Morrab Library Report and Unaudited Accounts 31 December 2021

Morrab Library Report and accounts Contents

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Morrab Library Trustees' Report for the year ended 31 December 2021 Charity Information

The Trustees present their report and accounts for the year ended 31 December 2021

Reference and Administrative Information

Charity name

Morrab Library

Charity Registered number

309250

Principal Address

Morrab Gardens Penzance Cornwall TR18 4DA

President

Michael Grandage CBE

Trustees

Peter Chapman - appointed September 2021
Jacqueline Stringer - Vice Chair - resigned March 2021 (post currently vacant)
Stephen Clark - Hon. Secretary - resigned October 2021
Myfanwy Barrett - Hon. Treasurer
Harry Spry-Leverton - Honorary Librarian & Chair from June 2021
David Puddifoot
George Care
Susan Soyinka - resigned March 2021
Paget MacDonald - appointed March 2021 & Hon. Secretary from October 2021
Jane Val Barker - appointed March 2021
Leslie Watson - appointed March 2021
David Holmes - Health & Safety Officer - appointed March 2021
Daniel Garside - resigned January 2021
Tim Kendall-Carpenter - Health & Safety Officer - resigned January 2021

Custodian Trustees

This function no longer exists under an amended constitution agreed at the AGM in March 2020. The Management Trustees who are appointed as Officers (Holding Trustees) hold the assets of the Library (including, but not limited to, the books, archives, furniture, equipment, and the lease of its premises) is vested in the name of the Official Custodian for Charities and the portfolio of investments is held in the name of a nominee broker.

Independent Examiner

Mr Neil Hallam FCCA
Crane & Johnston
Chartered Certifled Accountants
11 Alverton Terrace
Penzance
Cornwall, TR18 4JH

Bankers

Barclays Bank PLC 8 - 9 Market Jew Street Penzance Cornwall, TR18 2TW

Investment Advisors

Charles Stanley & Co Ltd 55 Bishopsgate London EC2N 3AS

Governing document

The Charity was established by a constitution as an unincorporated association and registered as a charity on 4 October 1963. The governing document is originally dated 21 February 1944 as altered 16 April 1957, 4 February 1974, 6 March 1995, 3 March 1997, 2 March 1998, 2 March, 19 May 2015, 4th March 2019 and 2 March 2020 and 29 March 2021

The accounts comply with current statutory requirements and the charity's governing documents.

Recruitment and Appointment of Trustees

The Trustees are either elected at an Annual General Meeting or co-opted by the Management Committee at any time during the year, in which case their appointment shall be confirmed at the next AGM. Persons appointed to the Management Committee are eligible to hold office for three years from the date of appointment. Thereafter, they are eligible for re-appointment for a second term of three years. The term of office applies to membership of the Committee in whatever capacity. In exceptional circumstances, the term of office can be extended by one further year, to a total of seven years. Trustees are required to provide a CV and two references upon entering office.

Organisational Structure

Trustees meet on a monthly basis and are responsible for the strategic direction and policy of the charity. Currently there are 9 Management Trustees who have the day to day responsibility of the charity along with the Librarian.

Objectives and Activities

The Charity's objects are:

The aims of the library shall be, for the public benefit in West Cornwall and beyond: the advancement of education, the diffusion of knowledge, and the provision of literature and for such purposes to provide its members and the public with library, reference and research facilities (including photographic and other archives), and lectures, exhibitions, and other similar events.

The Library was significantly affected by the pandemic, and was closed for part of the year. Nevertheless progress was made in a number of areas.

The main activities for 2021 were as follows:

- The Committee further developed the vision, strategy and business plan, with particular reference to sustainability;
- The Committee reviewed its governance arrangements, and the constitution was amended at the AGM in March 2021;
- The Committee reviewed its sub-committee arrangements and the Finance, HR, Building and Fundraising/Events Sub-Committees were re-established and met regularly to provide advice and support to the Management Committee;
- The new Health and Safety Officer continued the implementation of the findings from the building survey;
- The Library is usually open 5 days per week, Tuesday to Saturday, from 10am —4pm, however, due to the pandemic, the Library was closed from 1 January to 13 April, open 3 days a week with slightly reduced hours from 14 April, and then fully open from 20 July for the remainder of the year;
- A number of successful talks and other events were held in the latter part of the year;
- Volunteers continued to work, under supervision of the Library staff, on methodical inspection, cleaning and repair, with conservation materials, of books and newspapers throughout the Library;
- Work continued using the Library Management System (KOHA) to digitise the book catalogue;
- Work continued to digitise the index of archived records on to the National Archives DISCOVERY catalogue:
- Work continued to scan and Index the library's historic photographic collection onto the publicly available Library website;
- The Library continues to be a member of the Independent Libraries Association (ILA) and the National Council for Voluntary Organisations (NCVO);
- The Library membership at the end of the year stood at 627 (compared with 595 at the end of 2020).

Staffing:

- 1 x Librarian Lisa di Tommaso 5 days per week including Saturday.
- 2 x Assistant Librarians 18 hours each per week
- 1 x Bookkeeper/Administrator 1 day per week
- 1 x Cleaner —10 hours per week.

The Trustees continue their financial responsibilities for their employees' salaries.

Volunteers:

In addition to the staff and trustees above, the library relies heavily on more than 70 volunteers to assist with a range of activities including conservation, fundraising, reception, digitisation and financial management.

Premises:

Under the terms of the 99-year lease for the building with Cornwall Council, the Trustees have full responsibility for repairs, maintenance and insurance.

2022 Plans

During the year ending 31 December 2022 we aim to deliver the new strategy and business plan, and in particular:

- Develop detailed plans to refurbish the basement;
- Address the findings in the building survey;
- Progress conservation and digitisation of books and records;
- Work on funding bids for the above;
- Develop new ideas for income generation.

Review of Financial Position

The Library secured income of £113,724, and Incurred expenditure of £123,964 resulting In a net deficit of £10,240. Despite the periods of closure, Income levels were maintained due to membership income, donations, grants and the government's job retention scheme (furlough)...Funding from the Dennis Myner Trust continued to be the largest single source of income, at £48,000, Staff costs were the largest single source of expenditure which totalled £65,797.

The cash funds at 31 December 2021 were £157,389 and the charity also has funds invested which had a market value of £310,322 at the year end, a total of £467,711.

As at 31.12.21, the Library's assets had a value of £16,680. This comprises furniture and equipment. Computer equipment is depreciated over 5 years and other assets over 10 years.

Public Benefit

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Trust's aims and objectives and in planning future activities and projects.

Risk Management

The constitution provides that:

To safeguard the Library assets, the conduct of the Library's financial business shall involve a clear separation from the responsibilities of the Hon. Treasurer (financial systems, controls, record-keeping and accounts) from authorisation of expenditure on the Library's behalf. Thus the Hon. Treasurer will not be a cheque signatory, nor have the authority to make changes in the Library's Portfolio Investments.

The financial business of Morrab Library is overseen by an elected Financial Sub-Committee, who report regularly to the Management Committee.

The Trustees are also responsible for assessing the major risks to which the charity is exposed.

Investment Policy

Investment activities are managed in line with the requirements of the Trustee Act 2000. The trustees have appointed 'Charles Stanley' as investment manager. Our investment policy is a medium-low risk approach for both some income and some growth from the portfolio of investments. The portfolio will be reviewed by the Trustees in 2022.

Level of Reserves

The Trustees reviewed the reserves policy of the charity in November and agreed that:

- In response to the building survey, the Library should establish a designated reserve for major repairs to the building of £250k;
- The minimum level of undesignated reserves to sustain the operations of the charity in the forthcoming years and to meet any unforeseen expenditure that may occur should be £60k;
- Up to £20k should be released from undesignated reserves to progress the basement refurbishment project.

Statement of trustees' responsibilities

Charity law requires the Trustees to prepare financial statements for each financial year which show a true and fair view of the state of affairs of the charity and its financial activities for that period. In preparing those financial statements, the Trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements; and

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charittes Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the board of trustees on 10 me 2019 and signed on their behalf by:

1.5027

Harry Spry-Leverton

Morrab Library

Independent examiner's report to the Trustees of Morrab Library

I report on the accounts of the charity for the year ended 31 December 2021, which are set out on pages 7 to 10.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioner under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of Independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and the seeking of explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

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

- which gives me reasonable cause to believe that, in any material respect, the requirements:
- (a) to keep accounting records in accordance with section 130 of the 2011 Act; and
- (b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or
- to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Neil Hallam FCCA Crane & Johnston

Chartered Certified Accountants

11 Alverton Terrace

Penzance

Cornwall, TR18 4JH

23/6/22

Dated

Morrab Library Receipts and payments for the year ended 31 December 2021

Name	for the year ended 31 December 2021				
Receipts	,	Unrestricted	Restricted	Total	
Receipts		funds	funds	funds	
Receipts					2020
Receipts					
Subscriptions 17,400	Burralista	٨.	~	~	-
Priends of Morrab	•	47.400		17.400	48 038
Gift Aid Receipts 3,524 - 3,524 3,575 25,202 Donatlons 4,308 600 4,006 45,006 25,023 Donatlons - Photo archive - 576 576 190 Dennis Myner Trust 46,800 1,200 48,000 48,000 Investment Dividends & Interest 1,222 - 9,222 9,757 Legacias received 1,691 - 1,891 - 1,891 Book Fair & Sailes 1,486 - 1,486 1,982 Grants received 5,252 - 5,252 2,526 28,768 Grants received 111,348 2,376 113,724 146,902 Paymate 111,348 2,376 113,724 146,902 Receipt from sales of Investments 111,348 2,376 113,724 146,902 Paymate 111,348 2,376 113,724 146,902 Paymate 111,348 2,376 113,724 146,902 Paymate 111,348 2,376 113,724 146,902 Paymate <th>·</th> <td></td> <td>-</td> <td>•</td> <td></td>	·		-	•	
Donations	Friends of Morrab		-		
Donations - Photo archive	Gift Ald Receipts		-		
Dennis Mymer Trust	Donations	4,306		4,906	
Investment Dividends & Interest	Donations - Photo archive	-		576	
Investment Dividends & Interest 9,222 9,322 9,757 1,038 1,038 1,038 1,486 1,486 1,486 1,486 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,962 1,038 1,	Dennis Myner Trust	46,800	1,200	48,000	48,000
Lagacias received 1,691 1,591 1,092		9,222	-	9,222	9,757
Note Pair & Sales 1,486 - 1,486 1,036 1,962 1,96		1,591	-	1,591	-
Other income 4,360 - 4,360 1,962 Grants received 5,262 - 6,262 28,766 96,840 2,376 99,216 137,407 Receipt from sales of investments 14,508 - 14,508 9,495 Total receipts 111,348 2,376 113,724 146,902 Payments Wages and salaries 64,363 400 64,763 58,282 Pensions 1,034 - 1,034 949 Staff training and welfare 120 - 120 932 Travel and subsistence 321 - 321 120 932 Travel and subsistence 321 - 8,021 507 202 Rent and rates 8,021 - 8,021 5507 203 282 Light and heat 8,021 - 8,021 5,507 2,507 2,673 2,622 2,873 Book purchases 2,442 2,442 2,442 2,442 2,873 Other legal and professional 2,053 2,625 <t< th=""><th></th><td></td><td>_</td><td>1,486</td><td>1,036</td></t<>			_	1,486	1,036
Signate Sign		•	_	•	1.962
Receipt from sales of investments			_	•	
Total receipts	Grants received				
Payments		96,840	2,376	99,216	137,407
Payments	•			•	
Payments	December of the control of the contr	14 509	_	14 508	9.495
Payments Conservation Materials 64,363 400 64,763 58,282 Pensions 1,034 - 1,034 949 Staff training and welfare 120 - 120 932 Travel and subsistence 321 - 321 120 Rent and rates 336 - 333 282 Light and heat 8,021 - 8,021 5,507 Book purchases 2,442 2,442 2,873 Other legal and professional 2,053 - 2,053 2,053 2,053 2,053 2,612 Telephone and fax 1,919 - 1,919 1,718 2,002 3,277 Subscriptions 825 - 825 511 511 511 511 511 511 511 511 511 511 511 52 52 511 52 511 52 511 52 52 511 52 52 511 52 52 511	Receipt from sales of investments	14,000		14,000	0,100
Payments Conservation Materials 64,363 400 64,763 58,282 Pensions 1,034 - 1,034 949 Staff training and welfare 120 - 120 932 Travel and subsistence 321 - 321 120 Rent and rates 336 - 333 282 Light and heat 8,021 - 8,021 5,507 Book purchases 2,442 2,442 2,873 Other legal and professional 2,053 - 2,053 2,053 2,053 2,053 2,612 Telephone and fax 1,919 - 1,919 1,718 2,002 3,277 Subscriptions 825 - 825 511 511 511 511 511 511 511 511 511 511 511 52 52 511 52 511 52 511 52 52 511 52 52 511 52 52 511					
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Wages and salaries 64,363 400 64,763 58,282 Pensions 1,034 - 1,034 949 Staff training and welfare 120 - 120 932 Travel and subsistence 321 - 321 120 Rent and rates 336 - 338 282 Light and heat 8,021 - 8,021 5,507 Book purchases 2,442 2,442 2,873 Other legal and professional 2,053 - 2,053 2,612 Telephone and fax 1,919 - 1,919 1,718 Stationery, printing and postage 2,902 - 2,902 3,277 Subscriptions 825 - 825 511 Bank charges 643 643 598 Insurance 7,118 200 7,318 5,897 Software 537 - 537 206 Repairs and maintenance 8,821 - 8,821 1	Total resolpto	,	•		
Wages and salaries 64,363 400 64,763 58,282 Pensions 1,034 - 1,034 949 Staff training and welfare 120 - 120 932 Travel and subsistence 321 - 321 120 Rent and rates 336 - 338 282 Light and heat 8,021 - 8,021 5,507 Book purchases 2,442 2,442 2,873 Other legal and professional 2,053 - 2,053 2,612 Telephone and fax 1,919 - 1,919 1,718 Stationery, printing and postage 2,902 - 2,902 3,277 Subscriptions 825 - 825 511 Bank charges 643 643 598 Insurance 7,118 200 7,318 5,897 Software 537 - 537 206 Repairs and maintenance 8,821 - 8,821 1	Doumonto				
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Staff training and welfare	•				
Travel and subsistence 321 321 120 Rent and rates 336 - 338 282 Light and heat 8,021 - 8,021 5,507 Book purchases 2,442 2,442 2,873 Other legal and professional 2,053 - 2,053 2,612 Telephone and fax 1,919 - 1,919 1,718 Stationery, printing and postage 2,902 - 2,902 3,277 Subscriptions 825 825 511 Bank charges 643 843 598 Insurance 7,118 200 7,318 5,897 Software 537 537 206 Repairs and maintenance 8,821 8,821 19,146 Conservation Materials 1,146 2,417 3,563 655 Accountancy fees 2,870 - 2,670 2,714 Consultancy fees - 7,536 - 7,536 Advertising and PR - 9 - 303 Fundraising expenses 583 - 583 <th></th> <td></td> <td></td> <td></td> <td></td>					
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Book purchases 2,442 2,442 2,873	Rent and rates				
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Bank charges 643 643 598 Insurance 7,118 200 7,318 5,897 Software 537 537 206 Repairs and maintenance 8,821 8,821 19,146 Conservation Materials 1,146 2,417 3,563 655 Accountancy fees 2,670 2,670 2,714 Consultancy fees - - - 7,536 Advertising and PR - - - 303 Fundraising expenses 583 - 583 44 Recruitment Expenses 540 - 540 - Sundry expenses 524 - 524 122 Asset and Investment purchases, etc 14,029 - 14,029 16,614 Total payments 120,947 3,017 123,964 130,898 Net of receipts/(payments) (9,599) (641) (10,240) 16,004 Transfers between funds - - - - -			-	825	511
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Software S37 S37 206	_		200	7.318	5.897
Repairs and maintenance 8,821 - 8,821 19,146		·		-	
Conservation Materials					
Accountancy fees 2,670 - 2,670 2,714	•		2 417		
Consultancy fees			2,411		
Advertising and PR Fundraising expenses Fundraising expenses Recruitment Expenses Sundry expenses Fundraising expe		2,670	•	2,070	
Asset and Investment purchases, etc Total payments Net of receipts/(payments) Cash funds last year end Total sign expenses 583 - 583 44 Fundraising expenses 584 - 540 - 540 - 524 106,918 3,017 109,935 114,284 106,918 3,017 109,935 114,284 14,029 - 14,029 16,614 120,947 3,017 123,964 130,898 (9,599) (641) (10,240) 16,004	Consultancy fees	•	-	-	
Recruitment Expenses 540	Advertising and PR		-		
Sundry expenses 524	Fundraising expenses	583	-		44
Sundry expenses 524 - 524 122 106,918 3,017 109,935 114,284 Asset and investment purchases, etc 14,029 - 14,029 16,614 Total payments 120,947 3,017 123,964 130,898 Net of receipts/(payments) (9,599) (641) (10,240) 16,004 Transfers between funds	Recruitment Expenses	540	-		-
106,918 3,017 109,935 114,284	•	524	-	524	122
Asset and Investment purchases, etc 14,029 - 14,029 16,614 Total payments 120,947 3,017 123,964 130,898 Net of receipts/(payments) (9,599) (641) (10,240) 16,004 Transfers between funds					
Asset and Investment purchases, etc 14,029 - 14,029 16,614 Total payments 120,947 3,017 123,964 130,898 Net of receipts/(payments) (9,599) (641) (10,240) 16,004 Transfers between funds		106.918	3,017	109,935	114,284
Total payments 120,947 3,017 123,964 130,898 Net of receipts/(payments) (9,599) (641) (10,240) 16,004 Transfers between funds Cash funds last year end 158,134 9,495 167,629 151,625			···		··-··
Total payments 120,947 3,017 123,964 130,898 Net of receipts/(payments) (9,599) (641) (10,240) 16,004 Transfers between funds Cash funds last year end 158,134 9,495 167,629 151,625	4 4 d Improvement murchosog oto	14 029	-	14.029	16.614
Net of receipts/(payments) (9,599) (641) (10,240) 16,004 Transfers between funds Cash funds last year end 158,134 9,495 167,629 151,625	Asset and investment purchases, etc	14,020		,	**!
Net of receipts/(payments) (9,599) (641) (10,240) 16,004 Transfers between funds Cash funds last year end 158,134 9,495 167,629 151,625		420.047	2.017	123 064	130 898
Transfers between funds Cash funds last year end 158,134 9,495 167,629 151,625	Total payments	120,947	3,017	123,904	130,030
Transfers between funds Cash funds last year end 158,134 9,495 167,629 151,625		(0.500)	(0.14)	(40.040)	40.004
Cash funds last year end 158,134 9,495 167,629 151,625	Net of receipts/(payments)	(9,599)	(641)	(10,240)	10,004
Cash funds last year end 158,134 9,495 167,629 151,625					
Cash funds last year end 158,134 9,495 167,629 151,625	Transfers between funds		-	=	-
Cash fullus last year one					
0.001 ACT COD. 4CT COD.	Cash funds last year end	158,134	9,495	167,629	151,625
Cash funds this year end 148,535 8,854 157,389 167,629	ANALI HILINA IMPETATION	•			
Outri fulled this year one	Cosh funds this year end	148.535	8,854	157,389	167,629
	Ouett fallae tille Jour olla	H			

Morrab Library Statement of assets and liabilities as at 31 December 2021

	Notes	Unrestricted funds	Restricted funds	2021	2020
		£	£	£	£
Cash funds Cash at bank and in hand Cash held by Charles Stanley		147,312 1,223	8,85 4 -	156,166 1,223	166,777 851
Total cash funds		148,535	8,854	157,389	167,629
Investment assets Portfolio		310,322	-	310,322	282,265
Assets retained for the charity's own use					
Computers & other equipment - estimated written down value			4,802	5,499	
Furniture, fixtures & fittings - est	imated v	vritten down va	lue	11,878	13,972
				16,680	19,471
Liabilities Taxes and other creditors		763		763	928

The accounts were approved by the Board on 9-5-22 and signed on their behalf by:

Harry Spry-Levelton Chair

Myfanwy'Bari Treasurer

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Morrab Library Notes to the Accounts for the year ended 31 December 2021

1 Accounting policles

Basis of preparation

The accounts have been prepared on the receipts and payments basis.

The accounts are in accordance with applicable accounting standards and comply with the Charities (Accounts and Reports) Regulations 2005 issued under the Charities Act 2011.

Receipts

Receipts are the total amounts received by the charity for goods and services provided to the public. Any donations and covenants have been included in the accounts when received.

Pavments

Expenditure is included on a paid basis, inclusive of any VAT which cannot be recovered.

Investment Income

Income from investments is Included in the Receipts and Payments account in the year in which it is received.

2 Trustees

None of the trustees (or any persons connected with them) received any authorised remuneration during the year.

None of the trustees (or any persons connected with them) were reimbursed any expenses during the year.

3	Employees	2021	2020
	Average number of employees Part time Full time	4 1 5	3 1 4
		2021 £	2020 £
	Wages & salaries Pension costs	64,763 1,034 65,797	58,282 949 59,231

There were no employees whose emoluments were £60,000 or more.

Morrab Library Notes to the Accounts for the year ended 31 December 2021

4	Investments held as current assets	2021 £	2020 £
	Listed investments - market value	310,322	282,265

5	Movement In funds	Balance as at 1.1.2021	Receipts	Payments	Movement on Investments & transfers	Balance as at 31.12.2021
		£	£	£	£	£
	Restricted funds					
	Photo Archive	6,713	1,776	2,417	-	6,072
	Tanner Trust	2,481	-	-	-	2,481
	Foxes Book of Martyrs	301	-	-	-	301
	Individual Donations		600	600		<u> </u>
	•	9,495	2,376	3,017		8,854
	Unrestricted funds					
	General funds	440,398	111,348	120,947	(241,943)	188,856
	Designated buildings maintenance reserve	-	-	-	250,000	250,000
	Designated basement refurbishment project	-	-	_	20,000	20,000
	,	440,398	111,348	120,947	28,057	458,856
	Total funds	449,893	113,724	123,964	28 <u>,</u> 057	467,710

Restricted funds

Photo archive - the balance at the year end represents monies available to carry forward for specific expenditure in relation to the Photo Archive.

Tanner Trust - this balance relates to monies given to the Library for certain expenditure. During the year ending 31 December 2020 the Tanner Trust kindly donated a further £10,000 to enable essential roof repairs to be carried out. The balance on this fund will be carried over to pay for further works to the roof in 2022.

Foxes Book of Martyrs - this fund relates specifically to monies towards the conservation project.

Individual Donations - this fund relates to the general car of collection/insurance and material/labour costs for blinds

Unrestricted funds

Designated buildings maintenance reserve - in response to the building survey, the Library have established a designated reserve for major repairs to the building of £250,000

Designated basement refurbishment project- the Trustees have agreed to establish a designated reserve for the basement refurblshment project of £20,000