

Annual Report 2024



COWES
HARBOUR



**COWES HARBOUR
COMMISSION**



Contents

Welcome	3
Strategic Plan 2022-2027	4 - 5
Chair's Review	6 - 7
Chief Executive's Review	8 - 9
Six Clear Goals for the Future	10 - 11
Cowes Harbour Commission Structure	12
Board of Commissioners	13
Meet the Team	14 - 17
Cowes Harbour Advisory Committee	18 - 19
Harbour Safety	20
Port & Harbour Development	21
Summary of Objectives and KPI Results – 2024	22 - 23
Conservation, Environment & Sustainability	24 - 25
Summary Financial Statements	26 - 27
Income & Expenditure	28 - 29
Statistics	30 - 32
Commercial Shipping	33
Innovation and Future Development	34 - 35

Welcome

Cowes Harbour is a Trust Port, designated and recognised by the Department for Transport (DfT). As such, it is an independent statutory body, run by an independent board of commissioners for the benefit of stakeholders. We are committed to operating within government DfT guidelines, as published in the Ports Good Governance Guidance.

Port business for Cowes Harbour is conducted in the interests of all stakeholders with openness, transparency, accountability and commercial prudence. The DfT requires Cowes Harbour Commission to operate as a commercial business, seeking to generate a surplus from its operations and marine services. Surpluses are then reinvested into the port or otherwise directed towards ensuring that Cowes Harbour is fit for the future.

The board of commissioners consists of independent non-executive commissioners and the chief executive. The commissioners are appointed on merit on an open recruitment basis to provide Cowes Harbour Commission with the professional skills and experience to determine the policy and business decisions of the organisation. The commissioners are appointed for a term of three years and can usually serve a maximum of two terms. A maximum of two additional commissioners can be co-opted at any one time for specific purposes and serve for a period of 12 months.

As recommended by the DfT, the Commission consults and seeks guidance from an Advisory Committee whose members represent the users and stakeholders of Cowes Harbour.

The Cowes Harbour Advisory Committee is a key part of good governance, enabling stakeholders to table ideas and raise concerns to the board and senior leadership team and assist in the flow of information to the Cowes community. The Committee is consulted on all matters substantially affecting the management, maintenance, improvement, conservation, protection, or regulation and the safe navigation of Cowes Harbour. The Advisory Committee meets several times a year and aims to provide an effective two-way communication mechanism between Cowes Harbour Commission and its key stakeholders and harbour users.

We encourage all stakeholders to provide input and feedback to the Commission or through the Advisory Committee so that we can continue to operate a thriving port that is fit for the future.



**COWES HARBOUR
COMMISSION**

HARBOUR AUTHORITY & MARINE SERVICES

Strategic Plan 2022–2027

PURPOSE

Cowes Harbour Commission exists to maintain a thriving port that is fit for the future.

VALUES

The Commission will conduct its business in accordance with the following values:

- SAFETY FIRST
- INTEGRITY
- AGILITY
- KINDNESS AND CONSIDERATION
- COLLABORATION
- INNOVATION
- SUSTAINABILITY

VISION

In five years, Cowes Harbour Commission will ensure that:

- COWES IS A SAFE AND BUSY HARBOUR
- WE ARE A VALUED EMPLOYER
- COWES IS A DESTINATION OF CHOICE
- WE ARE A RESPECTED SERVICE PROVIDER
- WE ARE TRUSTED AND VALUED BY STAKEHOLDERS
- COWES IS A PORT THAT 'DOES IT PROPERLY'

MISSION

Cowes Harbour Commission will:

Manage the Harbour in accordance with the principles in the DfT's Ports Good Governance Guidance document.

Promote and deliver a safety-first culture ensuring the highest standards in health and safety for our employees and Harbour users whilst complying fully with the Port Marine Safety Code.

Commit to the sustainable management and conservation of the harbour, estuary and local environment.

Promote and deliver sustainable Harbour development policies to safeguard and support new and existing business services, investment and employment.

Ensure that commercial and financial management is robust and market-led to enable us to deliver our statutory duties, strategic objectives and to fund Harbour improvements.

Create long-term value by aligning our business development activities, key stakeholder relationships and communications strategy with our strategic goals.

Support and maximise the potential of our employees by implementing policies and procedures that align with our strategic goals and address the needs of our employees and the Harbour.

Continue to communicate and engage with key stakeholders on the strategic development of the Harbour.

Support and develop marine employment.



Chair's Review

Cowes Harbour Commission (CHC) delivered another strong year in 2024 despite the overall economic environment proving rather more challenging. We've made significant progress in developing the Harbour further and have seen that reflected in a strong financial performance, creating a surplus for the future development of the Harbour.

Never happy to rest on our laurels, the commissioners and senior leadership team have been looking to the industry for best practice in many areas to benchmark our working practices and processes with a number of visits to other harbours to observe, learn and share ideas and practices. The resulting networking has helped greatly in new ideas for Cowes for future years.

CHC board members hold office for three years, with an option to renew for a second term. This is vitally important to ensure that we refresh and maintain the required commercial skills and experience, which constantly evolve to meet the changing future requirements of the Harbour. Following a significant recruitment process, we have a new commissioner for Finance, Jackie Riley. Many of you will know her from her sailing connections in Cowes and a long history of working with Cowes Harbour in her role as Trustee of the Cowes Waterfront Trust. Jackie holds a senior role in finance in London and has had a long and distinguished career and her experience will help us as greatly as a commission.

We continued to focus on the future of the Harbour through investing in marine employment and young people and we've recently employed a new member of the leadership team, Rachael Hardiman, who we welcomed in 2024 as our new Marketing Manager. With an extensive background in tourism and service industries she will focus on our Cruise Ship programme and our offering to shore-side and water-based events throughout the season.

We continue to work very closely with the Yacht Clubs around Cowes to ensure the safe delivery of their events and with the Cowes Harbour Advisory Committee or CHAC, chaired by Mark Southwell. The value of these two-way communications between the stakeholders and the Harbour Commission is vital in ensuring a successful and vibrant future for the Harbour and the High Street and we will always welcome a visit to the Harbour Office if you want a chat about anything we are doing.

Phil Hagen

Phil Hagen
Chair



The Harbour Commission has enjoyed a successful year delivering a friendly, accessible harbour, whilst continuing with the longer-term objectives we set out in our 5-Year Strategic Plan.

PROPOSED NEW MARINA:
145 new berths
£23 million value
to the community



Chief Executive's Review

Here at Cowes Harbour Commission we've had a very busy year developing new projects and embedding recent changes and improvements. We've made big inroads into the proposed Kingston development plans and now are in the planning approval process for a new marina in East Cowes. Both are set to generate far bigger capacity for both vessels and maintenance within the Harbour and the Medina. We're planning for an additional 145 new berths to the Harbour with business case projections of £23 million to the wider community. We are looking forward to a planned opening in 2026 in time for the bicentenary of Cowes Week.

We've also spent a great deal of time focusing on the safety of the Harbour and our employee's health and safety. We've reviewed and improved, where needed, procedures and policies to ensure compliance and continued improvement in both the Harbour and the workplace. We have a great team of good people in our organisation and we want to ensure they enjoy their working day with us.

We've recently employed a new member of the leadership team, Rachael Hardiman, who we welcomed last year as our new Marketing Manager. Rachael will be focusing on developing CHC's marketing activities, our Cruise Ship programme and shore-side offer. She will also be actively promoting water-based events throughout the season and working with the town to further develop the Cowes Visitor App.

I am particularly proud of the increased closeness we have the towns on both sides of the river, which thanks to the feedback and collaboration we have with many of our stakeholders has proved invaluable in ensuring the success of the third year of our five-year strategic plan.

We made a £174k surplus in 2024 and have invested in the areas you asked about most, namely pontoon maintenance, dredging and harbour upgrades.

The Sugar Store venue, which we jointly operate with our partner Eazibar, has been another success. Many events were held throughout the year to entertain marina visitors and the wider community, with the World Cup being a particular success. I look forward to seeing what EaziBar deliver in 2025.

Finally, we are mindful of sustainability and projects that support a sustainable future for the Harbour. The preservation of the salt marsh and sea grass areas in the river and the reintroduction of native oysters to the river are two important and ongoing projects we are actively supporting as part of our strategic plan for the Harbour's future. To that end we also commenced a recruitment process for a new Quality Assurance and Environment Officer, as we are keen to identify new opportunities to develop our environment and sustainability credentials further.

Delivery of a safe harbour is always paramount in our minds and the surpluses we generate help us deliver not just that high level of safety, but also our programme of development and growth for the Harbour. With a new marina planned for East Cowes and many other projects in the pipeline, I am looking forward to another year of continuing to deliver our vision of a thriving port fit for the future.

Gary Hall
Chief Executive

Six Clear Goals for the future

1. SAFETY & SECURITY

To promote and deliver a safety-first culture ensuring the highest standards in health and safety for our employees and harbour users whilst complying fully with the Port Marine Safety Code.

PROGRESS SO FAR:

All audits and maintenance completed and delivered in 2024. A full review of all safety policies and procedures for the Harbour was undertaken in 2024.

2. ENVIRONMENT & SUSTAINABILITY

A commitment to ensure the sustainable management and conservation of the harbour, estuary, and local environment.

PROGRESS SO FAR:

The new Stakeholder Dredging Committee formed in 2023 is now in place and meeting regularly.

Support for and progress in the Native Oyster project with UKSA, and the preservation project for salt marshes and sea grass areas in the Medina continues.

The recruitment process for a new Quality Assurance & Environment Officer commenced.

3. PORT & HARBOUR DEVELOPMENT

To promote and deliver sustainable harbour development policies that safeguard existing and support new business, services, investment and employment.

PROGRESS SO FAR:

Plans for a new marina were announced that will open in 2026 with 145 berths and create a £23m benefit for East Cowes.

We gained agreement to increase our anchorage ability to now accept vessels up to 200m on the outside of the breakwater.

A rolling programme to upgrade has seen over 180m of new Folly B pontoons being replaced and fuel pumps being upgraded in 2024.

4. HUMAN RESOURCES MANAGEMENT

To support and maximise the potential of our employees by implementing policies and procedures that align with our strategic goals and address the needs of our employees and the harbour.

PROGRESS SO FAR:

All health and safety policies and procedures were reviewed and updated in 2024 across all sites as part of our rolling programme of upgrades.

In late 2024 a joint agreement was made between Trinity House and CHC to fund a cadet through to Merchant Navy Officer of the Watch level.

5. FINANCIAL MANAGEMENT

Ensure that commercial and financial management is robust, market-led and enables us to deliver our statutory duties, strategic objectives and to fund harbour improvements.

PROGRESS SO FAR:

A surplus in 2024 and the need for financial planning for the new marina meant all rolling plans, budgets and forecasts have been re-analysed and future-proofed.

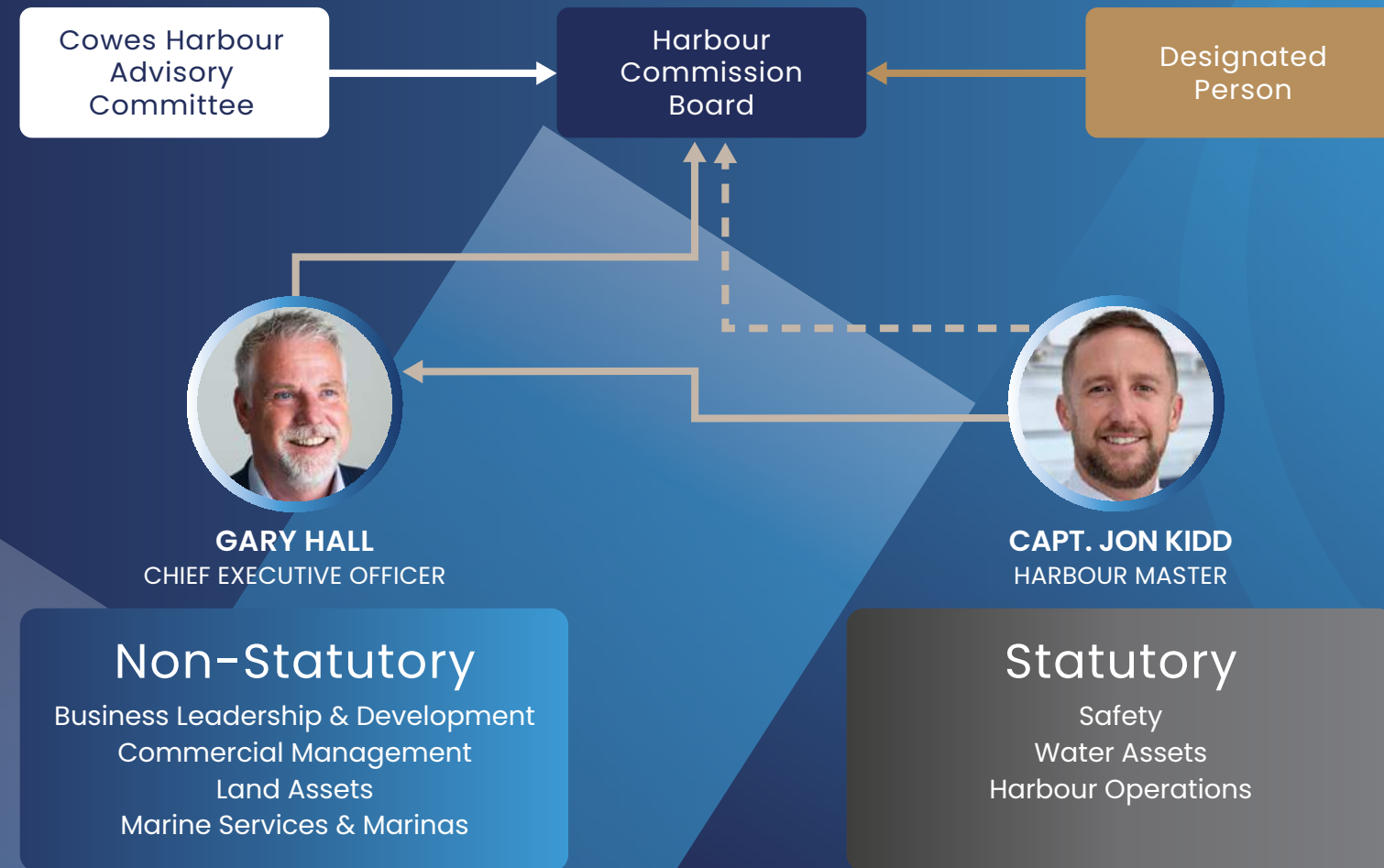
6. MARKETING & BUSINESS DEVELOPMENT

Create long-term value by aligning our business development activities, key stakeholder relationships and communications strategy with our strategic goals.

PROGRESS SO FAR:

A new Marketing Manager was appointed with a focus on marketing the commercial opportunities in the Harbour, consistency of the brand and a new focus on cruise ships, particularly now a larger capacity anchorage has been secured.

Cowes Harbour Commission Structure



Board of Commissioners



Meet the Team

Cowes Harbour Commission (CHC) employs 34 people including a leadership team that has the necessary skills and experience to ensure Cowes Harbour is managed in a safe, sustainable, and commercially viable manner for the benefit of harbour users and the wider community.



Gary Hall – Chief Executive

Gary was appointed as CEO in February 2021 and is responsible for providing strategic leadership of all CHC's operations. He is also a Commissioner on CHC's Board.

He is responsible for the long-term strategic development of Cowes Harbour, driving growth, change, innovation and improvement, whilst building and developing effective relationships with our highly valued customers and broad ranging stakeholders.



Captain Jon Kidd – Harbour Master

Jon has over 25 years' experience in the marine industry, from stewarding on small passenger vessels to Captain on our local Red Funnel ferries. He has also been a Cowes Pilot for many years. Jon was previously a Deputy Harbour Master in Cowes and rejoined us in January 2024 from Trinity House, where he was the Inspector of Seamarks.



Roger Parrott – Finance Director

Roger is responsible for accounting and financial management. Roger arrived at Cowes Harbour Commission having spent six years in a similar role at UKSA. A keen windsurfer and an Island resident for almost 20 years Roger brings a wealth of experience gained in both public and private sector finance roles. Roger has line management responsibilities for the administration staff.

Senior Leadership Team



Jock Rafferty – Marine Services Manager

Jock joined CHC in 2013. He is responsible for the day-to-day operation of CHC's yacht and marine services and supports the achievement of CHC's vision to develop Cowes Harbour and its services for the benefit of harbour users and key stakeholders.



Jeremy Smither – Boatyard and Commercial Services Manager

Jeremy was appointed in 2020 and is responsible for all the planned and reactive maintenance on CHC's marine and property assets, ensuring they are kept in a safe and useable condition. He supports the achievement of CHC's vision to develop Cowes Harbour and its services, whilst maintaining a safe environment for all CHC staff and stakeholders.



Jennie Smith – Deputy Harbour Master

Jennie joined the team in September 2021 from Falmouth Harbour, where she was Harbour Master Assistant, having previously been a 2nd Officer with Disney Cruise Line. Jennie acted as HM Designate in all statutory related matters, such as marine safety and harbour legislation from mid 2023 until the arrival of Jon Kidd as HM in January 2024.



Rachael Hardiman – Marketing Manager

Rachael Hardiman joined the team in the summer of 2024. She is responsible for communications and marketing internally and externally plus development and delivery of the marketing strategy. Her main objectives are to raise the profile of the Commission's work and to promote Cowes Harbour as a destination to visitors, enhancing the customer experience with a focus on cruise ships and other visitor opportunities.

The CHC Team



Cowes Harbour Advisory Committee

As recommended by the Department for Transport, Cowes Harbour Commission consults and seeks guidance from an advisory committee whose members represent the beneficiaries and stakeholders of the harbour.

“CHC taking on the management and maintenance of Whitegates for the benefit of all is a perfect example of where CHC did this not for profit but as a benefit for all Harbour users.”

MARK SOUTHWELL

The Cowes Harbour Advisory Committee is a key part of good governance, enabling stakeholders to table ideas and raise concerns relating to the harbour with the Commission, and in turn, to comment on proposed changes to the operation of the harbour.

The Committee meets several times a year and aims to provide an effective mechanism for two-way communication between the Commission, key stakeholders and harbour users. Gary Hall and Capt. Jon Kidd attend the meetings on behalf of the executive, alongside Clive Blount, the commissioner who is the link to the board.

Regular agenda items in 2024 included harbour safety, the General Directions, stakeholder benefits, slipways, water taxis, harbour development and sustainability. Minutes from Advisory Committee meetings are available on the Cowes Harbour Commission website.

Overview from the Chair:

Safety and the new marina were the two key themes for CHAC this year. Many aspects of safety in and around the Harbour have been discussed and we all have the aim of a safe harbour. A safe harbour is a welcome harbour, somewhere where visitors will want to come. Gary Hall has outlined the wider strategy and we see it being actively delivered. Jon Kidd and Jennie Smith actively worked with Harbour users to review all of the risk assessments for the Harbour, a collaborative partnership that benefits us all.

CHC over the years has listened to the concerns of day boat owners around access to swinging boat moorings in the Harbour. CHC have now found ways to accommodate those with boats without engines and it’s hoped that will encourage more of the traditional Cowes classes.

Gary Hall has addressed what he has said he would. He always wants to listen and learn first, gain everyone’s views and then make a sensible decision. He has a plan and strategy in place and is doing his utmost to deliver it.

Mark Southwell
Chair of CHAC

Stakeholder Groups	Organisations		Representative
Medina Waterfront Freehold Residents			John Corby, Owner Corby Yachts
Sailing and Training Establishments	UKSA		Ben Willows, CEO UKSA (Vice Chair)
Isle of Wight Council	IWC Newport Harbour Authority		Cllr Lora Peacey-Wlcox
Cowes Town Council	CTC		Cllr Anni Adams & Cllr Michael Paler
East Cowes Town Council	ECTC		Cllr Karl Love & Cllr Tracy Reardon
Red Funnel Group	RFG		Leanna Lakes, Operations Director Red Funnel
Marina Operators	East Cowes Marina Cowes Yacht Haven (see CTWT)		Mike Townshend, Marina Manager East Cowes Marina
Cowes Town Waterfront Trust	CTWT		Daniel Jehan, Managing Director Cowes Yacht Haven
Business Associations	Cowes High Street Businesses		Lou Yarrow, Joli
Cowes Clubs and Classes Association	CCCA		Bob Milner, Commercial Director Cowes Classics Week
Cowes Week Ltd	CWL		Laurence Mead, Regatta Director CWL
Medina Combined Clubs	Medina Mariners Association East Cowes Sailing Club	Newport Rowing Club Ryde Rowing Club	Guy Shelbourne, East Cowes Sailing Club
Shipyards and Wharf Operators (Cowes)	Medina Wharf Medina Yard Lallows	Victory Yard Diverse Marine	John Corby, Owner Corby Yachts
Shipyards and Wharf Operators (East Cowes)	RWE Power Clarence Boatyard Independent Boat Builders	Wight Shipyard Aluminium Marine Consultants (AMC) RNLI Inshore Lifeboat Centre	Rob Stewart, Commercial Director AMC
Commercial Vessel Operators	Solent & Wightline Cruises Seacat Services Faversham Shipping	Carisbrooke Shipping Williams Shipping	Lee Rayment, Solent & Wightline Cruises Julian Shawyer, Williams Shipping
Commercial Fishermen and Water Taxis			Bob Holt, Cowes Water Taxis
Cowes RNLI	RNLI		Mark Southwell, Lifeboat Operations Manager Cowes RNLI (Chair)
Official Observer	IOW Council Place Team		Ross Edmunds

All of our agendas and minutes can be viewed on the CHC website, together with a list of stakeholder groups and committee members.
[cowes.co.uk/about-us/cowes-harbour-advisory-committee](https://www.cowes.co.uk/about-us/cowes-harbour-advisory-committee)

Contact the Advisory Committee chair by email chac@cowes.co.uk

Harbour Safety

Cowes Harbour Commission (CHC) was subjected to audits from the Department for Transport (DfT), the General Lighthouse Authority (Trinity House) and an internal Port Marine Safety Code (PMSC) audit in May 2024 conducted by our Designated Person for Safety. We were found compliant under the remit of each of these audits.

Harbour Master Captain Jon Kidd said:

“I’m pleased to report that during the year we again passed our Port Marine Safety Code audit and are continuing to optimise our safety reporting. We continue to work on increasing safety and lowering incidents in the harbour and this is a big part of our strategy for 2025 and confirms our commitment to providing a safe harbour for all our harbour users and for our local port community.”

Incidents

Under Cowes Harbour General Direction 3.8, all commercial incidents and serious leisure incidents are required to be reported to the Harbour Master, however Cowes Harbour encourages the reporting of all incidents and near-misses by all stakeholders. Anyone can report an incident using our online system, located in the header of our website or via [cowes.co.uk/safetynavigation/incident-reporting](https://www.cowes.co.uk/safetynavigation/incident-reporting). Incidents can also be reported by phone and email, and of course, captured by the patrol officers on the water.

There was a total of 169 incidents recorded in 2024. Failure of propulsion in leisure vessels was the most recorded category, but we have seen a reduction since 2023. As this is the top cause of reportable incidents across the Solent, CHC, in conjunction with the other Solent Ports, will again be promoting a campaign to educate and remind boat owners of the importance of preparing and maintaining their vessels appropriately.

Top 3 incidents 2024

Failure – Propulsion	42
Collision / Allision	10
Fire	4

Top 3 interventions in 2024

Speeding / Wash	34
Swimming	13
Chain Ferry	2

Top Three Near Misses 2024

Close Quarters Situations	17
Failure – Steering	7
Disruptive Navigation	5

The harbour patrol officers were tasked with focussing on speed / wash interventions and near miss reporting. We saw an overall decrease in speed / wash incidents in the later part of the year (in comparison to the previous year) and an increase in near miss reporting, thanks to their efforts.

Navigation Aids

The annual inspection of aids to navigation (AtoN) took place in September 2024 by Trinity House as the General Lighthouse Authority (GLA) and all CHC AtoN were operational and found to be in good order. An availability of navaids of 99.43% was achieved in 2024, exceeding the IALA & GLA target of 97%. This was down very slightly from 2023, as we had a supplier delay when one of the East Channel lights failed.

Port & Harbour Development

As well as the physical sites at Town Quay, Shepards Marina and Kingston Boatyard, the Commission has many floating and land-based assets, including vessels, machinery, navaids, pontoons, moorings, and a floating fuel barge.

We have replaced 180m of Folly B pontoons this year and upgraded our fuel pumps. We also now have approval to increase our anchorage ability to now accept vessels up to 200m on the outside of the breakwater. We have also submitted plans for a new 145 berth walk-ashore marina planned for a 2026 opening.



Summary of Objectives and KPI Results – 2024

- ✓ Objective achieved
- 🔄 Objective under ongoing review / partially met

EMPOWERING LEGISLATION ✓

Objective: Ensure CHC legislation is appropriate

Result: Annual legal review completed with no changes required. All Navigational Risk Assessments (NRAs) reviewed; stakeholder-led Hazard ID Group established.

MARINE SAFETY MANAGEMENT ✓

Objective: Maintain an effective Marine Safety Management System (MSMS)

Result: Internal audit found full compliance with the Port Marine Safety Code.

CONSERVANCY (SAFE NAVIGATION) ✓

Objective: Maintain safe navigation

Result: Hydrographic survey completed; 99.43% availability for navigation aids (target: 97%); all Local Notices to Mariners (LNTMs) issued on time.

EMERGENCY MANAGEMENT ✓

Objective: Maintain emergency and pollution response readiness

Result: Oil spill and emergency response exercises successfully completed with wide stakeholder involvement.

INCIDENT PREVENTION ✓

Objective: Ensure safety measures are effective

Result: No major incidents or Tier 2 oil spills.

PILOTAGE SERVICES ✓

Objective: Provide safe pilotage

Result: Full pilot roster maintained; pilotage directions reviewed and updated; no serious pilot-related incidents.

MARINE SERVICES 🔄

Objective: Ensure safe, cost-effective services

Result: No serious incidents; safety remains a challenge due to inherent risks. Charges are regularly reviewed.

QUALIFIED MANAGEMENT ✓

Objective: Ensure staff competence in safety roles

Result: All relevant staff trained to required or higher standards.

WORKPLACE ACCIDENTS 🔄

Objective: Reduce staff accidents

Result: One injury resulted in time off work; incident investigated and improvements made.

Conservation, Environment and Sustainability

CHC is committed to the sustainable management and conservation of the harbour, estuary, and local environment and is working with harbour users and statutory authorities to ensure that the balance between the use of the estuary and its environment is maintained.

Habitat Restoration

Over the past year, CHC has worked with the Isle of Wight Estuaries Partnership on the Solent Seascape Project which is a large, collaborative partnership project that coordinates efforts to restore coastal habitats at scale throughout the Solent. The Solent Seascape Project is leading the way in coastal and marine restoration at scale. It includes monitoring to explore its wider benefits such as the uptake of carbon from the atmosphere, removal of polluting nutrients and the positive links between habitats. The project will also reduce the pressure on our coastal waters by working with industry, landowners, sea-users and local communities to co-design a Seascape Recovery Plan.

Since the project began two years ago it has actively restored oyster reefs, created new sites for sea bird nesting, planted large areas of seagrass and started to restore saltmarsh. The focus in the Medina estuary has been on saltmarsh restoration, seagrass protection and native oyster restoration.

Saltmarsh

CHC has been working with the Isle of Wight Estuaries Partnership to develop a trial using dredge sediment to help restore the saltmarsh at Werrar. The project is based on past research, annual monitoring since 2009 and a feasibility study carried out with funding assistance from the Environment Agency. After several years of project development, the trial was successfully completed this year and further placement of sediment is planned for next year. The use of dredged material for saltmarsh restoration is a long-term project that will gradually build the level of sediment close to the remaining saltmarsh and enable natural growth. Site constraints, lack of suitable equipment, funding and the licencing process have made the process very complicated. Now that the method has been successfully trialled, it is hoped that the project can be upscaled to accept more dredged sediment in future and restore the saltmarsh more quickly.

Native Oysters

Native oyster restoration will help to re-establish what was once an important fishery in the Solent. It will also help to improve water quality in the estuary as the oysters filter the water, removing some of the nutrients which cause pollution. CHC helped to develop a native oyster restoration project at UKSA in 2023 which has been monitored throughout the year by the students in further education.

Maintenance Dredging

Maintenance dredging is an ongoing requirement to keep the harbour accessible and safe. CHC has been looking at ways to reduce the negative environmental impacts of removing sediment from the estuary and helping stakeholders to reduce costs and negotiate the statutory licence process. The saltmarsh restoration work aims to provide a small-scale disposal site in future and CHC has also been working with others on the Beneficial Use of Dredgings in the Solent (BUDS) Project. This is a larger scheme that will set up a local disposal site at Lymington so that sediment can be redirected to where it's needed, reducing transport times and costs for marine disposal.



Summary Financial Statements

Statement of Comprehensive Income For the Year Ended 31 December 2024

	2024	2023
	£000	£000
Turnover	3,687	3,897
Cost of sales	(2,803)	(2,599)
GROSS SURPLUS	884	1,298
Administrative expenses	(773)	(731)
OPERATING SURPLUS	110	566
Interest receivable and similar income	93	29
Other finance income	25	23
Interest payable and similar expenses	(37)	(38)
Other finance costs	-	-
SURPLUS/(DEFICIT) BEFORE TAX	191	581
Tax on surplus	(70)	(122)
SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR	121	459
OTHER COMPREHENSIVE INCOME		
Actuarial gain/loss on pension scheme	539	(34)
Income tax relating to other comprehensive income	(146)	(30)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	514	394

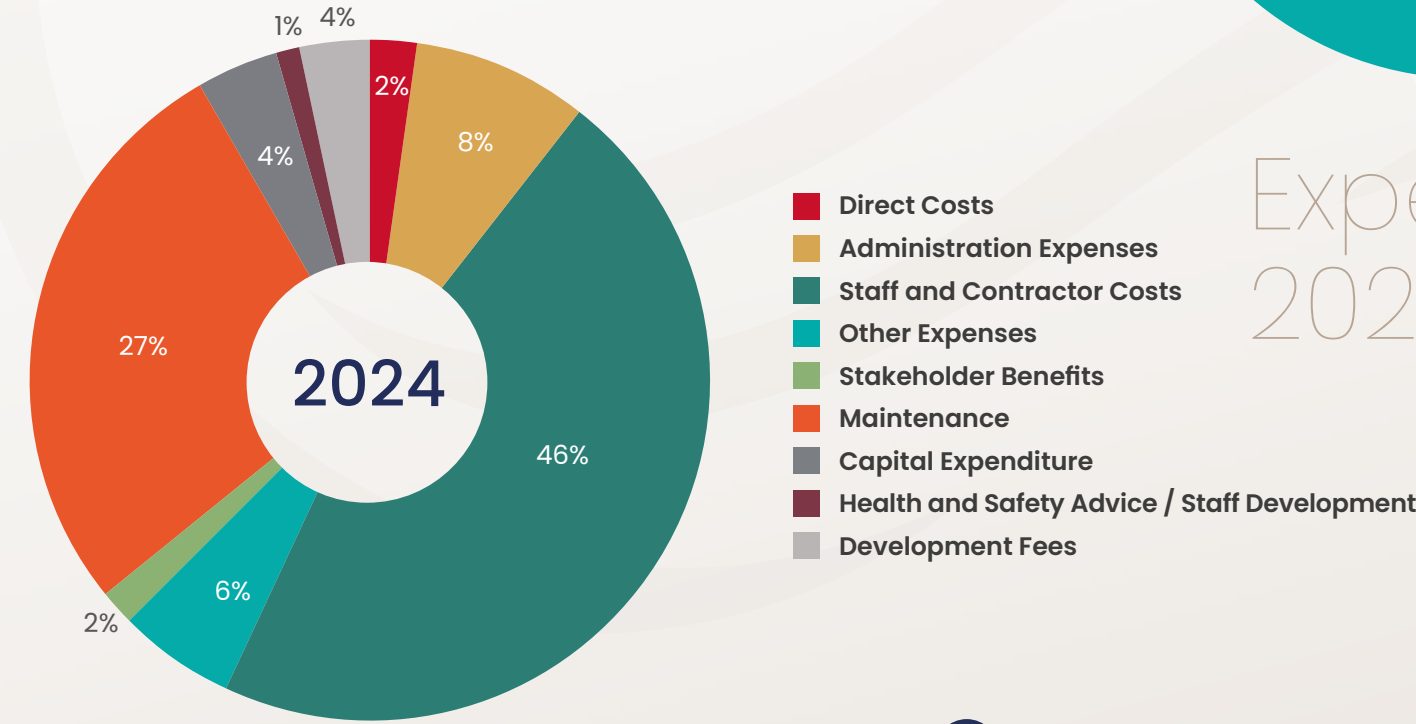
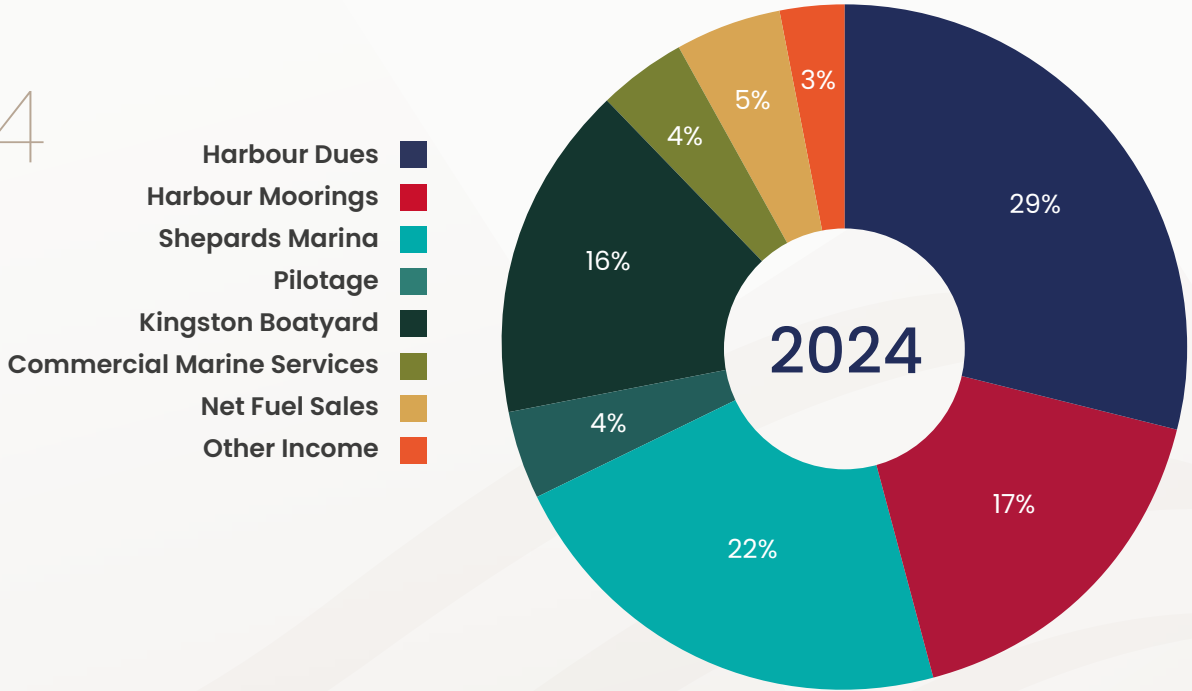
PLEASE NOTE:

The Financial Statements are a summary of the information taken from the full financial statements. These summary financial statements may not contain sufficient information to allow a full understanding of the financial affairs of the Commission. For further information, the full financial statements, the Auditors Report on these financial statements and the Commissioner’ Report should be consulted. Copies of these financial statements can be obtained from the Cowes Harbour Commission office.

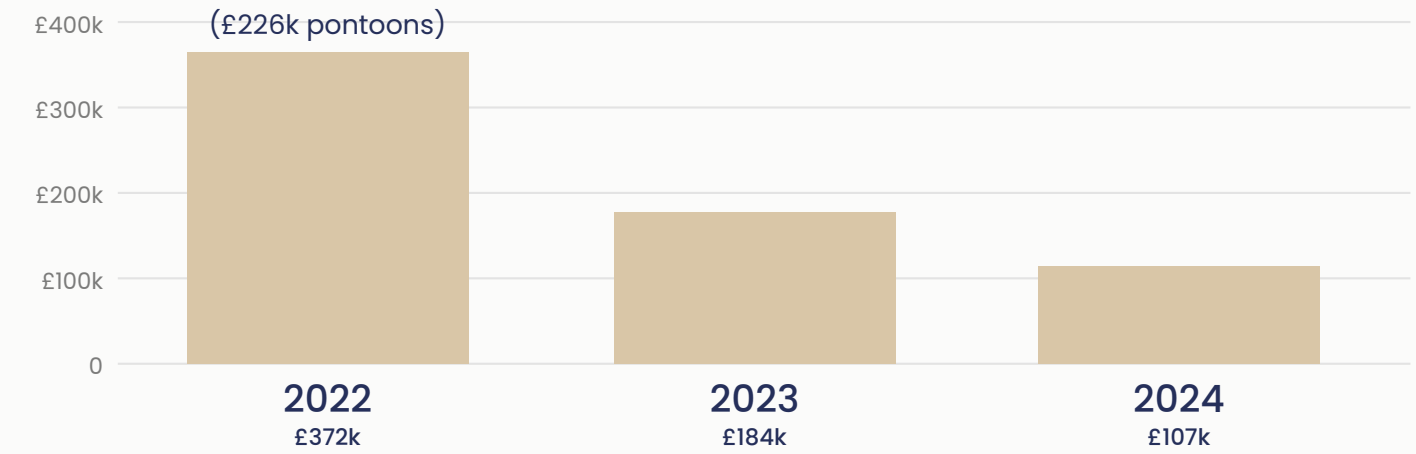
Statement of Financial Position For the Year Ended 31 December 2024

	2024	2023
	£000	£000
FIXED ASSETS	10,621	10,930
CURRENT ASSETS		
Stocks	22	48
Debtors	324	372
Cash at bank and in hand	3,377	2,818
	3,723	3,239
CREDITORS		
Amounts falling due within one year	(1,151)	(969)
NET CURRENT ASSETS	2,572	2,270
FIXED ASSETS LESS CURRENT LIABILITIES	13,193	13,200
CREDITORS		
Amounts falling due after more than one year	(2,957)	(3,096)
PROVISIONS FOR LIABILITIES	(984)	(777)
PENSION ASSET	1,131	542
NET ASSETS	10,383	9,869
RESERVES		
Retained earnings	10,383	9,869

Income 2024



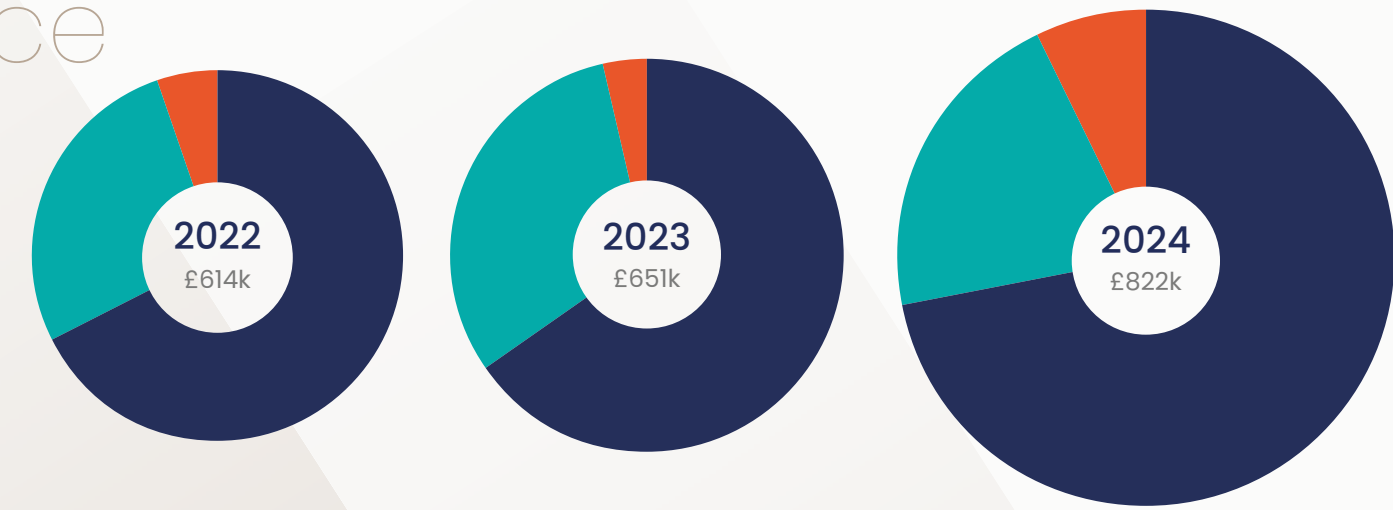
Capital Spend



Maintenance

(Harbour, vessels, premises, and dredging)

- Harbour and Vessel Repairs
- Premises Repairs
- Dredging

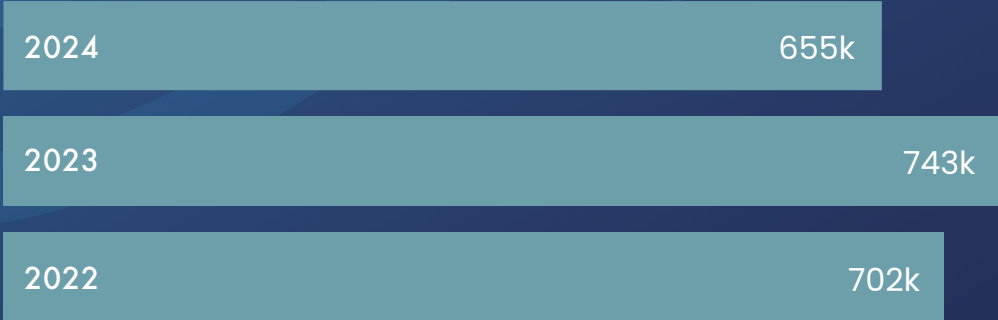


Annual Mooring & Fuel Sales Statistics

Total Annual Mooring Income (Harbour and Marina)



Total Fuel Sold (ltrs)

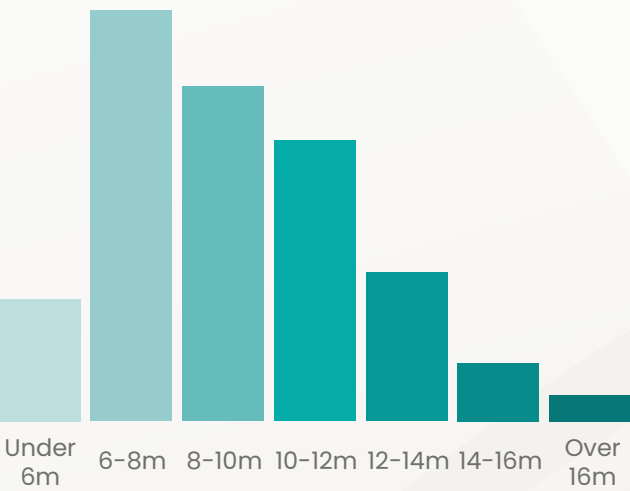


Note: reduction due to drop in visitor numbers in 2024

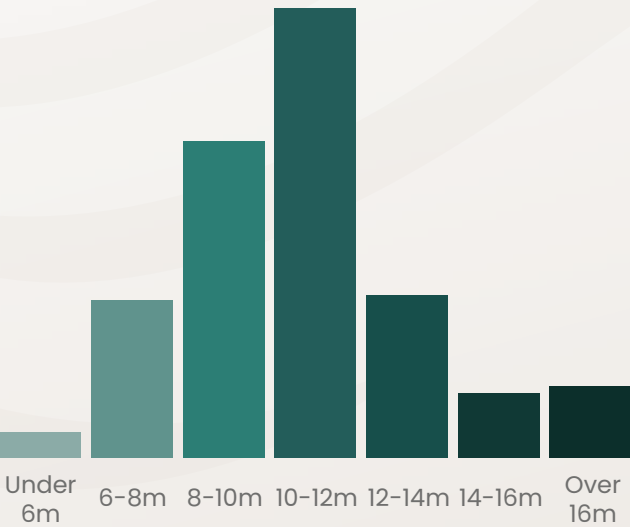


Customer Statistics

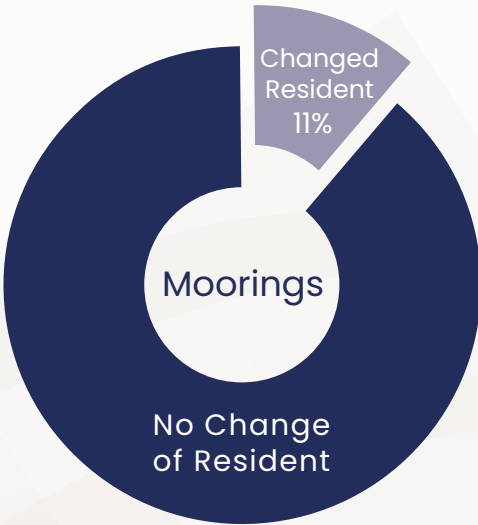
Resident Moorings
Average Boat Lengths



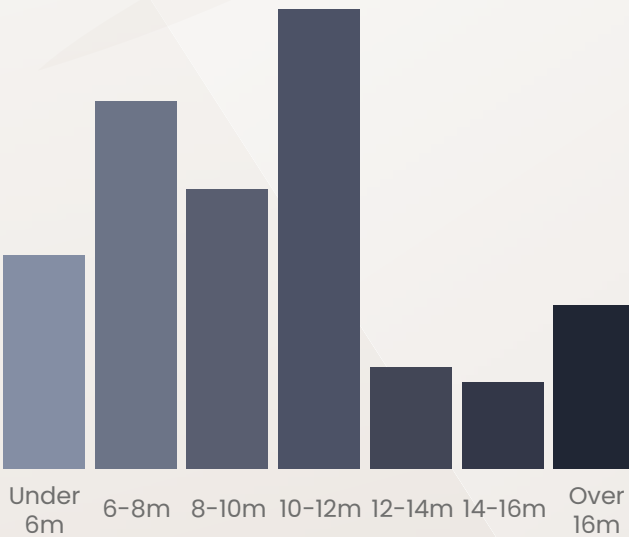
Shepards Marina Visitors
Average Boat Lengths



Change of Mooring Occupancy



Main Harbour Visitors
Average Boat Lengths

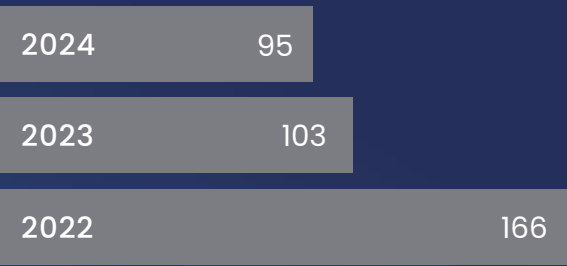


Commercial Shipping

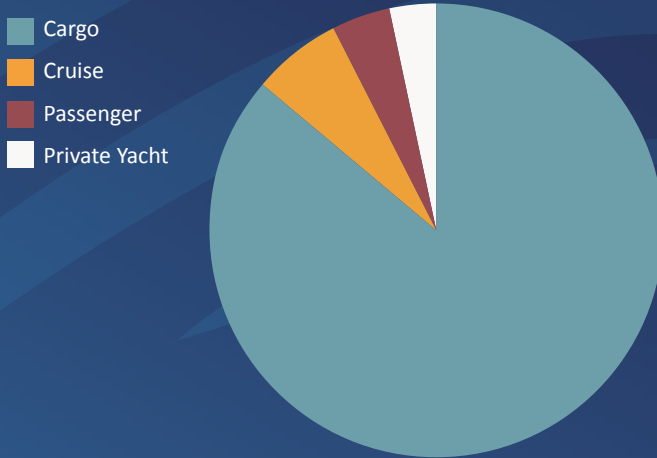
"We are a busy harbour and welcomed over 2.7 million visitors last year plus commercial large vessel traffic. Both visitor and leisure traffic were down slightly as was demand for Pilotage of the large vessels. Our commercial traffic continues to contribute significantly to the local economy."

CAPT. JON KIDD

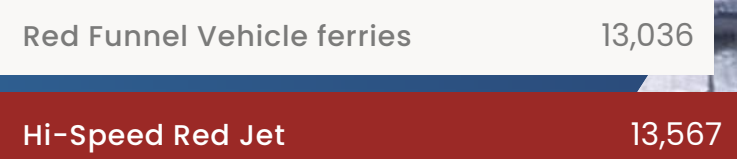
Pilotage Acts



Commercial Vessel Pilotage Acts



Ferry Traffic



Total of over 2.7m passengers , 604k cars (not including vans) and 44k lorries

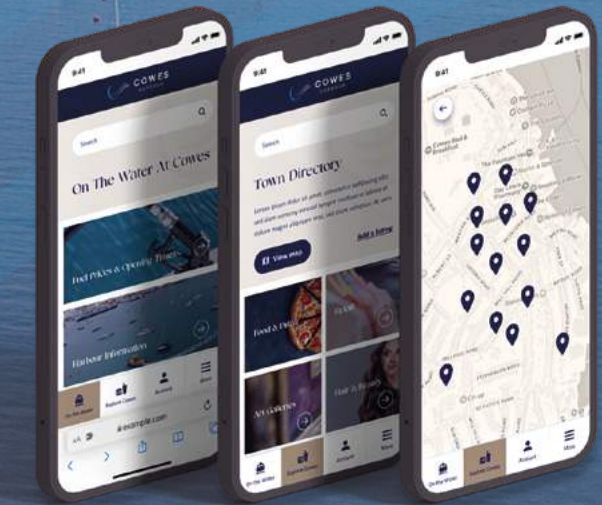
Innovation and future development

FUTURE DEVELOPMENT:

Plans for a new walk-ashore marina were announced in 2024. Opening in 2026 with 145 berths and creating a £23m benefit for East Cowes.

INNOVATION:

We continue to digitise our marketing, removing print where possible and are continuing to evolve the Web App to promote the town to visitors. With a 'high-end' aesthetic it offers easier, digital access for water and shore visitors to information about the town and harbour.



EXPLORE THE BEST OF COWES

The free CHC Web App has essential information and local insights to enhance your experience on the water. Explore the town with visitor information and business directory – app.cowes.co.uk





COWES

HARBOUR

A THRIVING PORT | FIT FOR THE FUTURE

HARBOUR OFFICE, TOWN QUAY, COWES, ISLE OF WIGHT, PO31 7AS
01983 293952 | chc@cowes.co.uk | cowes.co.uk

VHF Channel 69 - Call sign 'Cowes Harbour Radio' (Not 24hr)

Cowes Harbour Commission includes Kingston Boatyard and Shepards Marina