There are no branches of the company outside the State.

Post balance sheet events

No matters or circumstances have arisen since the end of the financial period which significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company in financial years subsequent to the financial period ended 31 December 2021.

Auditor

The auditor, Grant Thornton, continues in office in accordance with section 383(2) of the Companies Act 2014.

This report was approved by the board on 28/3/2022 and signed on its behalf.

Des Whelan
Director

Frank Ronan
Director



Directors' Responsibilities Statement

For the financial year ended 31 December 2021

The directors are responsible for preparing the Directors' report and the financial statements in accordance with Irish law and regulations.

Irish company law requires the directors to prepare the financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the Company as at the financial year end date, of the profit or loss for that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for ensuring that the Company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the Company, enable at any time the assets, liabilities, financial position and profit or loss of the Company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' report comply with the Companies Act 2014 and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in Republic of Ireland governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

On behalf of the board

Des Whelan
Director

Frank Ronan
Director

Independent auditor's report to the members of Port of Waterford Company

Opinion

We have audited the financial statements of Port of Waterford Company, which comprise the Statement of comprehensive income, the Balance sheet, the Statement of cash flows, the Statement of changes in equity for the financial year ended 31 December 2021, and the related notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law and accounting standards issued by the Financial Reporting Council including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (Generally Accepted Accounting Practice in Ireland).

In our opinion, Port of Waterford Company's financial statements:

- give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland of the assets, liabilities and financial position of the Company as at 31 December 2021 and of its financial performance and cash flows for the financial year then ended; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the 'Responsibilities of the auditor 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 financial statements in Ireland, namely the Irish Auditing and Accounting Supervisory Authority (IAASA) Ethical Standard concerning the integrity, objectivity and independence of the auditor, and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. 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

In auditing the financial statements, we have concluded that the directors' 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 Company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

Other information

Other information comprises information included in the Annual Report, other than the financial statements and our auditor's report thereon, including the Directors' report. The directors are responsible for the other information. Our opinion on the financial statements does not cover the 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 in the financial statements, 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.

Matters on which we are required to report by the Companies Act 2014

- We have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion the accounting records of the Company were sufficient to permit the financial statements to be readily and properly audited.
- The financial statements are in agreement with the accounting records.
- In our opinion the information given in the Directors' Report is consistent with the financial statements. Based solely on the work undertaken in the course of our audit, in our opinion, the Directors' Report has been prepared in accordance with the requirements of the Companies Act 2014.

Matters on which we are required to report by exception

Based on our knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

Under the Companies Act 2014, we are required to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by sections 305 to 312 of the Act have not been made. We have no exceptions to report arising from this responsibility.

Responsibilities of management and those charged with governance for the financial statements

As explained more fully in the directors' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland, including FRS102, and for such internal control as they 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, management is responsible for assessing the Company'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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Responsibilities of the auditor for the audit of the financial statements

The auditor's 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 (Ireland) 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.

As part of an audit in accordance with ISAs (Ireland), the auditor will exercise professional judgment and maintain professional scepticism throughout the audit. They will also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If they conclude that a material uncertainty exists, they are required to draw attention in the auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify their opinion. Their conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

The Auditor shall communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that may be identified during the audit.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the Company's members 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 Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Michael Nolan

for and on behalf of
Grant Thornton

Chartered Accountants
Statutory Audit Firm

Cork

Date: 28/3/2022



Statement of Comprehensive Income

For the financial year ended 31 December 2021

	Note	€/2021	€/2020
Turnover	4	7,737,584	7,236,324
Cost of sales		(5,132,830)	(5,384,895)
Gross profit		2,604,754	1,851,429
Administrative expenses	5	(2,173,657)	(1,736,063)
Other operating income	6	628,557	560,590
Other operating expenses	11	65,000	43,790
Operating profit	7	1,124,654	719,746
Interest payable and similar charges		(954)	(1,285)
Profit before taxation		1,123,700	718,461
Tax on profit	10	20,627	(80,474)
Profit for the financial year		1,144,327	637,987
Other comprehensive income			
Actuarial (loss)/gain on defined benefit pension schemes		(232,946)	(661,077)
Tax relating to other comprehensive income		17,204	(73,580)
Other comprehensive income for the financial year		(215,742)	(734,657)
Total comprehensive income for the financial year		928,585	(96,670)

All turnover relates to continuing operations.

There were no recognised gains and losses for 2021 or 2020 other than those included in the statement of comprehensive income.

Signed on behalf of the board:

Des Whelan
Director

Frank Ronan
Director

Date: 28/3/2022

Balance sheet

As at 31 December 2021

	Note	€/2021	€	€/2020	€
Fixed assets					
Tangible assets	12		26,794,098		26,288,243
Investment property	11		7,846,001		7,729,995
			34,640,099		34,018,238
Current assets					
Debtors: amounts falling due after more than one year	13				195,000
Debtors: amounts falling due within one year	13	1,607,919		1,600,109	
Cash at bank and in hand	14	7,058,029		6,451,665	
		8,665,948		8,246,774	
Creditors: amounts falling due within one year	15	(1,411,933)		(988,987)	
Net current assets			7,254,015		7,257,787
Total assets less current liabilities			41,894,114		41,276,025
Provisions for liabilities					
Deferred tax	17	-		(115,687)	
					(115,687)
Grants	18		(7,653,037)		(7,985,480)
Net assets excluding pension liability			34,241,077		33,174,858
Pension liability	22		(316,156)		(178,522)
Net assets			33,924,921		32,996,336
Capital and reserves					
Called up share capital presented as equity	19		18,675,803		18,675,803
Capital redemption reserve	20		92,523		92,523
Profit and loss account	20		15,156,595		14,228,010
Shareholders' funds			33,924,921		32,996,336

These financial statements have been prepared in accordance with the small companies regime.

The financial statements were approved and authorised for issue by the board:

Des Whelan
Director

Frank Ronan
Director

Date: 28/3/2022

The notes on pages 31 to 45 form part of these financial statements.

Statement of Changes in Equity

For the financial year ended 31 December 2021

	Called up share capital / €	Capital redemption reserve / €	Profit and loss account / €	Total equity / €
At 1 January 2021	18,675,803	92,523	14,228,010	32,996,336
Comprehensive income for the financial year	-	-	-	-
Profit for the financial year	-	-	1,144,327	1,144,327
Actuarial loss on defined benefit plans	-	-	(232,946)	(232,946)
Tax relating to other comprehensive income	-	-	17,204	17,204
At 31 December 2021	18,675,803	92,523	15,156,595	33,924,921

Statement of Changes in Equity

For the financial year ended 31 December 2020

	Called up share capital / €	Capital redemption reserve / €	Profit and loss account / €	Total equity / €
At 1 January 2020	18,675,803	92,523	14,324,680	33,093,006
Comprehensive income for the financial year	-	-	-	-
Profit for the financial year	-	-	637,987	637,987
Actuarial loss on defined benefit plans	-	-	(661,077)	(661,077)
Tax relating to other comprehensive income	-	-	(73,580)	(73,580)
At 31 December 2020	18,675,803	92,523	14,228,010	32,996,336

The notes on pages 31 to 45 form part of these financial statements.

Statement of Cash Flows

For the financial year ended 31 December 2021

Cash flows from operating activities	€/2021	€/2020
Profit for the financial year	1,144,327	637,987
Adjustments for:		
Depreciation of tangible assets	1,251,57	1,227,446
Interest paid	(954)	18,581
Taxation charge	(20,627	80,474
Decrease in debtors	187,190	16,418
Increase/(decrease) in creditors	345,090	(61,926)
Decrease) in provisions	(194,809)	(332,939
Increase/(decrease) in net pension assets/liability	(232,946)	(1,268,290)
Net fair value (gains) recognised in P&L	(65,000)	(43,790
Net cash generated from operating activities	2,413,842	273,961
Cash flows from investing activities		
Purchase of tangible fixed assets	(1,844,129)	(346,828
Sale of tangible fixed assets	86,703	22,021
Purchase of investment properties	(51,006)	(130,980
Sale of investment properties	-	3,405,085
Net cash from investing activities	(1,808,432)	2,949,298
Cash flows from financing activities		
Grant aid	954	24,161
Net cash used in financing activities	954	24,161
Net increase in cash and cash equivalents	606,364	3,247,420
Cash and cash equivalents at beginning of financial year	6,451,665	3,204,245
Cash and cash equivalents at the end of financial year	7,058,029	6,451,665
Cash and cash equivalents at the end of financial year comprise:		
Cash at bank and in hand	7,058,029	6,451,665
	7,058,029	6,451,665

The notes on pages 31 to 45 form part of these financial statements.

Analysis of Net Debt

For the financial year ended 31 December 2021

	At 1 January 2021 / €	Cash Flow / €	At 31 December 2021 / €
Cash at bank and in hand	6,451,665	606,364	7,058,029
	6,451,665	606,364	7,058,029

The notes on pages 31 to 45 form part of these financial statements.

Notes to the Financial Statements

For the financial year ended 31st December 2021

1. General information

Port of Waterford Company is a limited company domiciled and incorporated in Republic of Ireland with registration number 299445. The registered office is 3rd Floor, Marine Point, Belview Port, Waterford.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and Irish statute comprising of the Companies Act 2014.

The company qualifies as a small company as defined by section 280A of the Act, in respect of the financial year and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and section 1A of FRS 102.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.3 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Statement of comprehensive income in the same period as the related expenditure.

2.4 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.5 Current and deferred taxation

The tax expense for the financial year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2.6 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight line method.

Depreciation is provided on the following basis:

Land wharves & buildings	30 - 50 years
Motor vehicles, cranes and plant	5 - 15 years
Office equipment	5 years
Capital dredging	5 years

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.7 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

2.8 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.9 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

In the Statement of cash flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Company's cash management.

2.10 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.11 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance sheet.

2.12 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out right short term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Investments in non derivative instruments that are equity to the issuer are measured:

- at fair value with changes recognised in the Statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably;
- at cost less impairment for all other investments.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent 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 estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The directors are of the view that there are no judgements (apart from those involving estimates) in applying their accounting policies that have had a significant effect on amounts recognised in the financial statements.

Key sources of estimation uncertainty

The directors are of the view that there are no estimates or assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities.

Useful lives of depreciable assets

The annual depreciation charge depends primarily on the estimated lives of each type of asset and, in certain circumstances, estimates of fair values and residual values. The directors annually review these asset lives and adjust them as necessary to reflect current thinking on remaining lives in light of technological change, prospective economic utilisation and physical condition of the assets concerned. Changes in asset lives can have significant impact on depreciation charges for the period. It is not practical to quantify the impact of changes in asset lives on an overall basis, as asset lives are individually determined, and there are a significant number of asset lives in use. The impact of any change would vary significantly depending on the individual changes in assets and the classes of assets impacted.

4. Turnover

An analysis of turnover by class of business is as follows:

	2021 /€	2020 /€
Sales	7,737,584	7,236,324
	<u>7,737,584</u>	<u>7,236,324</u>

All turnover arose in Ireland.

5. Administrative expenses

	2021 /€	2020 /€
Administrative expenses	2,173,657	2,107,405
Gain on insurance proceeds	-	(371,342)
	<u>2,173,657</u>	<u>1,736,063</u>

6. Other operating income

	2021 /€	2020 /€
Other operating income	256,916	228,656
Government grants receivable	332,443	332,939
Profit on disposal of fixed asset investments	39,198	(1,005)
	<u>628,557</u>	<u>560,590</u>

7. Profit on ordinary activities before taxation

	2021 /€	2020 /€
Depreciation of tangible fixed assets	1,251,571	1,228,466
Defined contribution pension cost	287,881	294,739
Defined benefit pension cost	40,462	29,562

External Support & Special Advisory costs

These include the cost of external advice to management and exclude outsourced 'business as usual' functions.

Charged to the Profit and loss account

	2021 /€	2020 /€
Pension advice	22,877	25,925
Business development	38,781	36,001
	<u>61,658</u>	<u>61,926</u>

Capitalised costs

	2021 /€	2020 /€
Masterplanning	156,500	3,175
	156,500	3,175

8. Employees

Staff costs, including directors' remuneration, were as follows:

	2021 /€	2020 /€
Wages and salaries	2,116,820	2,188,723
Social insurance costs	228,588	232,856
Cost of defined benefit scheme	40,462	29,562
Cost of defined contribution scheme	287,881	294,739
	2,673,751	2,745,880

In addition to the above the company issued vouchers to all employees at the end of 2021 as a token of gratitude for their efforts to comply with Covid measures implemented during the year. The total cost of this initiative was €15,150.

The average monthly number of employees, including the directors, during the financial year was as follows:

	2021 No.	2020 No.
Administration	10	10
Operations and maintenance	35	35
	45	45

Employees' short term benefits breakdown

Employees' short term benefits in excess of €50,000 are categorised in the following bands:

	2021 No. of Employees in Band	2020 No. of Employees in Band
50,000 - 75,000	17	18
75,001 - 100,000	1	1
100,001 - 125,000	1	1
125,001 - 150,000	-	-
	19	20

The above table does not include the value of retirement benefits earned in the period.

Key management personnel

	2021 /€	2020 /€
Salary	563,793	559,778
Employers PRSI	62,299	61,855
Superannuation	100,794	100,095
	<u>726,886</u>	<u>721,728</u>

Travel and subsistence

	2021 /€	2020 /€
Domestic		
Board	-	-
Employee	23,078	18,995
	<u>23,078</u>	<u>18,995</u>
International		
Board	-	-
Employee	-	2,893
	<u>-</u>	<u>2,893</u>

Hospitality expenditure

The profit and loss account includes the following hospitality expenditure:

	2021 /€	2020 /€
Internal hospitality	1,974	4,479
External hospitality	2,391	146
	<u>4,365</u>	<u>4,625</u>

Internal hospitality includes all catering for events and meetings hosted by the company as well as canteen facilities.

Directors' remuneration	2021 /€	2020 /€
Directors' Fees	56,878	65,356
CEO Salary	110,000	110,000
CEO Benefit in Kind	4,756	4,309
CEO pension contributions	27,500	27,500
Pensions paid to former directors	-	81,076
	<u>199,134</u>	<u>288,241</u>

Director	Board meetings attended*	Audit & risk committee attended*	Fees €	Expenses €
Des Whelan (Chairman)	7/7	4/4	12,600	
Frank Ronan (CEO)	7/7	4/4	-	2,083
Louise Grubb	4/4	-	3,939	
Mary Mosse	4/4	-	3,939	
Joe Dreelan	6/7	-	8,100	
John Kehoe	7/7	-	8,100	
William Johnston	7/7	4/4	8,100	
Derry O'Sullivan	7/7	4/4	8,100	
William Halley (A&R Committee member only)	N/A	4/4	4,000	

* Meetings attended / meetings eligible

10. Taxation

	2021 /€	2020 /€
Corporation tax	77,856	460
Current tax on profits for the year	77,856	460
Total current tax	77,856	460
Deferred tax	-	-
Origination and reversal of timing differences	(98,483)	80,014
Total deferred tax	(98,483)	80,014
Taxation on (loss)/profit on ordinary activities	(20,627)	80,474

Factors affecting tax charge for the financial year

The tax assessed for the financial year is lower than (2020 also lower than) the standard rate of corporation tax in Ireland of 12.5% (2020 12.5%). The differences are explained below:

	2021 /€	2020 /€
Profit on ordinary activities before tax	1,123,700	718,461
Profit on ordinary activities multiplied by standard rate of corporation tax in Ireland of 12.5% (2020 12.5%)	140,463	89,808
Effects of: Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	(76,112)	(52,501)
Capital allowances for financial year in excess of depreciation	21,391	24,774
Higher rate taxes on estate and investment income	34,805	32,675
Unrelieved loss on carried forward	(43,151)	61,563
Income tax withheld	460	460
Pension payments in excess of charge	-	(156,319)
Deferred tax	(98,483)	80,014
Total tax charge for the financial year	(20,627)	80,474

Factors that may affect future tax charges

There were no factors that may affect future tax charges.

Other comprehensive income

In addition to the amount (credited) / charged to the profit and loss account, the following amounts relating to tax have been recognised directly in other comprehensive income:

	2021 /€	2020 /€
Actuarial differences recognised as other comprehensive income	(17,204)	73,580
	(17,204)	73,580

11. Investment property

Valuation	Freehold investment property / €
At 1 January 2021	7,729,995
Additions at cost	51,006
Surplus on revaluation	65,000
At 31 December 2021	7,846,001

The 2021 valuations were made by REA O'Shea O'Toole, on an open market value for existing use basis.

12. Tangible fixed assets

Cost or valuation	Land wharves and buildings / €	Motor vehicles, cranes and plant / €	Office equipment / €	Other fixed assets / €	Total / €
At 1 January 2021	41,314,473	15,056,716	250,840	1,788,768	58,410,797
Additions	664,694	975,589	47,346	156,500	1,844,129
Disposals	-	(155,459)	-	-	(155,459)
At 31 December 2021	41,979,167	15,876,846	298,186	1,945,268	60,099,467
Depreciation					
At 1 January 2021	17,150,054	13,998,274	104,874	869,352	32,122,554
Charge for the financial year on owned assets	869,497	245,980	49,617	86,477	1,251,571
Disposals	-	(68,756)	-	-	(68,756)
At 31 December 2021	18,019,551	14,175,498	154,491	955,829	33,305,369
Net book value					
At 31 December 2021	23,959,616	1,701,348	143,695	989,439	26,794,098
At 31 December 2020	24,164,419	1,058,442	145,966	919,416	26,288,243

13. Debtors

Due after more than one year	2021 /€	2020 /€
Trade debtors	-	195,000
	-	195,000

Due within one year	2021 /€	2020 /€
Trade debtors	1,538,063	1,529,223
Other debtors	-	50,836
Prepayments	69,856	20,050
	1,607,919	1,600,109

All debtor balances are due within one year.

14. Cash and cash equivalents

Due after more than one year	2021 /€	2020 /€
Cash at bank and in hand	7,058,029	6,451,665
	7,058,029	6,451,665

15. Creditors: Amounts falling due within one year

Due after more than one year	2021 /€	2020 /€
Trade creditors	297,184	411,974
Corporation tax	77,856	-
Taxation and social insurance	77,164	76,220
Other creditors	34,113	33,160
Accruals	925,616	467,633
	1,411,933	988,987

16. Financial instruments

Financial assets	2021 /€	2020 /€
Financial assets measured at fair value through profit or loss	7,058,029	6,451,665

Financial assets measured at fair value through profit or loss comprise cash at bank and in hand.

17. Deferred taxation

	2021 /€
At beginning of year	(115,687)
Charged to profit or loss	115,687
At end of year	-

The deferred taxation balance is made up as follows:

	2021 /€	2020 /€
Accelerated capital allowances	-	(115,687)
	-	(115,687)

18. Deferred income

	2021 /€	2020 /€
At beginning of year	7,985,480	8,294,257
Grants received	-	24,162
Grants amortised	(332,443)	(332,939)
	7,653,037	7,985,480

Prior to vesting date, Waterford Harbour Commissioners had received capital grants amounting to €24,319,608.

19. Share capital

Authorised	2021 / €	2020 / €
32,000,000 (2020 32,000,000) Ordinary shares of €1.25 each	40,000,000	40,000,000
Allotted, called up and fully paid		
14,940,642 (2020 14,940,642) Ordinary shares of €1.25 each	18,675,803	18,675,803

20. Reserves

Capital redemption reserve

Capital redemption reserve is the nominal value of the company's own shares acquired and cancelled by the company out of profits available for distribution. It constitutes undenominated capital of the company and is a non distributable reserve.

Profit and loss account

The profit and loss account includes all current and prior periods retained profits and losses.

21. Contingent liabilities

As detailed in the directors report the company is currently involved in one legal case relating to the sale of land in 2006/2007. At this stage, the outcome of the case is uncertain. There may be some costs relating to this case, however at this stage it is impracticable to estimate the financial effect of the case, to provide an indication of the timing of any outflows or to provide details of whether there would be the possibility of any reimbursement of these costs. Any ongoing costs relating to the case have been expensed as incurred.

22. Pension commitments

Defined contribution schemes

The company operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the company in an independently administered fund. The advice of a professional actuary was taken in the setting up and maintenance of the schemes.

The charge to profit or loss in respect of defined contribution schemes during 2021 was €287,881 (2020: €295,413).

Defined benefit schemes

The company operates defined benefit schemes for certain of its permanent employees, including employees and former employees of the company's predecessor entity Waterford Harbour Commissioners. Contributions to the scheme are based on the advice of an independent qualified actuary. The scheme is funded by the payment of contributions to a separate administered fund.

In previous years, the company had agreed with the Pensions Board, the funding of the scheme over a period which is longer than the maximum normally allowed. At the end of 2020 the company exited its formal funding proposal with the Pensions' Board.

Reconciliation of present value of plan liabilities	2021 /€	2020 /€
At the beginning of the year	13,101,610	13,184,479
Current service cost	36,556	29,562
Interest cost	107,387	128,247
Actuarial gains/losses	(53,571)	577,004
Contributions	4,841	4,801
Benefits paid	(839,546)	(918,379)
Other	(102,886)	95,896
At the end of the year	12,254,391	13,101,610

Reconciliation of present value of plan assets:	2021 /€	2020 /€
At the beginning of the year	12,923,088	12,513,214
Interest income	106,433	126,962
Return on plan assets (excluding amounts included in net interest)	(286,517)	(84,073)
Contributions by scheme members	4,841	4,801
Contributions by the employer	136,726	1,280,563
Benefits paid	(839,546)	(918,379)
Gain/loss on settlement or curtailment	(106,790)	-
At the end of the year	11,938,235	12,923,088

	2021 /€	2020 /€
Fair value of plan assets	11,938,235	12,923,088
Present value of plan liabilities	(12,254,391)	(13,101,610)
Net pension scheme liability	(316,156)	(178,522)

The amounts recognised in profit or loss are as follows:

	2021 /€	2020 /€
Current service cost	36,558	29,562
Net interest on net defined benefit liability / (asset)	954	1,285
Total	37,512	30,847

The cumulative amount of actuarial gains and losses recognised in the Statement of comprehensive income was €NIL (2020: €NIL).

Principal actuarial assumptions at the balance sheet date (expressed as weighted averages):

	2021 /%	2020 /%
Discount rate	1.25	0.85
Future salary increases	2.55	1.60
Future pension increases	0.05	0.50
Proportion of employees opting for early retirement	1.20	1.10
Mortality rates		
for a male aged 65 - now	23.0	22.7
for a female aged 65 - now	24.4	24.2

23. Related party transactions

Mr. Des Whelan, a director of the company, is managing director/shareholder of Southeast Broadcasting Co Ltd T/A WLR FM, with which the company had transactions on normal commercial terms amounting to €1,800 plus VAT in 2021 (2020: €1,754 plus VAT).

Mr. John Kehoe is a full time employee of Port of Waterford Company. Mr. Kehoe's terms of employment are the same as those applying to other employees in a similar position.

The only other transaction between the company and its directors were the payment for services as executive, director or chairman.

24. Controlling party

The company's immediate and ultimate controlling party is the Minister for Transport.

25. Approval of financial statements

The board of directors approved these financial statements for issue on 28/3/22

Detailed profit and loss account

For the financial year ended 31 December 2021

	2021 /€	2020 /€
Turnover	7,737,584	7,236,324
Cost Of Sales	(5,132,830)	(5,384,895)
Gross profit	2,604,754	1,851,429
Gross profit %	33.7%	25.6%
Other operating income	628,557	560,590
Less: overheads		
Administration expenses	(2,173,657)	(2,107,405)
Gain on insurance proceeds	-	371,342
Other operating charges	65,000	43,790
Operating profit	1,124,654	719,746
Interest payable	(954)	(1,285)
Tax on profit on ordinary activities	20,627	(80,474)
Profit for the financial year	1,144,327	637,987

Schedule to the detailed accounts

For the financial year ended 31 December 2021

Turnover	2021 /€	2020 /€
Turnover	7,737,584	7,236,324
	<u>7,737,584</u>	<u>7,236,324</u>

Cost of sales	2021 /€	2020 /€
Wages and salaries	1,945,186	2,009,058
National insurance	228,588	232,856
CoS staff pens costs defined contribution scheme	287,881	294,739
CoS directors pens costs defined benefit schemes	40,462	29,562
Subcontract labour	3,825	2,213
Consumables	642,008	689,752
Hire of plant and equipment	31,114	18,173
Light, heat and power	250,378	221,071
Rent and rates	245,001	202,721
Dredging costs	1,195,189	1,389,761
Security costs	212,487	240,679
Travelling expenses	50,711	54,310
Total	<u>5,132,830</u>	<u>5,384,895</u>

Other operating income	2021 /€	2020 /€
Other operating income	256,916	228,656
Government grants amortised	332,443	332,939
Profit on disposal of fixed assets	39,198	(1,005)
	<u>628,557</u>	<u>560,590</u>

Schedule to the detailed accounts

For the financial year ended 31 December 2021

Administration expenses	2021 /€	2020 /€
Directors fees	56,878	65,356
Directors remuneration	114,756	114,309
Staff training	16,619	30,051
Motor running costs	26,148	30,088
Hotels, travel and subsistence	21,898	18,184
Consultancy	127,787	117,049
Printing and stationery	12,613	8,801
Telephone and fax	31,404	28,995
Computer costs	157,116	119,745
Overhead consumables	-	230
Advertising and promotion	17,563	12,745
Trade subscriptions	26,478	22,550
Charity donations	5,700	19,400
Legal and professional	16,725	4,480
Auditors' remuneration	26,196	25,150
Bank charges	24,810	18,582
Light and heat	10,358	2,039
Cleaning	7,171	8,072
Insurances	212,073	226,558
Sundry establishment expenses	7,091	8,339
Depreciation plant and machinery	1,251,570	1,228,466
Profit/loss on sale of tangible assets	2,703	(1,784)
	2,173,657	2,107,405

Gain on insurance proceeds

	2021 /€	2020 /€
Gain on insurance proceeds	-	(371,342)
	<u>-</u>	<u>(371,342)</u>
	<u>-</u>	<u>(371,342)</u>

Operating charges

	2021 /€	2020 /€
Other operating charges	(65,000)	(43,790)
	<u>(65,000)</u>	<u>(43,790)</u>
	<u>(65,000)</u>	<u>(43,790)</u>

Interest Payable

	2021 /€	2020 /€
Other interest on defined benefit liability	954	1,285
	<u>954</u>	<u>1,285</u>
	<u>954</u>	<u>1,285</u>





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