LONDON WEST AREA QUAKER MEETING

England & Wales · Charity number 1134215

Details

Status	Registered
Legal form	Previously excepted
Registered	2010-02-09
Register	View on the Charity Commission register

Contact

Address	Westminster Society Of Friends 8 Hop Gardens London WC2N 4EH
Phone	07939262133
Email	office@londonwestquakers.org.uk
Website	https://londonwestquakers.org.uk/

Activities

Objects: THE OBJECT OF THE AREA MEETING IS THE FURTHERANCE OF THE GENERAL RELIGIOUS AND CHARITABLE PURPOSES OF THE RELIGIOUS SOCIETY OF FRIENDS (QUAKERS) IN BRITAIN IN THE AREA OF THE LONDON WEST MEETING AND BEYOND.

Activities: To further the general religious and charitable purposes of the Religious Society of Friends (Quakers) within West London and beyond, primarily by holding Quaker public worship at its meeting houses and supporting the outreach and mission of the wider Society both financially and through the active involvement of its Members and Attenders in the Society's work.

Classification

- **How:** Provides Other Finance, Provides Buildings/facilities/open Space
- **What:** Religious Activities
- **Who:** The General Public/mankind

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Geography

- **Area of benefit:** LONDON WEST
- City Of Westminster
- Ealing
- Hammersmith And Fulham
- Harrow
- Hillingdon
- Hounslow
- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£101,753	£282,452	-	-
2023-12-31	£106,676	£282,452	-	-
2022-12-31	£143,306	£922,699	-	-
2021-12-31	£839,920	£119,461	£1,930,926	2
2020-12-31	£94,958	£131,531	-	-

Trustees

Name	Role	Appointed
Bessie White	Chair	2025-07-20
Andrew John Rendle		2025-07-20
Clare Scott Booth		2022-01-01
Michael Jardine		2025-07-20
RICHARD LASSON		2024-11-17
Simon Risley		2025-01-19
Stephen Wright		2024-11-17

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LONDON WEST AREA QUAKER MEETING

England & Wales - Charity number 1134215

Accounts

London West Area Quaker Meeting

Trustees' Annual Report & Accounts 2024

Westminster Friends Meeting House, 52 St Martin's Lane, London, WC2N 4EA Charity registered in England & Wales: Number 1134215

References

Registered Name

London West Area Quaker Meeting

Reporting Period

1st January 2024-- 31st December 2024

Charity Commission Registration Number 1134215

Principal Office

London West Area Quaker Meeting,
c/o Westminster Friends Meeting
House, 52 St Martins Lane,
LONDON, WC2N 4EA

Names of all those acting as trustees on the date that this Report was approved

Michael Jardine
Richard Lasson
Andrew Rendle
Simon Risley
Clare Scott Booth
Loveday Shewell
Bessie White
Stephen Wright

Names of all those acting as trustees during 2024

Sarah Bower
Jane Dawson
Barbara Flack
Michael Charles
Caroline Nursey
James Robertson
Clare Scott Booth
Victoria Timberlake

Names of key officers in 2024

Area Meeting Clerk: Gerry Millar Clerk
of Trustees: Jane Dawson
Treasurer: Clare Scott Booth
Safeguarding Co-ordinator: Sarah Bower

Names and addresses of other relevant organisations

Bankers: CAF Bank 25 Kings Hill Avenue WEST MALLING Kent ME19 4TA

Independent Examiner: Tom Bora Management Accountants Ltd, Unit 1 Watling Gate, 297-303 Edgware Road, London NW9 6NB

Investment Brokers: Rathbone Investment Management, 10 Queen Square BRISTOL BS I 4NT

Property Managers: London Quaker Property Trust, Friends House, 173 Euston Road LONDON NW1 2BJ

1. Introduction

London West Area Quaker Meeting (LWAQM) of the Religious Society of Friends (Quakers) is the basic unit of the Religious Society of Friends (Quakers) in West London and it is within LWAQM that Quakers in West London hold their membership.

LWAQM has seven constituent Local Quaker Meetings (LQMs) (i.e. local worshipping groups): Brentford & Isleworth, Ealing, Hammersmith, Harrow, Staines & Egham. Uxbridge and Westminster, and owns Jordans Burial Ground jointly with North West London Area Meeting.

LWAQM is constituted as a charity under a Governing Document which was adopted on 15 March 2009 (amended 19 July 2020) and the charity was registered by the Charity Commission for England and Wales on 9 February 2010. The charity is managed by trustees appointed by the Area Meeting on the nomination, wherever possible, of each of the seven Local Meetings, who, together with one Treasurer of LWAQM ex officio, and a clerk appointed on the nomination of the area meeting nominations committee constitute the London West Area Quaker Meeting Trust.

LWAQM meets regularly to consider matters pertaining to its legal responsibilities, those set out in Quaker Faith and Practice and those on which its opinion is sought by Britain Yearly Meeting (BYM: the final constitutional authority of the Society in Great Britain, the Channel Islands and the Isle of Man) and Meeting for Sufferings (the central body which acts for the Society between Yearly Meetings).

The Quaker understanding of worship and of the right ordering of business meetings makes no distinction between meetings for worship and meetings to transact the business of the Society: all meetings of LWAQM are meetings for worship both in principle and in practice.

When referring to individuals, the terms Quaker and Friend are interchangeable.

2. Governance

The Governing Document was adopted by the members of the Area Meeting on 15th March 2009 and the decision was recorded in Minute LW/09/44. It was briefly reviewed in 2012, and no changes were proposed to it. The Governing document was amended by Area Meeting on 19 July 2020; the changes were accepted by the Charity Commission on 14 September 2020. The Area Meeting conducts its proceedings in accordance with the Governing Document and the Book of Christian Discipline of the Religious Society of Friends (Quakers) in Britain, currently known as Quaker Faith & Practice, the definite current version of which is published at https://qfp.quaker.org.uk/

2.1 The methods adopted for the recruitment and appointment of new trustees

Each Local Quaker Meeting (LQM) within the Area has a local Nominations Committee. The name of a Friend who worships at that LQM is brought forward to the LQM for discussion and approval by its local business meeting. Once approved, the LQM forwards that name to the Area Meeting in session for further discussion, approval and appointment. The AM Nominations Committee may also nominate trustees where considered appropriate.

All trustees are appointed by the AM. The Area Meeting Treasurer is ex officio a trustee.

One trustee is appointed by the Area Meeting in session to be the clerk of the trustees (or two co-clerks). In line with the Trust's Governing Document, trustees may serve for up to two three-year terms. At the conclusion of those two three-year terms, the trustee must be released from service and may not serve again as a trustee until a clear three-year period has elapsed between serving again and the trustee's previous period of service in that capacity. Only in exceptional circumstances may a trustee remain in post continuously for more than six years. It is the duty of the clerk of trustees to receive trustees' statutory declarations and to ensure that the Charity Commissioners are promptly notified of new appointments.

2.2 Policies for the induction and training of trustees:

On appointment, trustees are issued with copies of: the 2020 amended Governing Document, the 2009 Trustees' Terms of Reference; The Charity Commission's Essential Trustee: What You Need To Know (CC3) Minutes of the previous year of trustees' meetings, and Trustees' Annual Reports & Accounts for the previous three years.

The clerk of trustees briefs all trustees individually and as a group on their duties and responsibilities. All new trustees are encouraged, and fees are paid, to attend a Woodbrooke Quaker study centre course for new Quaker trustees.

2.3 The organisational nature of the charity

The nature of the Quaker Business Method

Quakers understand that no priestly intermediary is needed between the individual and God. Quaker business method is therefore rooted in the belief that everyone can be led by the inward teacher. To work with others in listening and allowing ourselves to be that intermediary between the Holy Spirit and the life as we know it on earth is worshipful business.

Decisions of the meeting are recorded and the wording agreed contemporaneously. The role of the Clerk in Quaker decision-making is to capture in words the sense of the meeting or the agreed expression of collective discernment. The Clerk may need to step aside from the role if they wish to contribute to the discussion.

The holding of Area Meeting in session

All Quakers who are recorded as being in formal membership of LWAQM are entitled (and are encouraged) to attend when the Area Meeting meets in session to conduct business. Attenders (i.e. people who attend Local Quaker Meetings without being formally registered as members of the Religious Society) are welcome to attend provided that they have sought permission from the Area Meeting Clerk in advance, which is normally granted.

Meetings specifically dedicated to the discernment of issues and problems are known as Meetings for Worship for Business or as Meetings for Worship for Church Affairs, (as

opposed to the usual Meeting for Worship held in stillness in accordance with the Quaker tradition).

Each LQM within the Area holds its own Meeting for Worship for Business regularly. Resolutions from each LQM are communicated to the Area Meeting - and vice versa - by the sending and receipt of formal minutes.

The Area Meeting met in session on six occasions in 2024 when any LQM minutes were considered, along with any other business which came directly to the Area Meeting (e.g. marriage applications, membership applications).
The minutes of the Area Meeting were sent to LQMs for information or action or, if appropriate, onward to Meeting for Sufferings for further consideration and discernment.

The holding of trustees' meetings

The trustees met as a Trustees' Meeting on six occasions in 2024.

An effective working strength of the trustee body, represented by at least half of trustees for the time being (or half plus one in the case where there is an even number of trustees), should be present for decisions to be made in right ordering.

2.4 The relationships between the charity and related parties, including its subsidiaries

London West Area Quaker Meeting consists of itself and seven constituent Local Quaker Meetings; viz. Brentford & Isleworth, Ealing, Hammersmith, Harrow, Staines & Egham, Uxbridge and Westminster.

Each of these LQMs has its own treasurer/bookkeeper and bank accounts. The Area Meeting also has its own treasurer and bank account. In preparing the 2024 Annual Accounts, LQM accounts, together with one half share of the ownership of Jordan Burial Ground (see para 4.3 below), are consolidated to produce an Account for the whole charity.

Trustees are accountable at law for the proper use of all the resources throughout the Area Meeting. Whilst the practical day-to-day oversight is delegated to individual LQMs and their

Treasurers and the management committee in the case of Jordans Burial Ground, Trustees are conscious of their overall responsibility for the whole of the charity's business.

There are currently (2024) about sixty nine Area Quaker Meetings covering England, Wales and Scotland. Each of the AQMs registered with the Charity Commission is autonomous. Each AQM's trustees bears final responsibility for everything that occurs within their Area Meetings.

Delegates from each of the Area Meetings link together via a representative body known as Meeting for Sufferings which represents the views and concerns of Quakers across Britain. The final constitutional authority for Quakers in Britain is known as Britain Yearly Meeting. All Quakers who are recorded members of their Area Meeting are, ipso facto, members of Britain Yearly Meeting. All Quakers in Britain are entitled to attend Britain Yearly Meeting in session.

London Quakers Property Trust (LQPT), which assumed the responsibilities of Six Weeks Meeting with effect from 1st January 2017, is made up of representatives from the seven Area Meetings within Quakers in London (of which London West AQM is one). Its main objective is to maintain, preserve and insure the places of worship of the constituent area meetings, and their contents. It holds the title to the Area Meeting's Meeting Houses and associated property. It is accountable to the constituent meetings for the funds and assets it holds on their behalf. A memorandum of understanding between LWAQM and LQPT was signed in 2017.

LWAQM paid a set fee quota to LQPT in 2024 as its contribution to the overall maintenance costs of Quaker Meeting Houses in London. In turn each LQM was asked to pay a quota to the Area Meeting to meet this cost. All LQMs in the seven Area Meetings in London subscribe to LQPT's supervision and maintenance of their premises in a similar manner. The level of the quota js set by LQPT with regard to the number of members in each area meeting.

2.5 Risk assessment

The major risks to which the charity was exposed, as identified by the trustees, were reviewed and systems or procedures were established to mitigate or manage those risks, for example, through taking out appropriate insurance, ensuring that appointments were made to fill key roles, examining local meeting and area meeting accounts and monitoring compliance with appropriate legislation. A Risk Register is produced and reviewed every year.

From time to time there is a need to take professional advice for which payment is made. This may include advice on employment issues, safeguarding, health& safety, disputes, mental health, financial matters.

Trustees are aware that many roles within the Society are undertaken by a limited number of people and that it is becoming increasingly difficult to fill all roles. For a number of years difficulties have been experienced in filling the role of treasurer within Local Meetings (with some Local Meetings sharing the services of a single Member) and also at Area Meeting level. In recent years some external book-keeping service has been purchased to support the work of Local Meeting Treasurers. The Area Meeting is actively engaged with the other Area Meetings in London on a project to merge, forming one single London Area Meeting, including London Quakers Property Trust, which would be supported by professional finance and other staff.

Objectives and Activities

2.6 The objects of the charity

Through its constituent LQMs, London West AQM advances religion for the public benefit and facilitates Quaker service primarily by holding public worship at its meeting houses and supporting the outreach and mission of the wider Society, both financially and through the active involvement of its Members and Attenders: the primary purpose of the Religious Society of Friends is religious.

Within LWAQM, income and property are used to further the Area Meeting's objects by work such as:

- strengthening the life and witness of Quaker meetings both within London West Area Quaker Meeting and beyond;
- spreading the message of Quakers and interpreting and developing the thought and practice of the Religious Society;
- undertaking Quaker service for the relief of suffering at home and abroad;
- helping to fund the concerns that constituent Local Meetings in the area of LWAQM or beyond have adopted or agreed to support and where those concerns are in accordance with LWAQM's charitable objectives;
- providing for the pastoral care of individual Members and Attenders and for casual visitors to meetings for worship, including assistance to those in need;
- providing opportunities for education in the wider concerns of the Society;
- maintaining and developing Quaker meeting houses as places for public worship and from which to carry our witness into the world, and
- maintaining the organisation of LWAQM and contributing to the support of Britain Yearly Meeting and international Quaker organisations (such as QUNO and QCEA).

Individual Local Quaker Meetings and individual Friends undertake a range of outreach and charitable work on behalf of the Society

2.7 Grant-making policies

Funds are collected (largely but not entirely by Direct Debit and Standing Orders) from individual Friends as part of their contribution to the work of the Society. In most of our LQMs, individual Friends decide for themselves what proportion of their offering/donation is kept for spending within their LQM and/or is passed on to the Area Meeting. They also decide for themselves what percentage of their contributions should be forwarded to Britain Yearly Meeting to support the centrally managed work. LQMs decide what amount from their funds is donated to BYM each year. There is no Area Meeting policy: it remains a matter for individual Friends and the LQMs.

There are no policies which decide whether support should be offered by the Area Meeting or its constituent local meetings for non-Quaker organisations. The LQMs and the AQM decide on a case-by-case basis whether they wish to support non-Quaker activities which provide services which facilitate realisation of Quaker beliefs and values. Only small donations are

made from the LQMs' own resources unless as a consequence of a tested and adopted concern. LQMs may make special collections acting as agent for other non-Quaker causes.

3. Achievements and performance

3.1

The membership statistics for the preceding year are drawn up annually. The 2024 figures were recorded at London West AQM and circulated with the minutes. At the end of 2024, 233 members were recorded. A further 166, including 20 children and young people, were regular attenders at our meetings for worship.

3.2 Changes to Meetings

No new meetings were established and no meetings were laid down.

3.3 Jordans Burial Ground

Jordans Burial Ground is jointly owned by London West and North West London Area Quaker Meetings in equal shares. The land was valued in 2017 at £17,000 and one half of this is included on the balance sheet as a tangible asset.

The Burial Ground is managed by a committee appointed by London West, North West London and Chilterns Area Meetings, all of which pay a contribution of one third of the costs. The accounts are shown at Note 10 to the accounts.

4.4 Public Meetings for Worship

Each of the seven Local Meetings held Meetings for Worship on Sunday mornings.

LQM	Location	For whom	When	How often	Length
Brentford & Isleworth	Friends Meeting House, Quakers Lane, London Rd, Isleworth, TW7 5AZ Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	Twice per Month except August	One hour
Ealing	Friends Meeting House, 17 Woodville Rd, W5 2SE Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	First Sunday of the month	50 mins. Then 10 mins with adults
Hammersmith	Friends Meeting House, 20 Nigel Playfair Ave, until August 2020 and then 30 - 32 Bradmore Park Rd. W6 0DT	Adults	Sunday at 11.00 AM	Weekly	One hour
Harrow	Friends Meeting House, 456 Rayners Lane, HAS SOT	Adults	Sunday at 10.30 AM	Weekly	One hour
Staines and Egham	Friends Meeting House, 9 Limes Rd, Egharn, Surrey.	Adults	Sunday at 11.00 AM	Weekly	One hour
Uxbridge	Friends Meeting House, York Rd, Uxbridge UB8 1OW Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
Westminster	Friends Meeting House, 52 St. Martins Lane, WC2N4EA Blended meeting on Zoom on second and fourth Sundays Separate in person and Zoom meetings on other Sundays	Adults	Sunday at 11.00 AM	Weekly	One hour
	In person meeting	Adults	Tuesday at 1.00 PM	Bi-Monthly	Half an hour
	Blended meeting on Zoom	Adults	Wednesday at 6.15 PM	Weekly	45 minutes
	In person weekly except in August	Children	Sunday at 11.00 AM	Weekly	One hour

All LQMs welcomed those who wished to participate in such Meetings for Worship

whether or not they were members. Meetings for Worship were followed by opportunities for fellowship over tea/coffee. All LQMs made available to members and attenders their library of books relevant to Quaker life and worship.

4.5 Reports from Local Meetings

All LMs met regularly to consider the administration of the LM and other issues at meetings for worship for business. All members of the LM, and attenders with notice, were normally invited to attend and participate in such meetings.

The spiritual well-being of all the LMs, and the right ordering of meetings for worship, is the particular responsibility of those called Elders. All members have a care for the physical and mental health of members and regular attenders and seek to avoid or mediate emotional or material want, but Friends are appointed as Pastoral Care teams to take particular responsibility. The Elders and Pastoral Care teams of most LMs have joint meetings and some LMs appoint joint Elders and Pastoral Care teams. Interventions for individuals were undertaken on a confidential basis.

Brentford and Isleworth

Brentford and Isleworth Local Meeting continues to hold blended Meetings for Worship each Sunday with a distinct increase in the number of younger adults attending in person keen to experience and enhance their understanding of Quakerism.

A number of shared lunches have been held after Meeting for Worship on Sundays followed by participation, by those who can, in practical projects in the Meeting House grounds. These activities are a simple way of involving members and attenders.

Friends at Brentford and Isleworth were delighted to witness a wedding of a member of the meeting at the Meeting House. Always a happy event for those attending.

Brentford and Isleworth again took part in London Open House this year. This is a positive event in the calendar and is led enthusiastically by the wardens who reported that 50 people attended.

Ealing

Ealing Local Meeting continues to hold blended Meetings for Worship on Sundays and has welcomed many visitors. Afterwords have been reintroduced which has stimulated conversations between online and face-to-face Meeting attendees.
Shared lunches are held once a month and are well attended offering Friends and Attenders an opportunity to get to know each other.
A book group meets bi-monthly, reading and discussing a wide variety of literature.
In the autumn, study sessions were introduced which were well attended. These included one on women Quakers and Sex and Gender as part of an historical series.
Friends considered the use of the Meeting House and its management arrangements and following a period when one of the rooms had to be closed due to subsidence that room, the Garden Room, was brought back into use once the underpinning had been completed.

Hammersmith

Attendance at Meeting for Worship continues to increase with between 20 and 30 attending on a regular basis and a significant number of ‘younger’ people attending.
The Meeting House is used for a variety of events – Woodbrooke have used it on a number of occasions along with the local branch of XR who hired the library. LBHF Council has given a grant to hold an evening event to celebrate Women’s History Month and Michael Mear’s play

‘The Priest’s Tale was held during September with over one hundred visitors.
Two successful holiday events were held – a monthly one partially funded by LBFH Council for Ukrainian refugees and what is becoming a 4 times a year gathering for asylum seekers again partially funded by LBFH Council.
Again, Hammersmith Meeting House hosted London Open House in September.
A number of Sunday morning pre-Meeting ‘Openings’ sessions have been held on a number of subjects ranging from ‘Sustainable Fashion Textiles’ to ‘Quakers and God’.

Harrow
Harrow Local Meeting continues to hold blended Meetings for Worship each Sunday and a zoom Meeting for Worship each Thursday evening. Between 12 and 15 Friends attend Meeting in the Meeting House on Sundays with between 4 and 6 attending on zoom. Over the year we have welcomed a number of people who are attending Meeting for Worship for the first time, some of whom return to us and become regular attenders.
Harrow held its first shared lunch of the year in February followed by a discussion on the LQPT paper ‘Better Homes for our Meeting’ with particular reference to the future of Harrow Local Meeting.
Harrow’s fortnightly ‘Conversations’ after Meeting for Worship on Sundays continues. They have no set agenda other than for attending Friends to raise or discuss any topic that they feel is of interest to others attending. These subjects can range from events in the news to our Quaker beliefs.
The Meeting House continues to be in constant use by local community groups and a lecture was given, in the Meeting House as part of Churches Together on North Harrow’s series of Lent Lectures by an Ecumenical Accompanier in Palestine and Israel (EAPPI) on her work there. EAPPI is an international programme managed in the UK and Ireland by Quakers in Britain.

Staines and Egham
Staines and Egham continue to hold blended Meetings on Sundays – the ability to meet using Zoom is much valued by Friends who cannot attend in person either because of health or living too far away to attend in person (including the Clerk who lives in Jamaica).
For the first time since 2019 Area Meeting was hosted by Staines and Egham Meeting and local Friends were heartened by the good attendance and the enjoyment from meeting with Friends from other local Meetings.
On the financial front Staines and Egham has four lettings a week for the Meeting House along with the renting out of the flat attached to the Meeting House. Although all the income derived from lettings is passed to LQPT the deficit for the Meeting had reduced considerable from that in the previous year as a consequence of higher income and lower expenses. The Meeting has discontinued the practice of monthly cash collections for a chosen charity and in its place a charity is selected at the bi-monthly Meetings for Business to which Friends are invited to contribute individually. This enables the chosen charities to reclaim Gift Aid when appropriate.
Towards the end of the year Meetings for Worship were not held on a number of Sundays and during the Meeting for Business held in September the future of the Meeting was considered including the possibility of the Meeting to become premises free. No decision has yet been made.

Uxbridge

Uxbridge Meeting has a regular core of Members attending and new attenders coming frequently, joining in and coming again to find out more – they say that they had a good welcome. Recent average attendance has been around 8 to 10 with a significant number being attenders but without an organised group of Elders or a Pastoral Care team it is left to individual Friends to follow up contact with these new attenders.

Pastoral care is a shared concern and two or three Friends do spend time making contact with Friends particularly those in residential care or in adverse circumstances. Outside Meeting for

Worship, Uxbridge faces difficulties, due in part to the very small number of Friends able to take on any responsibility for the life of the Meeting and the care of the Meeting House. Nevertheless, activities do take place outside of Meeting for Worship and the Meeting is part of Churches together in Uxbridge.

The Meeting is due to invest in a Zoom Pro monthly subscription in order to facilitate Friends to join a Blended Meeting for Worship and Area Meeting from January 2025.

The diversity of the groups regularly hiring the Meeting House and their positive remarks about it makes Uxbridge Meeting House better known, particularly in faith communities.

The biggest challenge facing Friends is the recurrence of anti-social behaviour in the garden – and Uxbridge Friends have requested guidance on the approach to take with regard to the individual 'rough sleeper' whose behaviour has resulted in Uxbridge Friends fearing for the safety of the building.

Westminster

Numbers attending Meeting for Worship have grown during the year reaching 40-50 on most Sundays and 20-30 on Wednesdays with a small lunchtime Meeting on the first Tuesday of the month (to be increased to twice per month in 2025).
Children's Meeting is now every week except in August.
Meeting for Worship for Business has been held blended nine times during the year with attendance between 15 and 30.
The Meeting is able to fill key roles, new attenders are coming, and some attenders are coming into membership. Trans Friends who have been attending say that they feel very welcome. The Meeting feels stronger than it did pre-pandemic despite some long term attenders disappearing during the period when Meetings were on-line only.
Acoustic work in the Meeting Room is making blended Meetings a much better experience and easier to run.

There is a book group, monthly worship sharing and one-off speakers and discussion sessions. Monthly 'Soup Sunday' is popular and the Christmas lunch was a great success. The Meeting House was opened for Open House as outreach and for Friends who took part in Pride and various peace and climate demonstrations.

London West Area Meeting (LWAM)

The Area Meeting serves as the main body responsible for the proper conduct and oversight of church affairs for Quakers within an area that stretches outwards in a triangle from Westminster as far west as the M25. The Area Meeting's overarching role is to develop and support the community of Friends attached to its seven constituent local Quaker meetings in this part of London.

Area Meeting met in session for business six times in 2024. Between 30 and 40 Friends usually took part on each occasion, either in person or online. All Quakers who are recorded as being members of LWAQM are entitled (and encouraged) to take part in our business meetings. Attenders (those who attend Local Quaker Meetings regularly, but without being registered as members of the Society) are welcome to attend provided they have sought permission from the Area Meeting Clerk in advance, which is normally granted.

Quakers have no paid clergy. An appointed Clerk is responsible for the conduct of our business Meetings, which are held in a spirit of worship. These meetings provide an opportunity to consider issues

and concerns brought by local meetings for wider discernment, as well as to hear reports from central committees and other Quaker organisations. The Area Meeting appoints those responsible for providing pastoral care to Friends, and appoints others to act as Elders to foster the spiritual life of our meetings.

Friends are also appointed to serve on the various bodies that ensure proper governance and right stewardship of the wider Religious Society of Friends. The meeting considers the Area Meeting's annual budget, and the narrative and financial reports prepared by trustees for the Charity Commission.

Since 2019, each of our business meetings has enabled Friends to explore a different "topic" which have special relevance to our faith.

4.6 Sustainability throughout the Area Meeting and its Activities

Regular maintenance of all our meeting houses is undertaken by London Quaker Property Trust (LQPT). LQPT has continued to focus on physical measures to reduce energy consumption and has negotiated special tariffs for meeting houses in London with a sustainable energy company. Where possible in our local meeting houses roof space insulation and window double glazing have been provided. Recycling of waste materials depends upon the policies of the local borough where individual meeting houses are situated; individual meetings strive as best they can to recycle and consume ethically.

5. Financial review

5.1 Annual Accounts for 2024

London West AQM's Total Funds (including those of its constituent Local Meetings) decreased during the year from £889,064 at 1st January 2024 to £806,483 at 31st December 2024 with no Local Meeting accounts in deficit.

This was largely due to deliberate spending of restricted, designated and general funds on specific charitable projects. At Westminster LQM the meeting continued a strategy of spending some of the reserves. At Hammersmith, further costs to set up the meeting house were funded from the Building Fund. The area meeting funded half the cost of the new business manager at Hammersmith from reserves. The aim of this post is to increase hirings at the new Hammersmith Meeting House, both to increase income to fund building expenses, and to benefit the local community.

Unrealised gains on investments amounted to £1,644 (2023 loss £33,146). The overall movement in funds was a decrease of £82,581 (2023 decrease of £142,630).

The funds were made up of £604,919 unrestricted (of which £403,378 was designated for particular purposes), £77,791 restricted and £123,773 endowment funds (in 2023 £671,937 unrestricted, £93,870 restricted and £123,257 endowment funds).

5.2 Principal funding sources

Income largely comes from Friends in membership of the Religious Society and Attenders who are encouraged to contribute money to support the Area Meeting, its concerns and its business, but only at a level at which individuals can afford.

Voluntary donations, excluding legacies, of this nature in 2024 totalled £82,146 (2021 £86,861) and there was an income from legacies of £3900 (2023 £5,957).

The Area Meeting itself has income from investments but the majority of investments are held by Local Meetings. Income from investments for 2024 amounted to £15,207 (2023 £13,789).

London West AQM's funds are largely unrestricted though there are some restricted funds and endowment funds, mostly acquired as legacies over many years and connected to the maintenance and support of specific meeting houses, including the replacement of Hammersmith Meeting House, whose building fund (restricted) at the year-end stood at £66,174 (£82,199 at end 2023).

The Area Meeting was the lead sponsor for the West End Welcome Project, initiated by Westminster LM with the American International Church and the Bloomsbury Baptist Church. Funds raised are held in a restricted fund which had a balance of £3,117 at the end of 2024 (£3,171 in 2023). These funds, raised from donations, were used for the expenses of a refugee Syrian family who arrived in 2021. Consideration is now being given to use of the remaining funds.

5.3 How LWAQM's direct expenditure has supported the Area Meeting's objectives

Apart from passing on quota contributions from local meetings to London Quakers Property Trust for the upkeep of all Quaker meeting houses London-wide, London West's direct expenditure in 2024 consisted mostly of supporting the Hammersmith Business Manager post and administrative support to enable the clerks and trustees to carry out the area meeting's business. A breakdown of AM

income and expenditure is included at notes 2 and 3 of the accounts.

5.4 Reserves policy

Trustees are mindful that, as a charity, their funds should be used to meet their charitable objectives, rather than hold funds in the longer term. However, they believe that they need to hold reserves in longer term to ensure the sustainability of the Area Meeting and the wider Quaker community in the long term. They are aware that many Friends today have less capacity to contribute to the upkeep of Meeting Houses and other Quaker activities and they are fortunate to hold reserves which have built up often from generous legacies from previous generations of Quakers. However the Trustees recognise the need to balance short term need to use the funds to support Quaker activities and the longer term needs for sustainability of the Area Meeting and will continue to keep this under review.

Within this overall policy, each Local Meeting has determined its own reserves policy as they have delegated authority to hold and manage a high proportion of the AM's funds.

Brentford & Isleworth

The Meeting aims to keep unrestricted free reserves of about £25,000 which represents about 2 years of regular local expenditure.

Ealing

Ealing Meeting's money is used to further Quaker work and sustain the life of the meeting. The LM finds it prudent to keep a level of reserves to deal with unexpected fluctuations in income and liabilities between six months' and one year's anticipated expenditure.

Hammersmith

Hammersmith Friends have a policy of retaining reserves in anticipation of expenditure related to the new Meeting House. They continue to support relevant charitable giving on a case by case basis.

Harrow

When Harrow's reserves policy was established, £100,000 was 'earmarked' for dispersal to such Quaker and other causes as the Meeting itself discerns over the next 10 years. The remaining £30,000+ is to be held for future 'closure' or other demands. This policy has been followed since the policy was established with the sum 'earmarked' for dispersal falling to around £15,000 by the end of 2024.

Staines & Egham

As a small local Meeting, Staines and Egham consider that they need to hold the current level of reserves in case of any emergencies which would not be met from centrally held funds.

Uxbridge

Uxbridge's expenditure frequently exceeds their income from Ffriends (members) so they rely on

legacy/reserve funds for ongoing survival. All their legacies have been left to Uxbridge Local Meeting. It is intended to keep reserves for ongoing regular costs as a LM, some for the spiritual well-being of the LM, including grants to local Friends for study etc., some for Meeting House upkeep, and some for local charities/worthy causes and Quaker organizations.

Westminster

Westminster currently holds three types of reserves: endowment, designated funds and general reserves, which have benefitted in recent years from unrealised gains in the value of investments. The endowment fund is the Douglas and Doris Lee Memorial Fund. Under the terms of the endowment, the income generated by the capital is used to help international friendship and peace. Designated funds are legacies received where a particular purpose was specified. The majority of designated funds have been received since 2010. A further legacy was allocated for spending on the Westminster Meeting House premises and Friends have agreed to draw down on this to make certain improvements including to equipment for holding blended meetings. With regards to general funds, they benefit from receiving all the income from investments and bank interest so a practice has been established of not asking Friends for direct contributions to the running of the local meeting. As a result, a large proportion of "where most needed" contributions go direct to BYM.

London West Area Quaker Meeting

London West AQM itself aims to maintain a reserve equivalent to one-year's expenditure (inclusive of the levy payable to the London Quaker Property Trust) which is kept to enable it to meet Area Meeting's financial needs in the short term.

5.5 Investment Policy

London West AQM subscribes to the principles of investing in a socially, environmentally and ethically sound manner and retains Rathbone Greenbank Investment Management Ltd as its investment broker to invest funds held by Westminster Local Meeting. The Trustees maintain a small working group to review the AM's investments.

6 Key Plans for the Future

6.1 Hammersmith Friends' Meeting House Redevelopment Project

This project, begun in 2008, finally reached completion in 2020, but occupation and development of the use of the building was hampered by the Covid-19 pandemic. The Trustees agreed to fund a post to develop use of the building. This was slower than expected during 2022 due to the ongoing effect of the pandemic. In 2023 and 2024 the Trustees agreed to continue to fund 50% of the costs of the post, the remainder being funded by LQPT. A business plan has been drawn up to significantly increase the use of the building for community purposes and to increase income. From 2025 the post is funded from lettings income.

6.2 Pan London Area Quaker Meeting

Quakers across London have, for some time, been considering the desirability of creating a London-Wide charitable Area Meeting to take over the critical administrative, financial and legal responsibilities of running all the seven currently constituted London Quaker AMs. Some AMs in London have found it increasingly difficult to find volunteers who would act as trustees, especially in an environment where these responsibilities become ever more onerous.

In 2024 these discussions have progressed and Friends from London West AQM were heavily involved in developing proposals. It has now been agreed in principle that all 7 Area Meetings in London, London Quakers and LQPT will merge to form one London Area Meeting. The London Development Group formed of representatives of all those bodies are working to deliver this merger, which is expected to be achieved by the end of 2026.

7. Public Benefit Statement

In pursuance of the Charity Commission's guidance on public benefit, the Trustees of London West Area Quaker Meeting confirm that they have had regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which that guidance is relevant.

8. The Reporting of Serious Incidents

4. Pursuant to the Charity Commissioners' guidance on reporting serious incidents, the Trustees of London West Area Quaker Meeting declare that, during the reporting year 1 January 2024 – 31 December 2024, there were no serious incidents which they failed to bring to the Commissioners' attention. We note there was a serious incident during 2025. In March 2025, police broke down the door of Westminster Meeting House, arrested six young women attending a Youth Demand

welcome event in a room they had hired, and searched every room in the building.

Westminster Quakers found it very distressing but have supported each other well. Paradoxically, the wide publicity associated with the police incursion has drawn new attenders to worship with Quakers at Westminster and elsewhere.

LWAM and London Quakers Property Trust - the owner of all meeting houses in London - filed a joint serious incident report with the Charity Commission. Trustees have considered the incident and are reviewing hirings policies. We continue to hire to nonviolent groups carrying out direct action.

A full report will be included in the 2025 TARA.

9 Safeguarding

Our Area Meeting has in place an appropriate safeguarding policy. One ongoing risk is being managed. One trustee is appointed as Safeguarding Coordinator.

10 Acknowledgements

The trustees acknowledge with gratitude those Friends whose contributions made this annual report possible and whose work and upholding sustained the Area Meeting throughout 2024.

This report and the attached accounts were approved by the trustees on 15th September 2025 and the co- clerks were authorized to sign them.

Loveday Shewell
Bessie White
Co-Clerks

LONDON WEST AREA QUAKER MEETING (Religious Society of Friends)

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMEBER 2024

Charity Number 1134215

Consolidated Financial Statements
LONDON WEST AREA QUAKER MEETING (Religious Society of Friends)
Charity registered no.1134215

Report of the Trustees: January - December 2024

See Separate Document

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024
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	Note	2024 Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL £
Incoming Resources					
Income from donations		82,146			82,146
Income from legacies		3,900			3,900
Investment income		11,750	946	2,511	15,207
Income from Quaker activities		500			500
					0
Total incoming resources	2	98,296	946	2,511	101,753
Resources Expended					
Charitable Activities	3	(166,683)	(17,417)	(1,878)	(185,978)
Other					
Total Resources Expended		(166,683)	(17,417)	(1,878)	(185,978)
Net (outgoing) incoming resources before transfers		(68,387)	(16,471)	633	(84,225)
Transfers between funds	8	40	392	(432)	0
Net incoming (outgoing) Resources		(68,347)	(16,079)	201	(84,225)
Recognised gains (losses) on investment assets		1,328		316	1,644
Net Movement in Funds		(67,019)	(16,079)	517	(82,581)
Balance b/f at 1 January 2024		671,937	93,870	123,257	889,064
Balance c/f at 31 December 2024		604,918	77,791	123,774	806,483

	2023 *Unrestricted funds* £	*Restricted funds* £	*Endowment funds* £	*TOTAL* £
Incoming Resources				
Income from donations	86,861			*86,861*
Income from legacies	5,957			*5,957*
Investment income	10,194	1,316	2,279	*13,789*
Income from Quaker activities	69			
				0
Total incoming resources	*103,081*	*1,316*	*2,279*	*106,676*
Resources Expended				
Charitable Activities	(216,258)	(64,808)	(1,386)	*(282,452)*
Other				
Total Resources Expended	*(216,258)*	*(64,808)*	*(1,386)*	*(282,452)*
Net incoming (outgoing) resources before transfers	*(113,177)*	*(63,492)*	*893*	*(175,776)*
Transfers between funds	37	364	(401)	*0*
Net incoming (outgoing) Resources	*(113,140)*	*(63,128)*	*492*	*(175,776)*
Recognised gains (losses) on investment assets	26,706	0	6,440	*33,146*
Net Movement in Funds	*(86,434)*	*(63,128)*	*6,932*	*(142,630)*
Balance b/f at 1 January 2023	758,371	156,998	116,325	*1,031,694*
Balance c/f at 31 December 2023	*671,937*	*93,870*	*123,257*	*889,064*

All income and expenditure derives from continuing activities. The Statement of Financial Activites includes all gains and losses recognised in the year.

The notes form part of these financial statements

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024

BALANCE SHEET 2024

	see note	2024	2023
FIXED ASSETS			
Investments	9	547,727	545,855
Land	10	8,500	8,500
		556,227	554,355
CURRENT ASSETS			
Debtors	4	7,379	5,420
Cash at bank and in hand	4	304,441	373,497
		311,820	378,917
CURRENT LIABILITIES			
Creditors Due within One Year	4	(60,709)	(43,423)
Net Current Assets		251,111	335,494
Creditors Due after One Year	4	(855)	(785)
NET ASSETS		806,483	889,064
FUNDS	8		
Unrestricted general	4	201,541	249,126
Unrestricted designated	4	403,378	422,811
Unrestricted total		604,919	671,937
Restricted	4	77,791	93,870
Endowment	4	123,773	123,257
TOTAL FUNDS		806,483	889,064

Approved by London West Area Meeting Trustees on

and signed on its behalf by

BESSIE WHITE

Bessie White, Co-Clerk

The notes form part of these financial statements

Note 1 Accounting polices

a) Statutory information
London West Area Quaker Meeting is an unincorporated charity registered with the Charity Commission.

b) Basis of preparation

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention. The financial statements are presented in sterling which is the functional currency of the charity.

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

c) Scope
The accounts reflect the activities of the London West Area Quaker Meeting itself together with the consolidated results of the Local Meetings within the area.

d) Debtors and Creditors

Accruals and prepayments have been included in the income and expenditure where in the opinion of the Trustees the amounts are significant and their inclusion will give greater clarity to the financial statements

e) Investments
Investments are valued at market value at the Balance Sheet date. Realised gains and/or losses on investments are recognised when the investment is sold. Unrealised gains and/or losses are accounted for on revaluation at the Balance sheet date.

f) Fund accounting

Restricted funds are funds which must be used for the specific purposes laid down by the donors. Restricted funds held are the Hammersmith Building Fund from an appeal towards the cost of their new Meeting House. West End Welcome fund is towards the joint project with the American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme.

Unrestricted funds are donations and other incoming resources received or generated may be used for the furtherance of the charitable purposes.

Unrestricted funds include designated funds which the trustees have, at their discretion, set aside for particular purposes. Brentford &Isleworth holds funds set aside towards the up keep and improvement of its Meeting House. Ealing holds funds to spend on courses and training. Staines & Egham hold funds for spiritual and educational life of the meeting. The Westminster's Bequest Fund is held towards the up keep and improvement of its Meeting House.

The capital on endowment funds are to be preserved, with the income only to be expended in the year. AM holds a General Purposes Endowment fund for the furtherance of the area Meeting, and a Six Weeks Meeting Fund for the maintenance of places of worship and the relief of poor Friends. Westminster holds the Douglas and Doris Lee Memorial Fund for the furtherance of International Friendship and Peace.

g) Expenditure and irrecoverable VAT.
Grants and donations are accounted for when paid or agreed if a binding obligation is created. Costs directly related to the work of the meeting are accounted for when payable.
Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred

h) Incoming resources
Donations and gifts are recognised when the meeting has entitlement; the amount can be measured reliably or has received by or on behalf of the meeting.
Grants and legacies are accounted for when the meeting is notified of its legal entitlement and the amount due is quantifiable.

i) Pensions
The Meeting makes contributions to a pension scheme for its eligible employees, which are included in the accounts when they become payable and are allocated to the related staff costs.

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024

Note 2 Analysis of income

	UNRESTRICTED INCOME 2024									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	LM Totals 2024	AM	TOTAL 2024
	£	£	£	£	£	£	£	£	£	£
UNRESTRICTED FUNDS										
Incoming Resources										
Income from donations	11,090	9,992	5,851	15,858	3,105	2,545	33,165	81,606	540	82,146
Income from legacies		2,900					1,000	3,900		3,900
Investment income	787	81		1,023	229	44	8,653	10,817	933	11,750
Income from Quaker activites	25		395				80	500		500
										0
Total incoming resources	**11,902**	**12,973**	**6,246**	**16,881**	**3,334**	**2,589**	**42,898**	**96,823**	**1,473**	**98,296**

	RESTRICTED INCOME 2024			ENDOWMENT INCOME 2024			
	Hammer-smith Building Fund	West End Welcome	TOTAL	AM General Purposes Fund	AM "Six Weeks Meeting" fund	Westminster	TOTAL
Income							
Income from grants and donations			-				
Income from legacies							
Investment income	940	6	946	40	392	2,079	2,511
Income from Quaker activies							
Other income							
Total Incoming Resources	**940**	**6**	946	**40**	**392**	**2,079**	**2,511**

Hammersmith Building Fund is from an appeal towards the cost of their new Meeting House.
West End Welcome is a restricted fund set up to fund the joint project between Westminster LM, The American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme

AM General Purposes Fund is held for the furtherance of the Area Meeting
AM "Six Weeks Meeting" Fund is for the provision and maintenance of places of worship and relief of poor Friends

Westminster's Douglas and Doris Lee Memorial Fund is held for the furtherance of International Friendship and Peace.

PREVIOUS YEAR	*UNRESTRICTED INCOME 2023*								
	Brentford& Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminster*	*Area Meeting*	*TOTAL*
	£	£	£	£	£	£	£		
Income									
Income from donations	*6,852*	*10,984*	*8,418*	*13,665*	*3,284*	*3,480*	*40,088*	*90*	*86,861*
Income from legacies		*5,000*		*457*			*500*		*5,957*
Investment income	*863*	*78*	*26*	*1,036*	*188*	*44*	*7,223*	*736*	*10,194*
Income from Quaker activies							*69*		*69*
Total Incoming Resources	***7,715***	***16,062***	***8,444***	***15,158***	***3,472***	***3,524***	***47,880***	***826***	***103,081***

	RESTRICTED INCOME 2023			*ENDOWMENT INCOME 2023*			
	Hammer-smith Building Fund	*West End Welcome*	*TOTAL*	*AM General Purposes Fund*	*AM "Six Weeks Meeting" fund*	*West minster*	*TOTAL*
Income							
Income from donations							
Income from legacies							
Investment income	*1,310*	*6*	*1,316*	*37*	*364*	*1,878*	*2,279*
Income from Quaker activies							
Other income							
Total Incoming Resources	***1,310***	***6***	***1,316***	***37***	***364***	***1,878***	***2,279***

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024

Note 3 Detail of Expenditure

	Unrestricted Expenditure 2024									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminste	LocaL meeting totals	Area Meeting	TOTAL
Charitable Activities										
LQPT Quota									53,153	53,153
AM Gathering										
Conferences and training		65		105				170	1,061	1,231
Meeting expenses	3,560	834	184	638	275	1,102	10,760	17,353	3,808	21,161
Expenditure on premises not LQPT	3,058					4,560	25,251	32,869	12,563	45,432
Donations made										
Britain yearly Meeting		2,500		5,000			15,000	22,500		22,500
Other Quaker causes		35	150	6,450			6,000	12,635	300	12,935
Non Quaker causes	607	10		4,745		250	3,159	8,771		8,771
Governance costs										
Independent Examination								-	1,500	1,500
Other								-		-
Charitable activities TOTAL	**7,225**	**3,444**	**334**	**16,938**	**275**	**5,912**	**60,170**	**94,298**	**72,385**	**166,683**

	RESTRICTED EXPENDITURE									ENDOWMENT EXPENDITURE	
	2024				*2023*					2024	*2023*
	AM SWM Fund	AM WE Welcome	Hamm Building Fund	total	*AM SWM Fund*	*AM WE Welcome*	*Hamm Building Fund*	*total*		West minster	*West minster*
Expenditure on project	392	60	16,965	17,417	364	60	64,384	*64,808*	Donations to Britain Yearly Meeting and FWCC	1,878	*1,386*
Charitable activities TOTAL	**392**	**60**	**16,965**	**17,417**	***2,397***	***3,518***	***168***	***6,083***	**Charitable Activities Total**	***1,878***	***1,386***

	Unrestricted Expenditure 2023									
	Brentford& Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminste*	*Totals*	*Area Meeting*	*TOTAL*
Charitable activities										
LQPT Quota									*48,768*	*48,768*
AM Gathering									-	
Conferences and training		*447*				*75*		*522*	*20*	*542*
Meeting expenses	*766*	*3,436*	*486*	*618*	*175*	*384*	*14,058*	*19,923*	*3,347*	*23,270*
Expenditure on premises not LQPT	*4,500*	-	*406*		*17*		*3,071*	*7,994*	*11,032*	*19,026*
Donations made										
Britain yearly Meeting		*3,000*		*20,000*		*60*	*14,000*	*37,060*	-	*37,060*
Other Quaker causes		*35*		*6,150*		*280*	*46,565*	*53,030*	-	*53,030*
Non Quaker causes	*584*	*10*		*29,178*		*110*	*3,180*	*33,062*		*33,062*
Governance costs										
Independent Examination								-	*1,500*	*1,500*
Other								-		*0*
										0
Charitable activities TOTAL	*5,850*	*6,928*	*892*	*55,946*	*192*	*909*	*80,874*	*151,591*	*64,667*	*216,258*

Note 5 Net rents paid to London Quakers Property Trust (LQPT) by Local Meetings 2024

The figures shown are income and expenditure received and spent as agent for LQPT, expenditure on the meeting houses incurred directly by LQPT is not included.

	2024							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	2023 Totals
Hires and other income	**30,203**	**29,316**	**58,047**	**28,727**		**33,121**	**213,698**	**393,112**
Expenses								
Salaries/fees		1,455					21,096	**22,551**
Caretakers remuneration				5,726				**5,726**
Cleaning	123	5,670		3,956		1,761	17,794	**29,304**
Repairs & Maintenance	1,072	1,119		1,319		1,898	7,704	**13,112**
Equipment renewals	1,131	1,551				75	1,966	**4,723**
Annual test and servicing		532				224	332	**1,088**
Garden costs	6,732	2,783		596		1,331		**11,442**
Waste collection		807					924	**1,731**
Electricity		-77				1,414	454	**1,791**
Gas		1,125				6,521	5,360	**13,006**
Water	225	219				288	1,742	**2,474**
Print & Stationery	31						173	**204**
Post & Telephone	1,026	610		172		701	1,645	**4,154**
Council Tax							852	**852**
Other	8,004	156	6,794		3,079	450	1,879	**20,362**
Total Expenses	**18,344**	**15,950**	**6,794**	**11,769**	**3,079**	**14,663**	**61,921**	**132,520**
Net rents to LQPT	**11,859**	**13,366**	**51,253**	**16,958**	**(3,079)**	**18,458**	**151,777**	**260,592**

*The business manager's salary at Hammersmith was funded directly by LQPT and LWAM so does not appear here
Most of the Hammersmith expenses were also paid directly by LQPT and do not appear here.

PREVIOUS YEAR

	2023							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Totals
Hires and other income	***26,278***	***34,193***	***24,076***	***32,780***	***3,066***	***25,329***	***190,664***	***336,386***
Expenses								
Salary/wage costs	*0*	*2,455*	*	*0*	*0*	*0*	*18,330*	***20,785***
Caretakers remuneration	*0*	*0*	*0*	*5,434*	*0*	*0*	*1,309*	***6,743***
Cleaning	*85*	*5,762*	*1,418*	*3,028*	*742*	*2,605*	*17,880*	***31,520***
Repairs & Maintenance	*852*	*804*	*520*	*945*	*459*	*1,836*	*10,271*	***15,687***
Equipment renewals	*887*	*423*	*0*	*0*	*0*	*0*	*1,687*	***2,997***
Annual test and servicing	*221*	*516*	*220*	*0*	*268*	*0*	*796*	***2,021***
Garden costs	*3,791*	*1,212*	*236*	*618*	*1,097*	*2,700*	*23*	***9,677***
Waste collection	*1761*	*751*	*164*	*0*	*0*	*0*	*1,587*	***4,263***
Electricity	*1,289*	*983*	*400*	*1,034*	*1,525*	*1,313*	*12,286*	***18,830***
Gas	*219*	*2,067*	*330*	*4,018*	*1,009*	*4,249*	*2,915*	***14,807***
Water	*1,005*	*213*	*480*	*0*	*308*	*257*	*2,184*	***4,447***
Print & Stationery	*0*	*0*	*198*	*0*	*0*		*253*	***451***
Post & Telephone	*0*	*701*	*771*	*169*	*532*	*457*	*1,347*	***3,977***
Council Tax	*0*	*0*	*0*	*0*	*0*	*0*	*800*	***800***
Other	*7,469*	*0*	*0*	*0*	*0*	*311*	*2,042*	***9,822***
Total Expenses	***17,579***	***15,887***	***4,737***	***15,246***	***5,940***	***13,728***	***73,710***	***146,827***
Net rents to LQPT	***8,699***	***18,306***	***19,339***	***17,534***	***(2,874)***	***11,601***	***116,954***	***189,559***

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024

Note 4 Details of the Balance sheets of Local Meetings and the Area Meeting

CURRENT YEAR	2024										
	Brentford &Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Local Meeting Total	Area Meeting	Jordans Burial Ground	TOTAL
	£	£	£	£	£	£	£	£	£	£	£
FIXED ASSETS											
Investments	18,695				4,691		508,055	531,441	16,286		547,727
Land										8,500	8,500
	18,695	0	0	0	4,691	0	508,055	531,441	16,286	8,500	556,227
CURRENT ASSETS											
Debtors		1,618	763	2,895	2,103			7,379			7,379
Cash	12,548	25,649	89,221	48,540	3,341	27,998	20,477	227,774	76,667		304,441
	12,548	27,267	89,984	51,435	5,444	27,998	20,477	235,153	76,667		311,820
CURRENT LIABILITIES											
Creditors Due within One Year	(5,483)	(3,862)	(15,724)	(6,272)	(800)	(4,378)		(36,519)	(24,190)		(60,709)
Net Current Assets	7,065	23,405	74,260	45,163	4,644	23,620	20,477	198,634	52,477		251,111
Creditors Due after One Year		(330)		(525)				(855)			(855)
Net Assets	25,760	23,075	74,260	44,638	9,335	23,620	528,532	729,220	68,763	8,500	806,483
FUNDS											
Unrestricted- general	760	18,453	8,086	44,638	3,214	23,620	54,913	153,684	47,857		201,541
Unrestricted - designated	25,000	4,622			6,121		367,635	403,378			403,378
Unrestricted - total	25,760	23,075	8,086	44,638	9,335	23,620	422,548	557,062	47,857		604,919
Restricted			66,174					66,174	3,117	8,500	77,791
Endowment							105,984	105,984	17,789		123,773
Total Funds	25,760	23,075	74,260	44,638	9,335	23,620	528,532	729,220	68,763	8,500	806,483

For details of the designated, restricted and endowment funds, see note 8

PREVIOUS YEAR	2023										
	Brentford &Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminster*	*Local Meeting Totals*	*Area Meeting*	*Jordans Burial Ground*	*TOTAL*
FIXED ASSETS											
Investments	*18,265*				*4,463*		*506,536*	*529,264*	*16,591*		*545,855*
Land										*8,500*	*8,500*
	18,265	*0*	*0*	*0*	*4,463*	*0*	*506,536*	*529,264*	*16,591*	*8,500*	*554,355*
CURRENT ASSETS											
Debtors		*1,811*	*763*	*2,490*	*356*			*5,420*			*5,420*
Cash	*17,365*	*26,148*	*90,759*	*56,812*	*5,710*	*29,881*	*66,707*	*293,382*	*80,115*		*373,497*
	17,365	*27,959*	*91,522*	*59,302*	*6,066*	*29,881*	*66,707*	*298,802*	*80,115*		*378,917*
CURRENT LIABILITIES											
Creditors Due within One Year	*(2,169)*	*(7,201)*	*0*	*(6,489)*	*(800)*	*(2,939)*	*(5,000)*	*(24,598)*	*(18,825)*		*(43,423)*
Net Current Assets	*15,196*	*20,758*	*91,522*	*52,813*	*5,266*	*26,942*	*61,707*	*274,204*	*61,290*		*335,494*
Creditors Due after One Year		*(310)*		*(475)*				*(785)*			*(785)*
Net Assets	*33,461*	*20,448*	*91,522*	*52,338*	*9,729*	*26,942*	*568,243*	*802,683*	*77,881*	*8,500*	*889,064*
FUNDS											
Unrestricted- general	*7,961*	*15,761*	*9,323*	*52,338*	*3,607*	*26,942*	*76,273*	*192,205*	*56,921*		*249,126*
Unrestricted - designated	*25,500*	*4,687*			*6,122*		*386,502*	*422,811*			*422,811*
Unrestricted - total	*33,461*	*20,448*	*9,323*	*52,338*	*9,729*	*26,942*	*462,775*	*615,016*	*56,921*		*671,937*
Restricted			*82,199*					*82,199*	*3,171*	*8,500*	*93,870*
Endowment							*105,468*	*105,468*	*17,789*		*123,257*
Total Funds	*33,461*	*20,448*	*91,522*	*52,338*	*9,729*	*26,942*	*568,243*	*802,683*	*77,881*	*8,500*	*889,064*

Note 6 Staff cost and Trustees renumeration and expenses

Staff costs:	**2024**	***2023***
Salaries & Wages	42,336	*38,177*
Socal Security Costs	3,332	*2,862*
Employers contribution to pension scheme	2,388	*2,097*
TOTAL	48,056	*43,136*
Recharged to London Quakers Property Trust	*(£35,493)*	*(£32,211)*
Cost to London West Area Meeting	*£ 12,563*	*£ 10,925*

The full staff costs are shown because the staff are employees of London West Area Meeting. However the full cost of one member of staff was treated as an expense of hiring and reclaimed from LQPT out of hiring income (see note 5). The cost of the other member of staff was borne 50:50 by LWAM and LQPT in 2023 and 2024.

No employee received total employee benefits (excluding employer pension costs) of more than £60,000
The average number of employees during the year was 2 (2023: 2)

No Charity Trustee received any renumeration or other benefit from the charity (2023: nil)
One trustee (2023: none) was reimbursed expenses totalling £16 (2023: nil)
No remuneration was paid to key management personnel during the current or previous year.

Note 7 Related Party Transactions

There are no related party transactions to disclose for 2024 (2023 none)
There are no donations from related parties which are outside the normal course of business or given with conditions

Note 8 Movement in Funds

	2024						*2023*					
	At start of year	income	gains	Expend /losses	Transfers	End of year	*At start of year*	*Income*	*Gains*	*Expend /losses*	*Transfers*	*End of year*
Endowment Funds												
AM General Purposes	1,645	40			(40)	1,645	*1,645*	*37*			*(37)*	*1,645*
AM "Six Weeks Meeting" Fund	16,144	392			(392)	16,144	*16,144*	*364*			*(364)*	*16,144*
Westminster D &D Lee Memorial Fund	105,468	2,079	316	(1,878)		105,985	*98,536*	*1,878*	*6,440*	*(1,386)*		*105,468*
TOTAL endowment funds	**123,257**	**2,511**	**316**	**(1,878)**	**(432)**	**123,774**	***116,325***	***2,279***	***6,440***	***(1,386)***	***(401)***	***123,257***
Restricted Funds												
AM "Six weeks Meeting fund" Income	0			(392)	392	0	*0*			*(364)*	*364*	*0*
Hammersmith Building Fund	82,199	940		(16,965)		66,174	*145,273*	*1,310*		*(64,384)*		*82,199*
West End Welcome	3,171	6		(60)		3,117	*3,225*	*6*		*(60)*		*3,171*
Jordans Burial Ground	8,500					8,500	*8,500*					*8,500*
TOTAL Restricted Funds	**93,870**	**946**		**(17,417)**	**392**	**77,791**	***156,998***	***1,316***		***(64,808)***	***364***	***93,870***
Unrestricted Funds												
Designated Fund												
B&I Meeting House	25,000					25,000	*25,000*					*25,000*
B&I towards London Citizens	0					0	*0*					*0*
B&I legacy	500					500	*5,000*			*(4,500)*		*500*
Ealing Libby's Fund for courses and training	4,687			(65)		4,622	*0*				*4,687*	*4,687*
S&E towards Spiritual and educational development of the Meeting	6,122					6,122	*6,122*					*6,122*
Westminster Bequest Fund	386,502			(18,867)		367,635	*426,144*		*18,501*	*(58,143)*		*386,502*
Harrow David Crick legacy to be passed on	0					0	*29,738*				*(29,738)*	*0*
Total Designated funds	**422,811**	**0**	**0**	**(18,932)**	**0**	**403,879**	***492,004***	***0***	***18,501***	***(62,643)***	***(25,051)***	***422,811***
General Fund	**249,126**	**98,296**	**1,328**	**(147,751)**	**40**	**201,039**	***266,367***	***103,081***	***8,205***	***(153,615)***	***25,088***	***249,126***
TO**TAL Unrestricted**	**671,937**	**98,296**	**1,328**	**(166,683)**	**40**	**604,918**	***758,371***	***103,081***	***26,706***	***(216,258)***	***37***	***671,937***
TOTAL FUNDS	**889,064**	**101,753**	**1,644**	**(185,978)**	**0**	**806,483**	***1,031,694***	***106,676***	***33,146***	***(282,452)***	***0***	***889,064***

Note 9 Investments

		2024		2023	
Investments (all Westminster held by except*)					
Cash held at Rathbones		8,296		4,589	
British Government stock		88,643		45,559	
Overseas Govt Bonds		0		45,277	
High Quality Investment Grade					
	Goldman Sachs Sovereign Green Bd R Hgd I Inc	15,860		9,599	
	Edentree Inv Mgmt Resp & Sust Dtd Bd B Inc	13,476			
	Total Liquidity		**126,275**		**105,024**
Equity-type risk					
	Edentree Inv Mgmt Resp & Sust Sterling Bd B Inc	14,926		15,085	
	Rathbone Unit Trust Ethical Bond S Inc	15,630		15,618	
	Lombard ODIER Gbl Climate Bd Syst Hgd			11,917	
	Mirova Funds Global Green Bd HSIA			12,194	
	Fixed income total		**30,556**		**54,814**
	Home REIT 1p Ord	56		2,131	
	CT UK ICVC V Responsible UK Inc 2	78,680		75,653	
	Janus Henderson UK Responsible Inc I Inc	75,065		75,160	
		153,801		**152,944**	
B&I*	F&C Responsible UK Income Fund (BMO)	18,695		18,265	
AM*	Eden Tree UK A Amity Income fund	16,286		16,591	
S&E*	COIF Charities Deposit	4,691		4,463	
		39,672		**39,319**	
	Uk Investment Companies total		**193,473**		**192,263**
	Equity Trustees Fund Services AllianceBern Sust US Inc	80,373		76,143	
	First Sentier Investors Asia Pacific All Cap B Acc	10,784			
	Stewart Investors Asia Sustainability B			10,175	
	Fund partners Ltd Im WHEB Sustainabilty			24,448	
	Impax Funds Environmental Mkts A	8,876		9,128	
	Janus Hernderson Investments Gbl Sustainability	40,851		36,339	
	JD Hambro Capital Mgmt Regnan Gbl Eqty Impact F Acc	10,889			
	Pictet Asset Mgt Gbl Environment Opps J DY Inc	10,361		9,876	
	Schroder Investment Mgt Global Energy	4,992		6,827	
	Global Investments total		**167,126**		**172,936**
	Digital 9 Infrastructure plc			1,828	
	Foresight Sustainable			1,647	
	Greencoat UK Wind plc ord shares	4,725		5,606	
	Renewables Infrastructure Npv ord shares	2,660		3,528	
	Mayfair Capital Property Inc Trust for Charity	8,041		8,209	
	Trium UCITS Platfom PLC ESG Emissions Improv SI	14,871			
	Diversifiers total		**30,297**		**20,818**
Total			**547,727**		545,855
	Historical cost carried forward		£487,712		£345,168

Note 10 Jordans Burial Ground

Jordans Burial Ground is owned jointly by London West Quaker Area Meeting and North West Quaker Area Meeting. The land was measured at fair value during 2017 at £17,000 and one half of this value is consolidated in these accounts.
LWAQM, NWLAQM and Chilterns Area Meeting contribute to the cost of upkeep of the Burial Ground which is managed by a Committee nominated by the 3 Area Meetings

STATEMENT OF FINANCIAL ACTIVITIES

	2024	***2023***
INCOME		
Area Meeting Contributions	3,290	*3,300*
Donations	260	*735*
Dividends	273	*268*
Digging Fees	0	*790*
Headstones	7,192	*7,950*
	11,015	***13,043***
EXPENDITURE		
Upkeep of Burial Ground	3,023	*1,698*
Digging fees		*1,090*
Headstones	6,508	*8,272*
Paths and Landscaping		
Sundries		
Bad debt		*0*
	9,531	***11,060***

BALANCE SHEET	**2024**	***2023***
Net incoming resources	1,484	*1,982*
Movement in debtors	(1,772)	*622*
Unrealised gains on investments	257	*837*
NET MOVEMENT IN FUNDS	(31)	*3,441*
BALANCE BROUGHT FORWARD	14,947	*11,506*
BALANCE CARRIED FORWARD	**14,916**	***14,947***
HELD AS		
COIF Charities Ethical investment Fund	9,623	*9,366*
Cash at Bank	5,293	*3,809*
Debtors		*1,772*
Creditors		*0*
	14,916	***14,947***

Independent Examiner's Report to the Trustees of London West Area Quaker Meeting

I report on the accounts of the trust for the year ended 31 December 2024

Respective responsibilities of Trustees and examiner
The charity's Trustees are responsible for the preparation of the accounts.

It is responsibility to:
(i) examine the accounts under section 145 of the 2011 Charities Act (the Act):
(ii) to follow the procedure laid down in the general Directions given by the Charity Commission under section 145 of the Act; and
(iii) 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 Commission.
An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those

Independent examiner's statement
In connection with my examination, no matter has come to my attention:
(a) which gives me reasonable cause to believe that in any material respect the requirement;
(i) to keep accounting records in accordance with section 130 of the Act; and
(ii) to prepare accounts which accord with the accounting records and comply with the accounting requirements to the Act;
have not been met; or
(b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

TOM BORA ..... Signed

18 December 2025 ..... Dated

Tom Bora
Chartered Management Accountant
111 Watling Gate 1
297-303 Edgware Road
London
NW9 6NB

LONDON WEST AREA QUAKER MEETING (Religious Society of Friends)

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMEBER 2024

Charity Number 1134215

Consolidated Financial Statements
LONDON WEST AREA QUAKER MEETING (Religious Society of Friends)
Charity registered no.1134215

Report of the Trustees: January - December 2024

See Separate Document

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024
SOFA

	Note	2024 Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL £
Incoming Resources					
Income from donations		82,146			82,146
Income from legacies		3,900			3,900
Investment income		11,750	946	2,511	15,207
Income from Quaker activities		500			500
					0
Total incoming resources	2	98,296	946	2,511	101,753
Resources Expended					
Charitable Activities	3	(166,683)	(17,417)	(1,878)	(185,978)
Other					
Total Resources Expended		(166,683)	(17,417)	(1,878)	(185,978)
Net (outgoing) incoming resources before transfers		(68,387)	(16,471)	633	(84,225)
Transfers between funds	8	40	392	(432)	0
Net incoming (outgoing) Resources		(68,347)	(16,079)	201	(84,225)
Recognised gains (losses) on investment assets		1,328		316	1,644
Net Movement in Funds		(67,019)	(16,079)	517	(82,581)
Balance b/f at 1 January 2024		671,937	93,870	123,257	889,064
Balance c/f at 31 December 2024		604,918	77,791	123,774	806,483

	2023 *Unrestricted funds* £	*Restricted funds* £	*Endowment funds* £	*TOTAL* £
Incoming Resources				
Income from donations	86,861			*86,861*
Income from legacies	5,957			*5,957*
Investment income	10,194	1,316	2,279	*13,789*
Income from Quaker activities	69			
				0
Total incoming resources	*103,081*	*1,316*	*2,279*	*106,676*
Resources Expended				
Charitable Activities	(216,258)	(64,808)	(1,386)	*(282,452)*
Other				
Total Resources Expended	*(216,258)*	*(64,808)*	*(1,386)*	*(282,452)*
Net incoming (outgoing) resources before transfers	*(113,177)*	*(63,492)*	*893*	*(175,776)*
Transfers between funds	37	364	(401)	*0*
Net incoming (outgoing) Resources	*(113,140)*	*(63,128)*	*492*	*(175,776)*
Recognised gains (losses) on investment assets	26,706	0	6,440	*33,146*
Net Movement in Funds	*(86,434)*	*(63,128)*	*6,932*	*(142,630)*
Balance b/f at 1 January 2023	758,371	156,998	116,325	*1,031,694*
Balance c/f at 31 December 2023	*671,937*	*93,870*	*123,257*	*889,064*

All income and expenditure derives from continuing activities. The Statement of Financial Activites includes all gains and losses recognised in the year.

The notes form part of these financial statements

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024

BALANCE SHEET 2024

	see note	2024	2023
FIXED ASSETS			
Investments	9	547,727	545,855
Land	10	8,500	8,500
		556,227	554,355
CURRENT ASSETS			
Debtors	4	7,379	5,420
Cash at bank and in hand	4	304,441	373,497
		311,820	378,917
CURRENT LIABILITIES			
Creditors Due within One Year	4	(60,709)	(43,423)
Net Current Assets		251,111	335,494
Creditors Due after One Year	4	(855)	(785)
NET ASSETS		806,483	889,064
FUNDS	8		
Unrestricted general	4	201,541	249,126
Unrestricted designated	4	403,378	422,811
Unrestricted total		604,919	671,937
Restricted	4	77,791	93,870
Endowment	4	123,773	123,257
TOTAL FUNDS		806,483	889,064

Approved by London West Area Meeting Trustees on

and signed on its behalf by

BESSIE WHITE

Bessie White, Co-Clerk

The notes form part of these financial statements

Note 1 Accounting polices

a) Statutory information
London West Area Quaker Meeting is an unincorporated charity registered with the Charity Commission.

b) Basis of preparation

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention. The financial statements are presented in sterling which is the functional currency of the charity.

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

c) Scope
The accounts reflect the activities of the London West Area Quaker Meeting itself together with the consolidated results of the Local Meetings within the area.

d) Debtors and Creditors

Accruals and prepayments have been included in the income and expenditure where in the opinion of the Trustees the amounts are significant and their inclusion will give greater clarity to the financial statements

e) Investments
Investments are valued at market value at the Balance Sheet date. Realised gains and/or losses on investments are recognised when the investment is sold. Unrealised gains and/or losses are accounted for on revaluation at the Balance sheet date.

f) Fund accounting

Restricted funds are funds which must be used for the specific purposes laid down by the donors. Restricted funds held are the Hammersmith Building Fund from an appeal towards the cost of their new Meeting House. West End Welcome fund is towards the joint project with the American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme.

Unrestricted funds are donations and other incoming resources received or generated may be used for the furtherance of the charitable purposes.

Unrestricted funds include designated funds which the trustees have, at their discretion, set aside for particular purposes. Brentford &Isleworth holds funds set aside towards the up keep and improvement of its Meeting House. Ealing holds funds to spend on courses and training. Staines & Egham hold funds for spiritual and educational life of the meeting. The Westminster's Bequest Fund is held towards the up keep and improvement of its Meeting House.

The capital on endowment funds are to be preserved, with the income only to be expended in the year. AM holds a General Purposes Endowment fund for the furtherance of the area Meeting, and a Six Weeks Meeting Fund for the maintenance of places of worship and the relief of poor Friends. Westminster holds the Douglas and Doris Lee Memorial Fund for the furtherance of International Friendship and Peace.

g) Expenditure and irrecoverable VAT.
Grants and donations are accounted for when paid or agreed if a binding obligation is created. Costs directly related to the work of the meeting are accounted for when payable.
Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred

h) Incoming resources
Donations and gifts are recognised when the meeting has entitlement; the amount can be measured reliably or has received by or on behalf of the meeting.
Grants and legacies are accounted for when the meeting is notified of its legal entitlement and the amount due is quantifiable.

i) Pensions
The Meeting makes contributions to a pension scheme for its eligible employees, which are included in the accounts when they become payable and are allocated to the related staff costs.

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024

Note 2 Analysis of income

	UNRESTRICTED INCOME 2024									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	LM Totals 2024	AM	TOTAL 2024
	£	£	£	£	£	£	£	£	£	£
UNRESTRICTED FUNDS										
Incoming Resources										
Income from donations	11,090	9,992	5,851	15,858	3,105	2,545	33,165	81,606	540	82,146
Income from legacies		2,900					1,000	3,900		3,900
Investment income	787	81		1,023	229	44	8,653	10,817	933	11,750
Income from Quaker activites	25		395				80	500		500
										0
Total incoming resources	**11,902**	**12,973**	**6,246**	**16,881**	**3,334**	**2,589**	**42,898**	**96,823**	**1,473**	**98,296**

	RESTRICTED INCOME 2024			ENDOWMENT INCOME 2024			
	Hammer-smith Building Fund	West End Welcome	TOTAL	AM General Purposes Fund	AM "Six Weeks Meeting" fund	Westminster	TOTAL
Income							
Income from grants and donations			-				
Income from legacies							
Investment income	940	6	946	40	392	2,079	2,511
Income from Quaker activies							
Other income							
Total Incoming Resources	**940**	**6**	946	**40**	**392**	**2,079**	**2,511**

Hammersmith Building Fund is from an appeal towards the cost of their new Meeting House.
West End Welcome is a restricted fund set up to fund the joint project between Westminster LM, The American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme

AM General Purposes Fund is held for the furtherance of the Area Meeting
AM "Six Weeks Meeting" Fund is for the provision and maintenance of places of worship and relief of poor Friends

Westminster's Douglas and Doris Lee Memorial Fund is held for the furtherance of International Friendship and Peace.

PREVIOUS YEAR	*UNRESTRICTED INCOME 2023*								
	Brentford& Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminster*	*Area Meeting*	*TOTAL*
	£	£	£	£	£	£	£		
Income									
Income from donations	*6,852*	*10,984*	*8,418*	*13,665*	*3,284*	*3,480*	*40,088*	*90*	*86,861*
Income from legacies		*5,000*		*457*			*500*		*5,957*
Investment income	*863*	*78*	*26*	*1,036*	*188*	*44*	*7,223*	*736*	*10,194*
Income from Quaker activies							*69*		*69*
Total Incoming Resources	***7,715***	***16,062***	***8,444***	***15,158***	***3,472***	***3,524***	***47,880***	***826***	***103,081***

	RESTRICTED INCOME 2023			*ENDOWMENT INCOME 2023*			
	Hammer-smith Building Fund	*West End Welcome*	*TOTAL*	*AM General Purposes Fund*	*AM "Six Weeks Meeting" fund*	*West minster*	*TOTAL*
Income							
Income from donations							
Income from legacies							
Investment income	*1,310*	*6*	*1,316*	*37*	*364*	*1,878*	*2,279*
Income from Quaker activies							
Other income							
Total Incoming Resources	***1,310***	***6***	***1,316***	***37***	***364***	***1,878***	***2,279***

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024

Note 3 Detail of Expenditure

	Unrestricted Expenditure 2024									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminste	LocaL meeting totals	Area Meeting	TOTAL
Charitable Activities										
LQPT Quota									53,153	53,153
AM Gathering										
Conferences and training		65		105				170	1,061	1,231
Meeting expenses	3,560	834	184	638	275	1,102	10,760	17,353	3,808	21,161
Expenditure on premises not LQPT	3,058					4,560	25,251	32,869	12,563	45,432
Donations made										
Britain yearly Meeting		2,500		5,000			15,000	22,500		22,500
Other Quaker causes		35	150	6,450			6,000	12,635	300	12,935
Non Quaker causes	607	10		4,745		250	3,159	8,771		8,771
Governance costs										
Independent Examination								-	1,500	1,500
Other								-		-
Charitable activities TOTAL	**7,225**	**3,444**	**334**	**16,938**	**275**	**5,912**	**60,170**	**94,298**	**72,385**	**166,683**

	RESTRICTED EXPENDITURE									ENDOWMENT EXPENDITURE	
	2024				*2023*					2024	*2023*
	AM SWM Fund	AM WE Welcome	Hamm Building Fund	total	*AM SWM Fund*	*AM WE Welcome*	*Hamm Building Fund*	*total*		West minster	*West minster*
Expenditure on project	392	60	16,965	17,417	364	60	64,384	*64,808*	Donations to Britain Yearly Meeting and FWCC	1,878	*1,386*
Charitable activities TOTAL	**392**	**60**	**16,965**	**17,417**	***2,397***	***3,518***	***168***	***6,083***	**Charitable Activities Total**	***1,878***	***1,386***

	Unrestricted Expenditure 2023									
	Brentford& Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminste*	*Totals*	*Area Meeting*	*TOTAL*
Charitable activities										
LQPT Quota									*48,768*	*48,768*
AM Gathering									-	
Conferences and training		*447*				*75*		*522*	*20*	*542*
Meeting expenses	*766*	*3,436*	*486*	*618*	*175*	*384*	*14,058*	*19,923*	*3,347*	*23,270*
Expenditure on premises not LQPT	*4,500*	-	*406*		*17*		*3,071*	*7,994*	*11,032*	*19,026*
Donations made										
Britain yearly Meeting		*3,000*		*20,000*		*60*	*14,000*	*37,060*	-	*37,060*
Other Quaker causes		*35*		*6,150*		*280*	*46,565*	*53,030*	-	*53,030*
Non Quaker causes	*584*	*10*		*29,178*		*110*	*3,180*	*33,062*		*33,062*
Governance costs										
Independent Examination								-	*1,500*	*1,500*
Other								-		*0*
										0
Charitable activities TOTAL	*5,850*	*6,928*	*892*	*55,946*	*192*	*909*	*80,874*	*151,591*	*64,667*	*216,258*

Note 5 Net rents paid to London Quakers Property Trust (LQPT) by Local Meetings 2024

The figures shown are income and expenditure received and spent as agent for LQPT, expenditure on the meeting houses incurred directly by LQPT is not included.

	2024							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	2023 Totals
Hires and other income	**30,203**	**29,316**	**58,047**	**28,727**		**33,121**	**213,698**	**393,112**
Expenses								
Salaries/fees		1,455					21,096	**22,551**
Caretakers remuneration				5,726				**5,726**
Cleaning	123	5,670		3,956		1,761	17,794	**29,304**
Repairs & Maintenance	1,072	1,119		1,319		1,898	7,704	**13,112**
Equipment renewals	1,131	1,551				75	1,966	**4,723**
Annual test and servicing		532				224	332	**1,088**
Garden costs	6,732	2,783		596		1,331		**11,442**
Waste collection		807					924	**1,731**
Electricity		-77				1,414	454	**1,791**
Gas		1,125				6,521	5,360	**13,006**
Water	225	219				288	1,742	**2,474**
Print & Stationery	31						173	**204**
Post & Telephone	1,026	610		172		701	1,645	**4,154**
Council Tax							852	**852**
Other	8,004	156	6,794		3,079	450	1,879	**20,362**
Total Expenses	**18,344**	**15,950**	**6,794**	**11,769**	**3,079**	**14,663**	**61,921**	**132,520**
Net rents to LQPT	**11,859**	**13,366**	**51,253**	**16,958**	**(3,079)**	**18,458**	**151,777**	**260,592**

*The business manager's salary at Hammersmith was funded directly by LQPT and LWAM so does not appear here
Most of the Hammersmith expenses were also paid directly by LQPT and do not appear here.

PREVIOUS YEAR

	2023							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Totals
Hires and other income	***26,278***	***34,193***	***24,076***	***32,780***	***3,066***	***25,329***	***190,664***	***336,386***
Expenses								
Salary/wage costs	*0*	*2,455*	*	*0*	*0*	*0*	*18,330*	***20,785***
Caretakers remuneration	*0*	*0*	*0*	*5,434*	*0*	*0*	*1,309*	***6,743***
Cleaning	*85*	*5,762*	*1,418*	*3,028*	*742*	*2,605*	*17,880*	***31,520***
Repairs & Maintenance	*852*	*804*	*520*	*945*	*459*	*1,836*	*10,271*	***15,687***
Equipment renewals	*887*	*423*	*0*	*0*	*0*	*0*	*1,687*	***2,997***
Annual test and servicing	*221*	*516*	*220*	*0*	*268*	*0*	*796*	***2,021***
Garden costs	*3,791*	*1,212*	*236*	*618*	*1,097*	*2,700*	*23*	***9,677***
Waste collection	*1761*	*751*	*164*	*0*	*0*	*0*	*1,587*	***4,263***
Electricity	*1,289*	*983*	*400*	*1,034*	*1,525*	*1,313*	*12,286*	***18,830***
Gas	*219*	*2,067*	*330*	*4,018*	*1,009*	*4,249*	*2,915*	***14,807***
Water	*1,005*	*213*	*480*	*0*	*308*	*257*	*2,184*	***4,447***
Print & Stationery	*0*	*0*	*198*	*0*	*0*		*253*	***451***
Post & Telephone	*0*	*701*	*771*	*169*	*532*	*457*	*1,347*	***3,977***
Council Tax	*0*	*0*	*0*	*0*	*0*	*0*	*800*	***800***
Other	*7,469*	*0*	*0*	*0*	*0*	*311*	*2,042*	***9,822***
Total Expenses	***17,579***	***15,887***	***4,737***	***15,246***	***5,940***	***13,728***	***73,710***	***146,827***
Net rents to LQPT	***8,699***	***18,306***	***19,339***	***17,534***	***(2,874)***	***11,601***	***116,954***	***189,559***

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2024

Note 4 Details of the Balance sheets of Local Meetings and the Area Meeting

CURRENT YEAR	2024										
	Brentford &Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Local Meeting Total	Area Meeting	Jordans Burial Ground	TOTAL
	£	£	£	£	£	£	£	£	£	£	£
FIXED ASSETS											
Investments	18,695				4,691		508,055	531,441	16,286		547,727
Land										8,500	8,500
	18,695	0	0	0	4,691	0	508,055	531,441	16,286	8,500	556,227
CURRENT ASSETS											
Debtors		1,618	763	2,895	2,103			7,379			7,379
Cash	12,548	25,649	89,221	48,540	3,341	27,998	20,477	227,774	76,667		304,441
	12,548	27,267	89,984	51,435	5,444	27,998	20,477	235,153	76,667		311,820
CURRENT LIABILITIES											
Creditors Due within One Year	(5,483)	(3,862)	(15,724)	(6,272)	(800)	(4,378)		(36,519)	(24,190)		(60,709)
Net Current Assets	7,065	23,405	74,260	45,163	4,644	23,620	20,477	198,634	52,477		251,111
Creditors Due after One Year		(330)		(525)				(855)			(855)
Net Assets	25,760	23,075	74,260	44,638	9,335	23,620	528,532	729,220	68,763	8,500	806,483
FUNDS											
Unrestricted- general	760	18,453	8,086	44,638	3,214	23,620	54,913	153,684	47,857		201,541
Unrestricted - designated	25,000	4,622			6,121		367,635	403,378			403,378
Unrestricted - total	25,760	23,075	8,086	44,638	9,335	23,620	422,548	557,062	47,857		604,919
Restricted			66,174					66,174	3,117	8,500	77,791
Endowment							105,984	105,984	17,789		123,773
Total Funds	25,760	23,075	74,260	44,638	9,335	23,620	528,532	729,220	68,763	8,500	806,483

For details of the designated, restricted and endowment funds, see note 8

PREVIOUS YEAR	2023										
	Brentford &Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminster*	*Local Meeting Totals*	*Area Meeting*	*Jordans Burial Ground*	*TOTAL*
FIXED ASSETS											
Investments	*18,265*				*4,463*		*506,536*	*529,264*	*16,591*		*545,855*
Land										*8,500*	*8,500*
	18,265	*0*	*0*	*0*	*4,463*	*0*	*506,536*	*529,264*	*16,591*	*8,500*	*554,355*
CURRENT ASSETS											
Debtors		*1,811*	*763*	*2,490*	*356*			*5,420*			*5,420*
Cash	*17,365*	*26,148*	*90,759*	*56,812*	*5,710*	*29,881*	*66,707*	*293,382*	*80,115*		*373,497*
	17,365	*27,959*	*91,522*	*59,302*	*6,066*	*29,881*	*66,707*	*298,802*	*80,115*		*378,917*
CURRENT LIABILITIES											
Creditors Due within One Year	*(2,169)*	*(7,201)*	*0*	*(6,489)*	*(800)*	*(2,939)*	*(5,000)*	*(24,598)*	*(18,825)*		*(43,423)*
Net Current Assets	*15,196*	*20,758*	*91,522*	*52,813*	*5,266*	*26,942*	*61,707*	*274,204*	*61,290*		*335,494*
Creditors Due after One Year		*(310)*		*(475)*				*(785)*			*(785)*
Net Assets	*33,461*	*20,448*	*91,522*	*52,338*	*9,729*	*26,942*	*568,243*	*802,683*	*77,881*	*8,500*	*889,064*
FUNDS											
Unrestricted- general	*7,961*	*15,761*	*9,323*	*52,338*	*3,607*	*26,942*	*76,273*	*192,205*	*56,921*		*249,126*
Unrestricted - designated	*25,500*	*4,687*			*6,122*		*386,502*	*422,811*			*422,811*
Unrestricted - total	*33,461*	*20,448*	*9,323*	*52,338*	*9,729*	*26,942*	*462,775*	*615,016*	*56,921*		*671,937*
Restricted			*82,199*					*82,199*	*3,171*	*8,500*	*93,870*
Endowment							*105,468*	*105,468*	*17,789*		*123,257*
Total Funds	*33,461*	*20,448*	*91,522*	*52,338*	*9,729*	*26,942*	*568,243*	*802,683*	*77,881*	*8,500*	*889,064*

Note 6 Staff cost and Trustees renumeration and expenses

Staff costs:	**2024**	***2023***
Salaries & Wages	42,336	*38,177*
Socal Security Costs	3,332	*2,862*
Employers contribution to pension scheme	2,388	*2,097*
TOTAL	48,056	*43,136*
Recharged to London Quakers Property Trust	*(£35,493)*	*(£32,211)*
Cost to London West Area Meeting	*£ 12,563*	*£ 10,925*

The full staff costs are shown because the staff are employees of London West Area Meeting. However the full cost of one member of staff was treated as an expense of hiring and reclaimed from LQPT out of hiring income (see note 5). The cost of the other member of staff was borne 50:50 by LWAM and LQPT in 2023 and 2024.

No employee received total employee benefits (excluding employer pension costs) of more than £60,000
The average number of employees during the year was 2 (2023: 2)

No Charity Trustee received any renumeration or other benefit from the charity (2023: nil)
One trustee (2023: none) was reimbursed expenses totalling £16 (2023: nil)
No remuneration was paid to key management personnel during the current or previous year.

Note 7 Related Party Transactions

There are no related party transactions to disclose for 2024 (2023 none)
There are no donations from related parties which are outside the normal course of business or given with conditions

Note 8 Movement in Funds

	2024						*2023*					
	At start of year	income	gains	Expend /losses	Transfers	End of year	*At start of year*	*Income*	*Gains*	*Expend /losses*	*Transfers*	*End of year*
Endowment Funds												
AM General Purposes	1,645	40			(40)	1,645	*1,645*	*37*			*(37)*	*1,645*
AM "Six Weeks Meeting" Fund	16,144	392			(392)	16,144	*16,144*	*364*			*(364)*	*16,144*
Westminster D &D Lee Memorial Fund	105,468	2,079	316	(1,878)		105,985	*98,536*	*1,878*	*6,440*	*(1,386)*		*105,468*
TOTAL endowment funds	**123,257**	**2,511**	**316**	**(1,878)**	**(432)**	**123,774**	***116,325***	***2,279***	***6,440***	***(1,386)***	***(401)***	***123,257***
Restricted Funds												
AM "Six weeks Meeting fund" Income	0			(392)	392	0	*0*			*(364)*	*364*	*0*
Hammersmith Building Fund	82,199	940		(16,965)		66,174	*145,273*	*1,310*		*(64,384)*		*82,199*
West End Welcome	3,171	6		(60)		3,117	*3,225*	*6*		*(60)*		*3,171*
Jordans Burial Ground	8,500					8,500	*8,500*					*8,500*
TOTAL Restricted Funds	**93,870**	**946**		**(17,417)**	**392**	**77,791**	***156,998***	***1,316***		***(64,808)***	***364***	***93,870***
Unrestricted Funds												
Designated Fund												
B&I Meeting House	25,000					25,000	*25,000*					*25,000*
B&I towards London Citizens	0					0	*0*					*0*
B&I legacy	500					500	*5,000*			*(4,500)*		*500*
Ealing Libby's Fund for courses and training	4,687			(65)		4,622	*0*				*4,687*	*4,687*
S&E towards Spiritual and educational development of the Meeting	6,122					6,122	*6,122*					*6,122*
Westminster Bequest Fund	386,502			(18,867)		367,635	*426,144*		*18,501*	*(58,143)*		*386,502*
Harrow David Crick legacy to be passed on	0					0	*29,738*				*(29,738)*	*0*
Total Designated funds	**422,811**	**0**	**0**	**(18,932)**	**0**	**403,879**	***492,004***	***0***	***18,501***	***(62,643)***	***(25,051)***	***422,811***
General Fund	**249,126**	**98,296**	**1,328**	**(147,751)**	**40**	**201,039**	***266,367***	***103,081***	***8,205***	***(153,615)***	***25,088***	***249,126***
TO**TAL Unrestricted**	**671,937**	**98,296**	**1,328**	**(166,683)**	**40**	**604,918**	***758,371***	***103,081***	***26,706***	***(216,258)***	***37***	***671,937***
TOTAL FUNDS	**889,064**	**101,753**	**1,644**	**(185,978)**	**0**	**806,483**	***1,031,694***	***106,676***	***33,146***	***(282,452)***	***0***	***889,064***

Note 9 Investments

		2024		2023	
Investments (all Westminster held by except*)					
Cash held at Rathbones		8,296		4,589	
British Government stock		88,643		45,559	
Overseas Govt Bonds		0		45,277	
High Quality Investment Grade					
	Goldman Sachs Sovereign Green Bd R Hgd I Inc	15,860		9,599	
	Edentree Inv Mgmt Resp & Sust Dtd Bd B Inc	13,476			
	Total Liquidity		**126,275**		**105,024**
Equity-type risk					
	Edentree Inv Mgmt Resp & Sust Sterling Bd B Inc	14,926		15,085	
	Rathbone Unit Trust Ethical Bond S Inc	15,630		15,618	
	Lombard ODIER Gbl Climate Bd Syst Hgd			11,917	
	Mirova Funds Global Green Bd HSIA			12,194	
	Fixed income total		**30,556**		**54,814**
	Home REIT 1p Ord	56		2,131	
	CT UK ICVC V Responsible UK Inc 2	78,680		75,653	
	Janus Henderson UK Responsible Inc I Inc	75,065		75,160	
		153,801		**152,944**	
B&I*	F&C Responsible UK Income Fund (BMO)	18,695		18,265	
AM*	Eden Tree UK A Amity Income fund	16,286		16,591	
S&E*	COIF Charities Deposit	4,691		4,463	
		39,672		**39,319**	
	Uk Investment Companies total		**193,473**		**192,263**
	Equity Trustees Fund Services AllianceBern Sust US Inc	80,373		76,143	
	First Sentier Investors Asia Pacific All Cap B Acc	10,784			
	Stewart Investors Asia Sustainability B			10,175	
	Fund partners Ltd Im WHEB Sustainabilty			24,448	
	Impax Funds Environmental Mkts A	8,876		9,128	
	Janus Hernderson Investments Gbl Sustainability	40,851		36,339	
	JD Hambro Capital Mgmt Regnan Gbl Eqty Impact F Acc	10,889			
	Pictet Asset Mgt Gbl Environment Opps J DY Inc	10,361		9,876	
	Schroder Investment Mgt Global Energy	4,992		6,827	
	Global Investments total		**167,126**		**172,936**
	Digital 9 Infrastructure plc			1,828	
	Foresight Sustainable			1,647	
	Greencoat UK Wind plc ord shares	4,725		5,606	
	Renewables Infrastructure Npv ord shares	2,660		3,528	
	Mayfair Capital Property Inc Trust for Charity	8,041		8,209	
	Trium UCITS Platfom PLC ESG Emissions Improv SI	14,871			
	Diversifiers total		**30,297**		**20,818**
Total			**547,727**		545,855
	Historical cost carried forward		£487,712		£345,168

Note 10 Jordans Burial Ground

Jordans Burial Ground is owned jointly by London West Quaker Area Meeting and North West Quaker Area Meeting. The land was measured at fair value during 2017 at £17,000 and one half of this value is consolidated in these accounts.
LWAQM, NWLAQM and Chilterns Area Meeting contribute to the cost of upkeep of the Burial Ground which is managed by a Committee nominated by the 3 Area Meetings

STATEMENT OF FINANCIAL ACTIVITIES

	2024	***2023***
INCOME		
Area Meeting Contributions	3,290	*3,300*
Donations	260	*735*
Dividends	273	*268*
Digging Fees	0	*790*
Headstones	7,192	*7,950*
	11,015	***13,043***
EXPENDITURE		
Upkeep of Burial Ground	3,023	*1,698*
Digging fees		*1,090*
Headstones	6,508	*8,272*
Paths and Landscaping		
Sundries		
Bad debt		*0*
	9,531	***11,060***

BALANCE SHEET	**2024**	***2023***
Net incoming resources	1,484	*1,982*
Movement in debtors	(1,772)	*622*
Unrealised gains on investments	257	*837*
NET MOVEMENT IN FUNDS	(31)	*3,441*
BALANCE BROUGHT FORWARD	14,947	*11,506*
BALANCE CARRIED FORWARD	**14,916**	***14,947***
HELD AS		
COIF Charities Ethical investment Fund	9,623	*9,366*
Cash at Bank	5,293	*3,809*
Debtors		*1,772*
Creditors		*0*
	14,916	***14,947***

Independent Examiner's Report to the Trustees of London West Area Quaker Meeting

I report on the accounts of the trust for the year ended 31 December 2024

Respective responsibilities of Trustees and examiner
The charity's Trustees are responsible for the preparation of the accounts.

It is responsibility to:
(i) examine the accounts under section 145 of the 2011 Charities Act (the Act):
(ii) to follow the procedure laid down in the general Directions given by the Charity Commission under section 145 of the Act; and
(iii) 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 Commission.
An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those

Independent examiner's statement
In connection with my examination, no matter has come to my attention:
(a) which gives me reasonable cause to believe that in any material respect the requirement;
(i) to keep accounting records in accordance with section 130 of the Act; and
(ii) to prepare accounts which accord with the accounting records and comply with the accounting requirements to the Act;
have not been met; or
(b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

TOM BORA ..... Signed

18 December 2025 ..... Dated

Tom Bora
Chartered Management Accountant
111 Watling Gate 1
297-303 Edgware Road
London
NW9 6NB

LONDON WEST AREA QUAKER MEETING

England & Wales - Charity number 1134215

Accounts

London West Area Quaker Meeting

Trustees' Annual Report & Accounts 2023

Westminster Friends Meeting House, 52 St Martin's Lane, London, WC2N 4EA
Charity registered in England & Wales: Number 1134215

References

Registered Name
London West Area Quaker Meeting

Reporting Period
1st January 2023-- 31st December 2023
Charity Commission Registration Number
1134215

Principal Office
London West Area Quaker Meeting,
c/o Westminster Friends Meeting House,
52 St Martins Lane,
LONDON, WC2N 4EA

Names of all those acting as trustees on the date that this Report was approved
Sarah Bower
Barbara Flack
Michael Charles
Jane Dawson
Caroline Nursey
James Robertson
Clare Scott Booth
Victoria Timberlake

Names of all those acting as trustees during 2023
Sarah Bower
Barbara Flack
Michael Charles
Sandra Horsfall
Caroline Nursey
James Robertson
Clare Scott Booth
Victoria Timberlake

Names of key officers in 2023
Area Meeting Clerk: Jonathan Lingham
Clerk of Trustees: Jane Dawson
Treasurer: Clare Scott Booth
Safeguarding Co-ordinator: Sarah Bower

Names and addresses of other relevant organisations

Bankers: CAF Bank 25 Kings Hill Avenue WEST MALLING Kent ME19 4TA

Independent Examiner: Myrus Smith Chartered Accountants, Norman House, 8 Burnell Road, Sutton, Surrey, SMI 4BW.

Investment Brokers: Rathbone Investment Management 10 Queen Square BRISTOL BS I 4NT

Property Managers: London Quaker Property Trust Friends House 173 Euston Road LONDON NW I 2BJ

1. Introduction

London West Area Quaker Meeting (LWAQM) of the Religious Society of Friends (Quakers) is the basic unit of the Religious Society of Friends (Quakers) in West London and it is within LWAQM that Quakers in West London hold their membership.

LWAQM has seven constituent Local Quaker Meetings (LQMs) (i.e. local worshipping groups): Brentford & lsleworth, Ealing, Hammersmith, Harrow, Staines & Egham. Uxbridge and Westminster, and owns Jordans Burial Ground jointly with North West London Area Meeting.

LWAQM is constituted as a charity under a Governing Document which was adopted on 15 March 2009 (amended 19 July 2020) and the charity was registered by the Charity Commission for England and Wales on 9 February 20I0. The charity is managed by trustees appointed by the Area Meeting on the nomination, wherever possible, of each of the seven Local Meetings, who, together with one Treasurer of LWAQM ex officio, and a clerk appointed on the nomination of the area meeting nominations committee constitute the London West Area Quaker Meeting Trust.

LWAQM meets regularly to consider matters pertaining to its legal responsibilities, those set out in Quaker Faith and Practice and those on which its opinion is sought by Britain Yearly Meeting (BYM: the final constitutional authority of the Society in Great Britain, the Channel Islands and the Isle of Man) and Meeting for Sufferings (the central body which acts for the Society between Yearly Meetings).

The Quaker understanding of worship and of the right ordering of business meetings makes no distinction between meetings for worship and meetings to transact the business of the Society: all meetings of LWAQM are meetings for worship both in principle and in practice.

When referring to individuals, the terms Quaker and Friend are interchangeable.

2. Governance

The Governing Document was adopted by the members of the Area Meeting on 15th March 2009 and the decision was recorded in Minute LW/09/44. It was briefly reviewed in 20I2 and no changes were proposed to it. The Governing document was amended by Area Meeting on 19 July 2020; the changes were accepted by the Charity Commission on 14 September 2020. The Area Meeting conducts its proceedings in accordance with the Governing Document and the Book of Christian Discipline of the Religious Society of Friends (Quakers) in Britain, currently known as Quaker Faith & Practice, the definite current version of which is published at www.qfp.quaker.org.uk

2.1 The methods adopted for the recruitment and appointment of new trustees

Each Local Quaker Meeting (LQM) within the Area has a local Nominations Committee. The name of a Friend who worships at that LQM is brought forward to the LQM for discussion and approval by its local business meeting. Once approved, the LQM forwards that name to the Area Meeting in session for further discussion, approval and appointment. The AM Nominations Committee may also nominate trustees where considered appropriate.

All trustees are appointed by the AM.
The Area Meeting Treasurer is ex officio a trustee.

One trustee is appointed by the Area Meeting in session to be the clerk of the trustees.
In line with the Trust's Governing Document, trustees may serve for up to two three-year terms. At the conclusion of those two three-year terms, the trustee must be released from service and may not serve again as a trustee until a clear three -year period has elapsed between serving again and the trustee's previous period of service in that capacity. Only in exceptional circumstances may a trustee remain in post continuously for more than six years. It is the duty of the clerk of trustees to receive trustees' statutory declarations and to ensure that the Charity Commissioners are promptly notified of new appointments.

2.2 Policies for the induction and training of trustees:

On appointment, trustees are issued with copies of: The 2009 Governing Document, The 2009 Trustees' Terms of Reference; The Charity Commission's Essential Trustee: What You Need To Know (CC3) Minutes of the previous year of trustees' meetings, and Trustees' Annual Reports & Accounts for the previous three years.

The clerk of trustees briefs all trustees individually and as a group on their duties and responsibilities. All new trustees are encouraged, and fees are paid, to attend the Woodbrooke Quaker study centre residential course for new Quaker trustees.

2.3 The organisational nature of the charity

The nature of the Quaker Business Method

Quakers understand that no priestly intermediary is needed between the individual and God. Quaker business method is therefore rooted in the belief that everyone can be led by the inward teacher. To work with others in listening and allowing ourselves to be that intermediary between the Holy Spirit and the life as we know it on earth is worshipful business.

The role of the Clerk in Quaker decision-making is to capture in words the sense of the meeting or the agreed expression of collective discernment. The Clerk is the servant of the meeting and may need to step aside from the role if they wish to contribute to the discussion.

The holding of Area Meeting in session

All Quakers who are recorded as being in formal membership of LWAQM are entitled (and are encouraged) to attend when the Area Meeting meets in session to conduct business. Attenders (i.e. people who attend Local Quaker Meetings without being formally registered as members of the Religious Society) are welcome to attend provided that they have sought permission from the Area Meeting Clerk in advance, which is normally granted.

Meetings specifically dedicated to the discernment of issues and problems are known as Meetings for Worship for Business or as Meetings for Worship for Church Affairs, (as

opposed to the usual Meeting for Worship held in stillness in accordance with the Quaker tradition).

Each LQM within the Area holds its own Meeting for Worship for Business regularly. Resolutions from each LQM are communicated to the Area Meeting - and vice versa - by the sending and receipt of formal minutes.

The Area Meeting met in session on six occasions in 2023 when any LQM minutes were considered, along with any other business which came directly to the Area Meeting (e.g. marriage applications, membership applications).
The minutes of the Area Meeting were sent to LQMs for information or action or, if appropriate, onward to Meeting for Sufferings for further consideration and discernment.

The holding of trustees' meetings

The trustees met as a Trustees' Meeting on five occasions in 2023.

A quorum of trustees for the proper ordering of business is half of the number of trustees appointed (rounded up) or half of the number of trustees plus one (if the number of trustees is even) and is set out in the Governing Document under Clause 17 (iv). Every meeting of the trustees was quorate.

The manner of working through the business was in accordance with the Quaker business method. At the Trustees' Meeting itself, every Meeting began with a period of silent worship followed by the acceptance by the meeting of the draft agenda. In the course of the meeting, Trustees considered each agenda item and agreed a minute before moving to the next agenda item.

At the conclusion of the Meeting, the Trustees' minutes for that Meeting were signed in the presence of the trustees by the clerk (Governing Document, Clause I 7(v)). The Governing Document (Clause 17 (vii)) requires the trustees to report to the Area Meeting in session at least once each year in order to share their Annual Report and to discuss matters of concern to members of the London West AQM.

2.4 The relationships between the charity and related parties, including its subsidiaries

London West Area Quaker Meeting consists of itself and seven constituent Local Quaker Meetings; viz. Brentford & Isleworth, Ealing, Hammersmith, Harrow, Staines & Egham, Uxbridge and Westminster.

Each of these LQMs has its own treasurer/bookkeeper and bank accounts. The Area Meeting also has its own treasurer and bank account. In preparing the 2023 Annual Accounts, LQM accounts, together with one half share of the ownership of Jordan Burial Ground (see para 4.3 below), are consolidated to produce an Account for the whole charity.

Trustees are accountable at law for the proper use of all the resources throughout the Area Meeting. Whilst the practical day-to-day oversight is delegated to individual LQMs and their

treasurers, and the management committee in the case of Jordans Burial Ground, Trustees are conscious of their overall responsibility for the whole of the charity's business.

There are currently (2023) about seventy Area Quaker Meetings covering the countries of England, Wales and Scotland. Each of the AQMs registered with the Charity Commission is autonomous. Each AQM's trustees bear final responsibility for everything that occurs within their Area Meetings.

Delegates from each of the Area Meetings link together via a representative body known as Meeting for Sufferings which represents the views and concerns of Quakers across Britain. The final constitutional authority for Quakers in Britain is known as Britain Yearly Meeting. All Quakers who are recorded members of their Area Meeting are, ipso facto, members of Britain Yearly Meeting. All Quakers in Britain are entitled to attend Britain Yearly Meeting in session.

London Quakers Property Trust (LQPT), which assumed the responsibilities of Six Weeks Meeting with effect from 1st January 2017, is made up of representatives from the seven Area Meetings within Quakers in London (of which London West AQM is one). Its main objective is to maintain, preserve and insure the places of worship of the constituent area meetings, and their contents. It holds the title to the Area Meeting's Meeting Houses and associated property. It is accountable to the constituent meetings for the funds and assets it holds on their behalf. A memorandum of understanding between LWAQM and LQPT was signed in 2017.

LWAQM paid a set fee quota to LQPT in 2023 as its contribution to the overall maintenance costs of Quaker Meeting Houses in London. In turn each LQM was asked to pay a quota to the area meeting to meet this cost. All LQMs in the seven Area Meetings in London subscribe to LQPT's supervision and maintenance of their premises in a similar manner. The level of the quota js set by LQPT with regard to the number of members in each area meeting.

2.5 Risk assessment

The major risks to which the charity was exposed, as identified by the trustees, were reviewed and systems or procedures were established to mitigate or manage those risks, for example, through taking out appropriate insurance, ensuring that appointments were made to fill key roles, examining local meeting and area meeting accounts and monitoring compliance with appropriate legislation. A Risk Register is produced and reviewed every year.

From time to time there is a need to take professional advice for which payment is made. This may include advice on employment issues, safeguarding, health& safety, disputes, mental health, financial matters.

Trustees are aware that many roles within the Society are undertaken by a limited number of people and that it is becoming increasingly difficult to fill all roles. For a number of years difficulties have been experienced in filling the role of treasurer within Local Meetings (with some Local Meetings sharing the services of a single Member) and also at Area Meeting level. In recent years some external book-keeping service has been purchased to support the work of Local Meeting Treasurers. It is hoped to consolidate bookkeeping efforts further in future years. Furthermore the Area Meeting is actively discussing collaboration with other Area Meetings in London and potentially forming one single London Area Meeting.

3. Objectives and Activities

3.1 The objects of the charity

Through its constituent LQMs, London West AQM advances religion for the public benefit and facilitates Quaker service primarily by holding public worship at its meeting houses and supporting the outreach and mission of the wider Society, both financially and through the active involvement of its Members and Attenders: the primary purpose of the Religious Society of Friends is religious.

Within LWAQM, income and property are used to further the Area Meeting's objects by work such as:

- strengthening the life and witness of Quaker meetings both within London West Area Quaker Meeting and beyond;
- spreading the message of Quakers and interpreting and developing the thought and practice of the Religious Society;
- undertaking Quaker service for the relief of suffering at home and abroad;
- helping to fund the concerns that constituent Local Meetings in the area of LWAQM or beyond have adopted or agreed to support and where those concerns are in accordance with LWAQM's charitable objectives;
- providing for the pastoral care of individual Members and Attenders and for casual visitors to meetings for worship, including assistance to those in need;
- providing opportunities for education in the wider concerns of the Society;
- maintaining and developing Quaker meeting houses as places for public worship and from which to carry our witness into the world, and
- maintaining the organisation of LWAQM and contributing to the support of Britain Yearly Meeting and international Quaker organisations (such as QUNO and QCEA).

Individual Local Quaker Meetings and individual Friends undertake a range of outreach and charitable work on behalf of the Society

3.2 Grant-making policies

Funds are collected (largely but not entirely by Direct Debit and Standing Orders) from individual Friends as part of their contribution to the work of the Society. In most of our LQMs, individual Friends decide for themselves what proportion of their offering/ donation is kept for spending within their LQM and/ or is passed on to the Area Meeting. They also decide for themselves what percentage of their contributions should be forwarded to Britain Yearly Meeting to support the centrally-managed work. LQMs decide what amount from their funds is donated to BYM each year. There is no Area Meeting policy: it remains a matter for individual Friends and the LQMs.

There are no policies which decide whether support should be offered by the Area Meeting or its constituent local meetings for non-Quaker organisations. The LQMs and the AQM decide on a case-by-case basis whether they wish to support non-Quaker activities which provide services which facilitate realisation of Quaker beliefs and values. Only small donations are

made from the LQMs' own resources unless as a consequence of a tested and adopted concern. LQMs may make special collections acting as agent for other non-Quaker causes.

4. Achievements and performance

4.1 Membership

The membership statistics for the preceding year are drawn up annually. The 2023 figures were published to all Quakers in London West AQM. At the end of 2023 245 members were recorded. A further 143, including 23 children and young people, were regular attenders at our meetings for worship.

4.2 Changes to Meetings

No new meetings were established and no meetings were laid down.

4.3 Jordans Burial Ground

Jordans Burial Ground is jointly owned by London West and North West London Area Quaker Meetings in equal shares. The land was valued in 2017at£17,000 and one half of this is included on the balance sheet as a tangible asset.

The Burial Ground is managed by a committee appointed by London West, North West London and Chilterns Area Meetings, all of which pay a contribution of one third of the costs. The accounts are shown at Note 10 to the accounts.

The establishment of a new separate trust to which ownership of the burial ground would be transferred is being considered.

4.4 Public Meetings for Worship

Each of the seven Local Meetings held Meetings for Worship on Sunday mornings.

LQM	Location	For whom	When	How often	Length
Brentford & lsleworth	Friends Meeting House, Quakers Lane, London Rd, lsleworth, TW7 5AZ. Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	Twice per month	One hour
Ealing	Friends Meeting House, I7 Woodville Rd, W5 2SE Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	First Sunday of the month	50 mins. Then 10 mins with adults
Hammersmith	Friends Meeting House, 20 Nigel Playfair Ave, until August 2020 and then 20 Bradmore Park Rd.	Adults	Sunday at 11.00 AM	Weekly	One hour
Harrow	Friends Meeting House, 456 Rayners Lane, HAS SOT	Adults	Sunday at 10.30 AM	Weekly	One hour
Staines and Egham	Friends Meeting House, 9 Limes Rd, Egharn, Surrey.	Adults	Sunday at 10.30 AM	Weekly	One hour
Uxbridge	Friends Meeting House, York Rd, Uxbridge UB8 1OW Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
Westminster	Friends Meeting House, 52 St. Martins Lane, WC2N4EA Blended meeting on Zoom on second and fourth Sundays Separate in person and Zoom meetings on other Sundays	Adults	Sunday at 11.00 AM	Weekly	One hour
	In person meeting	Adults	Tuesday at 1.00 PM	Monthly	Half an hour
	Blended meeting on Zoom	Adults	Wednesday at 6.15 PM	Weekly	45 minutes
	In person first and third Sundays, online second and fourth Sundays	Children	Sunday at 11.00 AM	Weekly	One hour

All LQMs welcomed those who wished to participate in such Meetings for Worship whether or not they were members. Meetings for Worship were followed by opportunities for fellowship over tea/coffee. All LQMs made available to members and attenders their library of books relevant to Quaker life and worship.

4.5 Reports from Local Meetings

All LMs met regularly to consider the administration of the LM and other issues at meetings for worship for business. All members of the LM, and attenders with notice, were normally invited to attend and participate in such meetings.

The spiritual well-being of all the LMs, and the right ordering of meetings for worship, is the particular responsibility of those called Elders. All members have a responsibility for the physical and mental health of members and regular attenders and seek to avoid or mediate emotional or material want, but Friends are appointed as Pastoral Care teams to take particular responsibility. The Elders and Pastoral Care teams of most LMs have joint meetings and some LMs appoint joint Elders and Pastoral Care teams.
Interventions for individuals were undertaken on a confidential basis.

Brentford and Isleworth

Brentford and Isleworth Quakers have continued to hold blended meetings. This has enabled Friends to be included who might otherwise be prevented. They have also held regular children's meeting. Fellowship has been nurtured through garden working parties, the Craft and Chat group and shared lunches and have taken part in the London Open House weekend.

The meeting has spend time considering the London wide consultation, 'Better Homes for our Meeings'

There have been no burials or interment of ashes during this period.

Ealing

Ealing local meeting continued to hold blended meetings for worship each Sunday morning. Children's meeting resumed in the meeting house once a month, though numbers are low at present. The meeting community was strengthened by a monthly shared lunch, book group, and a wide range of study and learning opportunities. An annual "attenders lunch" provides the opportunity for those newer to meeting to learn more about aspects of Quakerism.

The meeting house is hired to a wide range of community groups. One of the rooms has been affected by subsidence and had to be closed during 2023, reopening in the summer of 2024.

Members of the meeting were active in various types of social action and the meeting continued to support groups working with refugees and asylum seekers by making space in the meeting house available and funding the cost.

Hammersmith

Our attendance increased from low teens to regularly 20 and more members and attenders. Some of the newcomers are in their 20's and 30'3, thus lowering our age profile. In addition to our weekly MFW, we host 'Openings' sessions before MFW from 9.45- 10.45, with topics relating to Quaker concerns, lead either by members or outside speakers. These topics have included Spiritual Light, Peace and Non-violence, and Quaker Conscientious objectors in WW1 & 2,with special reference to Wormwood Scrubbs. These tend to be held bi-monthly. For the third year, we opened our doors to London Open House where, despite the Sunday weather, we had around 120 visitors. Stewart Dodd, our architect, kindly came again from Devon to speak to visitors, always a visitor-attracting offer.

We continue, in partnership with LBHF Council, to host monthly Ukrainian Welcome sessions and are beginning our third year. Some members also hold Saturday morning English conversation sessions at St John's Church in Notting Hill. Also in LBHF partnership, we host four seasonal welcome sessions for local Asylum Seekers. Additionally we worked with the Council to host a 'Women's Day' celebration of local women, where our member and speaker Sheila Hancock ensured a full house
Our relationship with the Council continues to be productive community-wise and financially, as we served again as polling station in the recent elections. Our premises committee continues to labour to make the building more accessible and useful (including replacing the problematic front door!), and installing sound mitigation features and AV equipment. Our office manager works diligently to increase rentals, and we are pleased to have such a personable, supportive and highly-competent person on board.
Pan London: Our meeting is mightily exercised over this issue. While many new attenders are, understandably, not involved with this, there is a concerned and vocal group who, for the time being, remain highly anxious about forthcoming developments. Other members are happy to move forward with the Pan London programme and positively support the ongoing exploration.

Harrow

Harrow holds a Meeting for Worship in the Meeting House every Sunday as well as a blended meeting on alternate Sundays. We also hold a MFW on Thursday evenings on Zoom. Current numbers attending on Sundays are around 12 to 15 together with a small group of Friends on Zoom.

We occasionally welcome visitors on Sundays and several have joined on a more regular basis. We have not had a meeting for children for some years now. A monthly meeting for healing continues on Zoom. Meetings for business are held six times a year. We hold occasional shared lunches and have also been holding fortnightly discussion groups which take place after Meeting for Worship

The Meeting House is widely used by local Community groups. During the week we have a nursery every morning and a variety of other groups hire the MH in the evening and at weekends. We currently have only limited capacity for additional users.

Our Meeting was unanimous in their support of the proposed Pan-London Area Meeting, although we appreciate there is still much work to be done. Also the Meeting was left a large legacy and this has been passed on to BYM to fund Youth and Local Development workers for London for several years.

Staines and Egham

Staines & Egham is a small meeting with six regular members and three attenders. Three members are restricted by health issues or work commitments. The Clerk lives in Jamaica but regularly joins the worship via Zoom. The meeting has spent time considering "Better Homes for our Meetings'

Uxbridge

Uxbridge Meeting continues to provide a place of worship and spiritual nourishment. The Meeting House also provides similar opportunities to other faith-based and spiritually led groups. Whilst small in number, with an average attendance at Meeting of between 8 to 10 Friends, the spiritual life of the Meeting is strong. Small numbers restrict what can be achieved in terms of outreach, but Uxbridge Friends continue to represent Quaker Testimonies and values through active participation in Churches Together and in friendship with a local Mosque and support of local groups We will shortly be starting an experimental film night open to all. We continue to consider how we may use our Meeting House to extend further our outreach into the local community.

Small numbers present many challenges. For the past year the management of the Meeting House has been on a 'collective' basis with Friends volunteering to take on tasks. Our Clerk is now supported by two other Friends in a 'Clerking Team' but we are aware we do not meet all the administrative

requirements laid on local meetings and required for the running of the Meeting House. Despite this, we have seen a rise in others using the Meeting House. In this respect we are grateful for the help from our external Treasurer and those managing our accounts, including LQPT.

Westminster

Westminster was a growing meeting during 2023 with worshipping numbers averaging 40- 50 on Sundays and 20-30 on Wednesdays. Children's meeting was offered on most Sundays and children add to the richness of the meeting. We benefit from London Young Adult Friends using the meeting house on two or three Sundays a month and teenagers on another. Some attenders have applied for membership and more are hoping to do so during 2024.

Community activities include monthly 'soup Sundays' and our traditional shared lunch and carols in December. Spirituality has been nurtured through a monthly worship sharing and a small reading group. Shared witness included taking part in the vigil at the Arms Trade Fair and opening the Meeting House for those on the Pride March and various climate change actions, while the Meeting supports individual Friends in a wide range of personal witness.

London West Area Meeting (LWAM)

The Area Meeting serves as the main body responsible for the proper conduct and oversight of church affairs for Quakers within an area that stretches outwards in a triangle from Westminster as far west as the M25. The Area Meeting's overarching role is to develop and support the community of Friends attached to its seven constituent local Quaker meetings in this part of London.

Area Meeting met in session for business six times in 2023. Between 30 and 40 Friends usually took part on each occasion, either in person or online. All Quakers who are recorded as being members of LWAQM are entitled (and encouraged) to take part in our business meetings. Attenders (those who attend Local Quaker Meetings regularly, but without being registered as members of the Society) are welcome to attend provided they have sought permission from the Area Meeting Clerk in advance, which is normally granted.

Quakers have no paid clergy. An appointed Clerk is responsible for the conduct of our business Meetings, which are held in a spirit of worship. These meetings provide an opportunity to consider issues and concerns brought by local meetings for wider discernment, as well as to hear reports from central committees and other Quaker organisations. The Area Meeting appoints those responsible for providing pastoral care to Friends, and appoints others to act as Elders to foster the spiritual life of our meetings. Friends are also appointed to serve on the various bodies that ensure proper governance and right stewardship of the wider Religious Society of Friends. The meeting considers the Area Meeting's annual budget, and the narrative and financial reports prepared by trustees for the Charity Commission.

Since 2019, each of our business meetings has enabled Friends to explore a different "topic" which have special relevance to our faith.

4.6 Sustainability throughout the Area Meeting and its Activities

Regular maintenance of all our meeting houses is undertaken by London Quaker Property Trust (LQPT). LQPT has continued to focus on physical measures to reduce energy consumption and has negotiated special tariffs for meeting houses in London with a sustainable energy company. Where possible in our local meeting houses roof space insulation and window double glazing have been provided. Recycling of waste materials depends upon the policies of the local borough where individual meeting houses are situated; individual meetings strive as best they can to recycle and consume ethically.

5. Financial review

5.1 Annual Accounts for 2023

London West AQM's Total Funds (including those of its constituent Local Meetings) decreased during the year from £1,031,694 at 1st January 2023 to £889,064 at 31st December 2023 with no Local Meeting accounts in deficit.

This was largely due to deliberate spending of restricted, designated and general funds on specific charitable projects. At Harrow LQM, the remainder of a large legacy fund, mostly distributed in 2023, was spent, amounting to £29,738. At Westminster LQM the meeting sold investments in order to fund a strategy of spending some of the reserves: a donation of £40,215 from the designated bequest reserve was made to London Quaker Property Trust to fund work at the meeting house. At Hammersmith, a payment of £60,675 was made to LQPT from the Building Fund representing costs of the new meeting house which had been expended by LQPT. The area meeting funded half the cost of the new business manager at Hammersmith from reserves. The aim of this post is to increase hirings at the new Hammersmith Meeting House, both to increase income to fund building expenses, and to benefit the local community.

Unrealised gains on investments amounted to £33,146 (2022 loss £119,839). The overall movement in funds was a decrease of £142,630 (2022 decrease of £899,232).

The funds were made up of £671,937 unrestricted (of which £422,811 was designated for particular purposes), £93,870 restricted and £123,257 endowment funds (in 2022 £758,371 unrestricted, £156,998 restricted and £116,325 endowment funds).

5.2 Principal funding sources

Income largely comes from Friends in membership of the Religious Society and Attenders who are encouraged to contribute money to support the Area Meeting, its concerns and its business, but only at a level at which individuals can afford.

Voluntary donations, excluding legacies, of this nature in 2023 total £86,861 (2021 £81,936) and there was an income from legacies of £5,957 (2022 £50,544). The income from legacies returned to a more usual level following the large legacy received in 2021 and 2022.

The Area Meeting itself has income from investments but the majority of investments are held by Local Meetings. Income from investments for 2023 amounted to £13,789 (2022 £10,734).

London West AQM's funds are largely unrestricted though there are some restricted funds and endowment funds, mostly acquired as legacies over many years and connected to the maintenance and support of specific meeting houses, including the replacement of Hammersmith Meeting House, whose building fund (restricted) at the year-end stood at £82,199 (£145,273 at end 2022).

The Area Meeting was the lead sponsor for the West End Welcome Project, initiated by Westminster LM with the American International Church and the Bloomsbury Baptist Church. Funds raised are held in a restricted fund which had a balance of £3,171 at the end of 2022 (£3,225 in 2022). These funds, raised from donations, were used for the expenses of a refugee Syrian family who arrived in 2021. Consideration is now being given to use of the remaining funds.

5.3 How LWAQM's direct expenditure has supported the Area Meeting's objectives

Apart from passing on quota contributions from local meetings to London Quakers Property Trust for the upkeep of all Quaker meeting houses London-wide, London West's direct expenditure in 2023 consisted mostly of supporting the Hammersmith Business Manager post and administrative support to enable the clerks and trustees to carry out the area meeting's business. A breakdown of AM income and expenditure is included at notes 2 and 3 of the accounts.

5.4 Reserves policy

Trustees are mindful that, as a charity, their funds should be used to meet their charitable objectives, rather than hold funds in the longer term. However, they believe that they need to hold reserves in longer term to ensure the sustainability of the Area Meeting and the wider Quaker community in the long term. They are aware that many Friends today have less capacity to contribute to the upkeep of Meeting Houses and other Quaker activities and they are fortunate to hold reserves which have built up often from generous legacies from previous generations of Quakers. However the Trustees recognise the need to balance short term need to use the funds to support Quaker activities and the longer term needs for sustainability of the Area Meeting and will continue to keep this under review.

Within this overall policy, each Local Meeting has determined its own reserves policy as they have delegated authority to hold and manage a high proportion of the AM's funds.

Brentford & Isleworth

The Meeting aims to keep unrestricted free reserves of about £25,000 which represents about 2 years of regular local expenditure. It also holds a designated reserve arising from a legacy for a special purpose.

Ealing

Ealing Meeting's money is used to further Quaker work and sustain the life of the meeting. The LM finds it prudent to keep a level of reserves to deal with unexpected fluctuations in income and liabilities between six months' and one year's anticipated expenditure.

Hammersmith

Hammersmith Friends have a policy of retaining reserves in anticipation of expenditure related to the new Meeting House. They continue to support relevant charitable giving on a case by case basis.

Harrow

When Harrow's reserves policy was established, £100,000 was 'earmarked' for dispersal to such Quaker and other causes as the Meeting itself discerns over the next 10 years. The remaining £30,000+ is to be held for future 'closure' or other demands. This policy has been followed since the policy was established with the sum 'earmarked' for dispersal falling to around £20,000 by the end of 2023.

Staines & Egham

As a small local Meeting, Staines and Egham consider that they need to hold the current level of reserves in case of any emergencies which would not be met from centrally held funds.

Uxbridge

Uxbridge's expenditure frequently exceeds their income from Ffriends (members) so they rely on legacy/reserve funds for ongoing survival. All their legacies have been left to Uxbridge Local Meeting.. It is intended to keep reserves for ongoing regular costs as a LM, some for the spiritual well-being of the LM, including grants to local Friends for study etc., some for Meeting House upkeep, and some for local charities/worthy causes and Quaker organizations.

Westminster

Westminster currently holds three types of reserves: endowment, designated funds and general reserves, which have benefitted in recent years from unrealised gains in the value of investments. The endowment fund is the Douglas and Doris Lee Memorial Fund. Under the terms of the endowment, the income

generated by the capital is used to help international friendship and peace. Designated funds are legacies received where a particular purpose was specified. The majority of designated funds have been received since 2010. A further legacy was allocated for spending on the Westminster Meeting House premises and Friends have agreed to draw down on this to make certain improvements including to equipment for holding blended meetings. With regards to general funds, they benefit from receiving all the income from investments and bank interest so a practice has been established of not asking Friends for direct contributions to the running of the local meeting. As a result, a large proportion of "where most needed" contributions go direct to BYM.

London West Area Quaker Meeting

London West AQM itself aims to maintain a reserve equivalent to one-year's expenditure (inclusive of the levy payable to the London Quaker Property Trust) which is kept to enable it to meet Area Meeting's financial needs in the short term.

5.5 Investment Policy

London West AQM subscribes to the principles of investing in a socially, environmentally and ethically sound manner and retains Rathbone Greenbank Investment Management Ltd as its investment broker to invest funds held by Westminster Local Meeting. The Trustees maintain a small working group to review the AM's investments.

6 Key Plans for the Future

6.1 Hammersmith Friends' Meeting House Redevelopment Project

This project, begun in 2008, finally reached completion in 2020, but occupation and development of the use of the building was hampered by the Covid-19 pandemic. The Trustees agreed to fund a post to develop use of the building. This was slower than expected during 2022 due to the ongoing effect of the pandemic. In 2023 the Trustees agreed to continue to fund 50% of the costs of the post, the remainder being funded by LQPT. A business plan has been drawn up to significantly increase the use of the building for community purposes and to increase income.

6.2 Pan London Area Quaker Meeting

Quakers across London have been considering the desirability of creating a London-Wide charitable Area Meeting to take over the critical administrative, financial and legal responsibilities of running all the seven currently constituted London Quaker AMs. Some AMs in London have found it increasingly difficult to find volunteers who would act as trustees, especially in an environment where these responsibilities become ever more onerous.

In 2023 these discussions progressed and Friends from London West AQM were heavily involved in developing proposals. During the year the area meeting agreed in principle that it would join a London Area Meeting, expected to begin its work in 2025.

7. Public Benefit Statement

In pursuance of the Charity Commission's guidance on public benefit, the Trustees of London West Area Quaker Meeting confirm that they have had regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which that guidance is relevant.

8. The Reporting of Serious Incidents

Pursuant to the Charity Commissioners' guidance on reporting serious incidents, the Trustees of London West Area Quaker Meeting declare that, during the reporting year 1 January 2022 – 31 December 2022, there were no serious incidents which they failed to bring to the Commissioners' attention.

9 Safeguarding

Our Area Meeting has in place an appropriate safeguarding policy. One ongoing risk is being managed. One trustee is appointed as Safeguarding Coordinator.

10 Acknowledgements

The trustees acknowledge with gratitude those Friends whose contributions made this annual report possible and whose work and upholding sustained the Area Meeting throughout 2022.

This report and the attached accounts were approved by the trustees on 11 November 2024 and the clerk was authorized to sign them.

Jane Dawson, Clerk

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2023
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	Note	2023 Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL £
Incoming Resources					
Income from donations		86,861			86,861
Income from legacies		5,957			5,957
Investment income		10,194	1,316	2,279	13,789
Income from Quaker activities		69			69
					0
Total incoming resources	2	103,081	1,316	2,279	106,676
Resources Expended					
Charitable Activities	3	(216,258)	(64,808)	(1,386)	(282,452)
Other					
Total Resources Expended		(216,258)	(64,808)	(1,386)	(282,452)
Net (outgoing) incoming resources before transfers		(113,177)	(63,492)	893	(175,776)
Transfers between funds	8	37	364	(401)	0
Net incoming (outgoing) Resources		(113,140)	(63,128)	492	(175,776)
Recognised gains (losses) on investment assets		26,706	0	6,440	33,146
Net Movement in Funds		(86,434)	(63,128)	6,932	(142,630)
Balance b/f at 1 January 2023		758,371	156,998	116,325	1,031,694
Balance c/f at 31 December 2023		671,937	93,870	123,257	889,064

	2022 Unrestricted funds £	*Restricted funds £*	*Endowment funds £*	*TOTAL £*
Incoming Resources				
Income from donations	81,936			*81,936*
Income from legacies	50,544			*50,544*
Investment income	8,986	293	1,455	*10,734*
Income from Quaker activities	92			
				0
Total incoming resources	*141,558*	*293*	*1,455*	*143,306*
Resources Expended				
Charitable Activities	(907,030)	(14,618)	(1,051)	*(922,699)*
Other				
Total Resources Expended	*(907,030)*	*(14,618)*	*(1,051)*	*(922,699)*
Net incoming (outgoing) resources before transfers	*(765,472)*	*(14,325)*	*404*	*(779,393)*
Transfers between funds	6	63	(69)	*0*
Net incoming (outgoing) Resources	*(765,466)*	*(14,262)*	*335*	*(779,393)*
Recognised gains (losses) on investment assets	(100,817)		(19,022)	*(119,839)*
Net Movement in Funds	*(866,283)*	*(14,262)*	*(18,687)*	*(899,232)*
Balance b/f at 1 January 2022	1,624,654	171,260	135,012	*1,930,926*
Balance c/f at 31 December 2022	*758,371*	*156,998*	*116,325*	*1,031,694*

All income and expenditure derives from continuing activities. The Statement of Financial Activites includes all gains and losses recognised in the year.

The notes form part of these financial statements

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2023

BALANCE SHEET 2023

	see note	2023	2022
FIXED ASSETS			
Investments	9	545,855	622,521
Land	10	8,500	8,500
		554,355	631,021
CURRENT ASSETS			
Debtors	4	5,420	8,571
Cash at bank and in hand	4	373,497	446,941
		378,917	455,512
CURRENT LIABILITIES			
Creditors Due within One Year	4	(43,423)	(54,559)
Net Current Assets		335,494	400,953
Creditors Due after One Year	4	(785)	(280)
NET ASSETS		889,064	1,031,694
FUNDS	8		
Unrestricted general	4	249,126	266,367
Unrestricted designated	4	422,811	492,004
Unrestricted total		671,937	758,371
Restricted	4	93,870	156,998
Endowment	4	123,257	116,325
TOTAL FUNDS		889,064	1,031,694

Approved by London West Area Meeting Trustees on

and signed on its behalf by

Jane Dawson, Clerk

The notes form part of these financial statements

Note 1 Accounting polices

a) Statutory information
London West Area Quaker Meeting is an unincorporated charity registered with the Charity Commission.

b) Basis of preparation

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention. The financial statements are presented in sterling which is the functional currency of the charity.

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

c) Scope
The accounts reflect the activities of the London West Area Quaker Meeting itself together with the consolidated results of the Local Meetings within the area.

d) Debtors and Creditors

Accruals and prepayments have been included in the income and expenditure where in the opinion of the Trustees the amounts are significant and their inclusion will give greater clarity to the financial statements

e) Investments
Investments are valued at market value at the Balance Sheet date. Realised gains and/or losses on investments are recognised when the investment is sold. Unrealised gains and/or losses are accounted for on revaluation at the Balance sheet date.

f) Fund accounting

Restricted funds are funds which must be used for the specific purposes laid down by the donors. Restricted funds held are the Hammersmith Building Fund from an appeal towards the cost of their new Meeting House. West End Welcome fund is towards the joint project with the American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme.

Unrestricted funds are donations and other incoming resources received or generated may be used for the furtherance of the charitable purposes.

Unrestricted funds include designated funds which the trustees have, at their discretion, set aside for particular purposes. Brentford &Isleworth holds funds set aside towards the up keep and improvement of its Meeting House. Ealing holds funds to spend on courses and training. Staines & Egham hold funds for spiritual and educational life of the meeting. The Westminster's Bequest Fund is held towards the up keep and improvement of its Meeting House.

The capital on endowment funds are to be preserved, with the income only to be expended in the year. AM holds a General Purposes Endowment fund for the furtherance of the area Meeting, and a Six Weeks Meeting Fund for the maintenance of places of worship and the relief of poor Friends. Westminster holds the Douglas and Doris Lee Memorial Fund for the furtherance of International Friendship and Peace.

g) Expenditure and irrecoverable VAT.
Grants and donations are accounted for when paid or agreed if a binding obligation is created. Costs directly related to the work of the meeting are accounted for when payable.
Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred

h) Incoming resources
Donations and gifts are recognised when the meeting has entitlement; the amount can be measured reliably or has received by or on behalf of the meeting.
Grants and legacies are accounted for when the meeting is notified of its legal entitlement and the amount due is quantifiable.

i) Pensions
The Meeting makes contributions to a pension scheme for its eligible employees, which are included in the accounts when they become payable and are allocated to the related staff costs.

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2023

Note 2 Analysis of income

	UNRESTRICTED INCOME									
	2023									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	LM Totals 2022	AM	TOTAL 2022
	£	£	£	£	£	£	£	£	£	£
UNRESTRICTED FUNDS										
Incoming Resources										
Income from donations	6,852	10,984	8,418	13,665	3,284	3,480	40,088	86,771	90	86,861
Income from legacies		5,000		457			500	5,957		5,957
Investment income	863	78	26	1,036	188	44	7,223	9,458	736	10,194
Income from Quaker activites							69	69		69
										0
Total incoming resources	**7,715**	**16,062**	**8,444**	**15,158**	**3,472**	**3,524**	**47,880**	**102,255**	**826**	**103,081**

	RESTRICTED INCOME			ENDOWMENT INCOME			
	2022			2022			
	Hammer-smith Building Fund	West End Welcome	TOTAL	AM General Purposes Fund	AM "Six Weeks Meeting" fund	Westminster	TOTAL
Income							
Income from grants and donations			-				
Income from legacies							
Investment income	1,310	6	1,316	37	364	1,878	2,279
Income from Quaker activies							
Other income							
Total Incoming Resources	**1,310**	**6**	1,316	**37**	**364**	**1,878**	**2,279**

Hammersmith Building Fund is from an appeal towards the cost of their new Meeting House.

West End Welcome is a restricted fund set up to fund the joint project between Westminster LM, The American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme

AM General Purposes Fund is held for the furtherance of the Area Meeting

AM "Six Weeks Meeting" Fund is for the provision and maintenance of places of worship and relief of poor Friends

Westminster's Douglas and Doris Lee Memorial Fund is held for the furtherance of International Friendship and Peace.

PREVIOUS YEAR	*UNRESTRICTED INCOME*								
	2021								
	Brentford& Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminster*	*Area Meeting*	*TOTAL*
	£	£	£	£	£	£	£		
Income									
Income from donations	7,612	11,225	4,927	16,512	2,826	3,747	34,309	778	*81,936*
Income from legacies				49,544		1,000			*50,544*
Investment income	1,033	9		450	42	24	7,112	316	*8,986*
Income from Quaker activies	40					52			*92*
Total Incoming Resources	***8,685***	***11,234***	***4,927***	***66,506***	***2,868***	***4,823***	***41,421***	***1,094***	***141,558***

	RESTRICTED INCOME			*ENDOWMENT INCOME*			
	2021			*2021*			
	Hammer-smith Building Fund	*West End Welcome*	*TOTAL*	*AM General Purposes Fund*	*AM "Six Weeks Meeting" fund*	*West minster*	*TOTAL*
Income							
Income from donations							
Income from legacies							
Investment income	289	4	*293*	6	63	1,386	*1,455*
Income from Quaker activies							
Other income							
Total Incoming Resources	***289***	***4***	***293***	***6***	***63***	***1,386***	***1,455***

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2023

Note 3 Detail of Expenditure

	Unrestricted Expenditure 2023									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminste	LocaL meeting totals	Area Meeting	TOTAL
Charitable Activities										
LQPT Quota									48,768	48,768
AM Gathering									-	
Conferences and training		447				75		522	20	542
Meeting expenses	766	3,436	486	618	175	384	14,058	19,923	3,347	23,270
Expenditure on premises not LQPT	4,500	-	406		17		3,071	7,994	11,032	19,026
Donations made										
Britain yearly Meeting		3,000		20,000		60	14,000	37,060	-	37,060
Other Quaker causes		35		6,150		280	46,565	53,030	-	53,030
Non Quaker causes	584	10		29,178		110	3,180	33,062		33,062
Governance costs										
Independent Examination								-	1,500	1,500
Other								-		-
Charitable activities TOTAL	**5,850**	**6,928**	**892**	**55,946**	**192**	**909**	**80,874**	**151,591**	**64,667**	**216,258**

	RESTRICTED EXPENDITURE									ENDOWMENT EXPENDITURE	
	2023				*2022*					2023	*2022*
	AM SWM Fund	AM WE Welcome	Hamm Building Fund	total	*AM SWM Fund*	*AM WE Welcome*	*Hamm Building Fund*	*total*		West minster	*West minster*
Expenditure on project	364	60	64,384	64,808	4,229	2,174	8,215	*14,618*	Donation to Britain Yearly Meeting	1,386	*1,051*
Charitable activities TOTAL	**364**	**60**	**64,384**	**64,808**	***2,397***	***3,518***	***168***	***6,083***	**Charitable Activities Total**	***1,386***	***1,051***

	Unrestricted Expenditure 2022									
	Brentford& Isleworth	***Ealing***	***Hammer-smith***	***Harrow***	***Staines &Egham***	***Uxbridge***	***Westminste***	***Totals 2020***	*Area Meeting*	*TOTAL*
Charitable activities										
LQPT Quota									*47,569*	*47,569*
AM Gathering									-	
Conferences and training		*580*	*95*	*19*		*150*		*844*	*2,379*	*3,223*
Meeting expenses	*4,058*	*132*	*307*	*1,989*	*409*	*986*	*8,736*	*16,617*	*3,196*	*19,813*
Expenditure on premises not LQPT		*16*	*115*		*85*	*100*	*3,833*	*4,149*	*18,493*	*22,642*
Donations made										
Britain yearly Meeting		*3,000*		*450,000*			*15,000*	*468,000*	-	*468,000*
Other Quaker causes		*35*		*231,050*		*100*	*8,300*	*239,485*	*500*	*239,985*
Non Quaker causes	*531*	*10*	*70*	*100,595*			*3,298*	*104,504*		*104,504*
Governance costs										
Independent Examination								-	*1,140*	*1,140*
Other						*66*	*88*	*154*		*154*
										0
Charitable activities TOTAL	*4,589*	*3,773*	*587*	*783,653*	*494*	*1,402*	*39,255*	*833,753*	*73,277*	*907,030*

Note 5 Net rents paid to London Quakers Property Trust (LQPT) by Local Meetings 2023

The figures shown are income and expenditure received and spent as agent for LQPT, expenditure on the meeting houses incurred directly by LQPT is not included.

	2023							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	2023 Totals
Hires and other income	**26,278**	**34,193**	**24,076**	**32,780**	**3,066**	**25,329**	**190,664**	**336,386**
Expenses								
Salaries/fees	0	2,455	*	0	0	0	18,330	**20,785**
Caretakers remuneration	0	0	0	5,434	0	0	1,309	**6,743**
Cleaning	85	5,762	1,418	3,028	742	2,605	17,880	**31,520**
Repairs & Maintenance	852	804	520	945	459	1,836	10,271	**15,687**
Equipment renewals	887	423	0	0	0	0	1,687	**2,997**
Annual test and servicing	221	516	220	0	268	0	796	**2,021**
Garden costs	3,791	1,212	236	618	1,097	2,700	23	**9,677**
Waste collection	1761	751	164	0	0	0	1,587	**4,263**
Electricity	1,289	983	400	1,034	1,525	1,313	12,286	**18,830**
Gas	219	2,067	330	4,018	1,009	4,249	2,915	**14,807**
Water	1,005	213	480	0	308	257	2,184	**4,447**
Print & Stationery	0	0	198	0	0		253	**451**
Post & Telephone	0	701	771	169	532	457	1,347	**3,977**
Council Tax	0	0	0	0	0	0	800	**800**
Other	7,469	0	0	0	0	311	2,042	**9,822**
Total Expenses	**17,579**	**15,887**	**4,737**	**15,246**	**5,940**	**13,728**	**73,710**	**146,827**
Net rents to LQPT	**8,699**	**18,306**	**19,339**	**17,534**	**(2,874)**	**11,601**	**116,954**	**189,559**

*The business manager's salary at Hammersmith was funded directly by LQPT and LWAM so does not appear here

PREVIOUS YEAR

	2022							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Totals
Hires and other income	**24,149**	**25,634**	**5,800**	**24,143**	**2,078**	**43,521**	**117,810**	**243,135**
Expenses								
Salary/wage costs		3,959					18,306	**22,265**
Caretakers remuneration				4,958				**4,958**
Cleaning		5,081	988	2,891	659	1,783	15,240	**26,642**
Repairs & Maintenance	783	461	1504	657	1,520	1,360	4,124	**10,409**
Equipment renewals	1,525	228	285		16		2,895	**4,949**
Annual test and servicing	367	161	556		345			**1,429**
Garden costs	5,000	1,204	75		720	1,252	79	**8,330**
Waste collection		692			57		856	**1,605**
Elecrticity	1,101	617	2,716	1,111	1,223	1,434	7,085	**15,287**
Gas	1,973	1,007	32	1,440	490	3,586	3,076	**11,604**
Water	128	163	601		359	230		**1,481**
Print & Stationery							57	**57**
Post & Telephone	978	463	1,216	168	388	421	1,808	**5,442**
Council Tax							760	**760**
Other	7,173	160		437	143		2,698	**10,611**
Total Expenses	**19,028**	**14,196**	**7,973**	**11,662**	**5,920**	**10,066**	**56,984**	**125,829**
Net rents to LQPT	**5,121**	**11,438**	**(2,173)**	**12,481**	**(3,842)**	**33,455**	**60,826**	**117,306**

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2023

Note 4 Details of the Balance sheets of Local Meetings and the Area Meeting

CURRENT YEAR	2023										
	Brentford &Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Local Meeting Total	Area Meeting	Jordans Burial Ground	TOTAL
	£	£	£	£	£	£	£	£	£	£	£
FIXED ASSETS											
Investments	18,265				4,463		506,536	529,264	16,591		545,855
Land										8,500	8,500
	18,265	0	0	0	4,463	0	506,536	529,264	16,591	8,500	554,355
CURRENT ASSETS											
Debtors		1,811	763	2,490	356			5,420			5,420
Cash	17,365	26,148	90,759	56,812	5,710	29,881	66,707	293,382	80,115		373,497
	17,365	27,959	91,522	59,302	6,066	29,881	66,707	298,802	80,115		378,917
CURRENT LIABILITIES											
Creditors Due within One Year	(2,169)	(7,201)	0	(6,489)	(800)	(2,939)	(5,000)	(24,598)	(18,825)		(43,423)
Net Current Assets	15,196	20,758	91,522	52,813	5,266	26,942	61,707	274,204	61,290		335,494
Creditors Due after One Year		(310)		(475)				(785)			(785)
Net Assets	33,461	20,448	91,522	52,338	9,729	26,942	568,243	802,683	77,881	8,500	889,064
FUNDS											
Unrestricted- general	7,961	15,761	9,323	52,338	3,607	26,942	76,273	192,205	56,921		249,126
Unrestricted - designated	25,500	4,687			6,122		386,502	422,811			422,811
Unrestricted - total	33,461	20,448	9,323	52,338	9,729	26,942	462,775	615,016	56,921		671,937
Restricted			82,199					82,199	3,171	8,500	93,870
Endowment							105,468	105,468	17,789		123,257
Total Funds	33,461	20,448	91,522	52,338	9,729	26,942	568,243	802,683	77,881	8,500	889,064

For details of the designated, restricted and endowment funds, see note 8

PREVIOUS YEAR	2022										
	Brentford &Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminster*	***Local Meeting Totals***	*Area Meeting*	*Jordans Burial Ground*	*TOTAL*
FIXED ASSETS											
Investments	27,072				4,275		575,245	606,592	15,929		622,521
Land										8,500	8,500
	27,072	0	0	0	4,275	0	575,245	606,592	15,929	8,500	631,021
CURRENT ASSETS											
Debtors	0	1,821	1,603	2,997	1,945	0	205	8,571	0		8,571
Cash	7,125	19,201	152,619	102,498	8,858	42,738	21,615	354,654	92,288		446,942
	7,125	21,022	154,222	105,495	10,803	42,738	21,820	363,225	92,288		455,513
CURRENT LIABILITIES											
Creditors Due within One Year	(3,794)	(2,730)	(480)	(4,980)	(800)	(9,431)	(5,205)	(27,420)	(27,140)		(54,560)
Net Current Assets	3,331	18,292	153,742	100,515	10,003	33,307	16,615	335,805	65,148		400,953
Creditors Due after One Year		(280)						(280)			(280)
Net Assets	30,403	18,012	153,742	100,515	14,278	33,307	591,860	942,117	81,077	8,500	1,031,694
FUNDS											
Unrestricted- general	403	18,012	8,469	70,777	8,156	33,307	67,180	206,304	60,063		266,367
Unrestricted - designated	30,000			29,738	6,122		426,144	492,004			492,004
Unrestricted - total	30,403	18,012	8,469	100,515	14,278	33,307	493,324	698,308	60,063		758,371
Restricted			145,273					145,273	3,225	8,500	156,998
Endowment							98,536	98,536	17,789		116,325
Total Funds	30,403	18,012	153,742	100,515	14,278	33,307	591,860	942,117	81,077	8,500	1,031,694

Note 6 Staff cost and Trustees renumeration and expenses

Staff costs:	**2023**	***2022***
Salaries & Wages	38,177	*37,133*
Socal Security Costs	2,862	*2,851*
Employers contribution to pension scheme	2,097	*1,972*
TOTAL	43,136	*£ 41,956*
Recharged to London Quakers Property Trust	*(£32,211)*	*(£23,979)*
Cost to London West Area Meeting	*£ 10,925*	*£ 17,977*

The full staff costs are shown because the staff are employees of London West Area Meeting. However the full cost of one member of staff was treated as an expense of hiring and reclaimed from LQPT out of hiring income (see note 5). The cost of the other member of staff was borne by LWAM in 2022 and 50:50 by LWAM and LQPT in 2023.

No employee received total employee benefits (excluding employer pension costs) of more than £60,000
The average number of employees during the year was 2 (2022: 2)

No Charity Trustee received any renumeration or other benefit from the charity or payment of expenses during during the year (2022: Nil)
No remuneration was paid to key management personnel during the current or previous year.

Note 7 Related Party Transactions

There are no related party transactions to disclose for 2023 (2022 none)
There are no donations from related parties which are outside the normal course of business or given with conditions

Note 8 Movement in Funds

	2023						2022					
	At start of year	income	gains	Expend /losses	Transfers	End of year	At start of year	Income	Gains	Expend /losses	Trans	End of year
Endowment Funds												
AM General Purposes	1,645	37			(37)	1,645	1,645	6			(6)	1,645
AM "Six Weeks Meeting" Fund	16,144	364			(364)	16,144	16,144	63			(63)	16,144
Westminster D &D Lee Memorial Fund	98,536	1,878	6,440	(1,386)		105,468	117,223	1,386	(19,022)	(1,051)		98,536
TOTAL endowment funds	**116,325**	**2,279**	**6,440**	**(1,386)**	**(401)**	**123,257**	**135,012**	**1,455**	**(19,022)**	**(1,051)**	**(69)**	**116,325**
Restricted Funds												
AM "Six weeks Meeting fund" Income	0			(364)	364	0	4,166			(4,229)	63	0
Hammersmith Building Fund	145,273	1,310		(64,384)		82,199	153,199	289		(8,215)		145,273
West End Welcome	3,225	6		(60)		3,171	5,395	4		(2,174)		3,225
Jordans Burial Ground	8,500					8,500	8,500					8,500
TOTAL Restricted Funds	**156,998**	**1,316**		**(64,808)**	**364**	**93,870**	**171,260**	**293**		**(14,618)**	**63**	**156,998**
Unrestricted Funds												
Designated Fund												
B&I Meeting House	25,000					25,000	25,000					25,000
B&I towards London Citizens	0					0	500			(500)		0
B&I legacy	5,000			(4,500)		500	5,000					5,000
Ealing Libby's Fund for courses and training	0				4,687	4,687	0					0
S&E towards Spiritual and educational development of the Meeting	6,122					6,122	6,237			(115)		6,122
Westminster Bequest Fund	426,144		18,501	(58,143)		386,502	547,199		(92,871)	(28,184)		426,144
Harrow David Crick legacy to be passed on	29,738				(29,738)	0	745,194	49,544		(765,000)		29,738
Total Designated funds	**492,004**	**0**	**18,501**	**(62,643)**	**(25,051)**	**422,811**	**1,329,130**	**0**	**(92,871)**	**(793,799)**	**0**	**492,004**
General Fund	**266,367**	**103,081**	**8,205**	**(153,615)**	**25,088**	**249,126**	**295,524**	92,014	**(7,946)**	**(113,231)**	**6**	**266,367**
TO**TAL Unrestricted**	**758,371**	**103,081**	**26,706**	**(216,258)**	**37**	**671,937**	**1,624,654**	**92,014**	**(100,817)**	**(907,030)**	**6**	**758,371**
TOTAL FUNDS	**1,031,694**	**106,676**	**33,146**	**(282,452)**	**0**	**889,064**	**1,930,926**	**93,762**	**(119,839)**	**(922,699)**	**0**	**1,031,694**

Note 9 Investments

		2023			2022	
Investments (all Westminster held by except*)						
Cash held at Rathbones		4,591			49,988	
British Government stock		45,559			35,314	
Overseas Govt Bonds		45,277			10,192	
High Quality Investment Grade						
	Goldman Sachs Sovereign Green Bd R Hgd I Inc	9,599				
	NN Investment Partners (LUX)				10,774	
	Total Liquidity		**105,026**			**106,268**
Equity-type risk						
	Edentree Inv Mgmt Resp & Sust Sterling Bd B Inc	15,085				
	CT UK ICVC Responsible Stg Corp Bond 2				11,308	
	Rathbone Unit Trust Ethical Bond S Inc	15,618			14,862	
	Royal London Unit Trust Ethical Bond Z inc				15,293	
	Lombard ODIER Gbl Climate Bd Syst Hgd	11,917			11,388	
	Mirova Funds Global Green Bd HSIA	12,194			7,796	
	Fixed income total		**54,814**			**60,647**
	CIVITAS Social Housing PLC				2,209	
	Home REIT 1p Ord	2,131			2,131	
	ABRDN OEIC II UK Ethical Equity Instl				42,896	
	Aegon Asset Mgt Ethical Equity B				54,367	
	CT UK ICVC V Responsible UK Inc 2	75,653			50,721	
	Edentree Inv Mgt Resp & Sust Equity B Fund				47,036	
	Janus Henderson UK Responsible Inc I Inc	75,160				
	Aberdeen Standard Fund					
	Edentree Amity UK B inc					
	Mayfair Capital Investment Property Inc Trust for charity					
		152,944			**199,360**	
B&I*	F&C Responsible UK Income Fund (BMO)	18,265			27,072	
AM*	Eden Tree UK A Amity Income fund	16,591			15,929	
S&E*	COIF Charities Deposit	4,463			4,275	
		39,319			**47,276**	
	Uk Investment Companies total		**192,263**			**246,636**
	Equity Trustees Fund Services AllianceBern Sust US Inc	76,143				
	Brown Advisory Funds US Sustainable Growth C Inc				33,993	
	Legg Mason Global Funds Clearbridge US Eqty Sust S				34,290	
	Liontrust Investments Ltd SF European growth				6,339	
	Stewart Investors Asia Sustainability B	10,175			2,867	
	Stewart Investors Global Sustainability B				8,426	
	Fund partners Ltd Im WHEB Sustainabilty	24,448			23,398	
	Impax Funds Environmental Mkts A	9,128			25,583	
	Janus Hernderson Investments Gbl Sustainability	36,339			28,548	
	Pictet Asset Mgt Gbl Environment Opps J DY Inc	9,876				
	Schroder Investment Mgt Global Energy	6,827			7,982	
	Global Investments total		**172,936**			**171,426**
	Digital 9 Infrastructure plc	1,828			5,308	
	Foresight Sustainable	1,647			2,855	
	Greencoat UK Wind plc ord shares	5,606			5,624	
	Octopus renewables Infrastructure Trust share				10,589	
	Renewables Infrastructure Npv ord shares	3,528			4,030	
	Mayfair Capital Property Inc Trust for Charity	8,209			9,138	
	Diversifiers total		**20,818**			**37,544**
Total			**545,857**			622,521
	Historical cost carried forward		£345,168			£411,226

Note 10 Jordans Burial Ground

Jordans Burial Ground is owned jointly by London West Quaker Area Meeting and North West Quaker Area Meeting. The land was measured at fair value during 2017 at £17,000 and one half of this value is consolidated in these accounts.
LWAQM, NWLAQM and Chilterns Area Meeting contribute to the cost of upkeep of the Burial Ground which is managed by a Committee nominated by the 3 Area Meetings

STATEMENT OF FINANCIAL ACTIVITIES

	2023	2022
INCOME		
Area Meeting Contributions	3,300	2,900
Donations	735	710
Dividends	268	266
Digging Fees	790	625
Headstones	7,950	6,144
	13,043	**10,645**
EXPENDITURE		
Upkeep of Burial Ground	1,698	3,170
Digging fees	1,090	625
Headstones	8,272	6,144
Paths and Landscaping		0
Sundries		0
Bad debt		0
	11,060	**9,939**
BALANCE SHEET	**2023**	**2022**
Net incoming resources	1,982	706
Movement in debtors	622	
Unrealised gains on investments	837	(1,210)
NET MOVEMENT IN FUNDS	3,441	(504)
BALANCE BROUGHT FORWARD	11,506	12,010
BALANCE CARRIED FORWARD	**14,947**	**11,506**
HELD AS		
COIF Charities Ethical investment Fund	9,366	8,529
Cash at Bank	3,809	1,827
Debtors	1,772	1,150
Creditors		0
	14,947	**11,506**

LONDON WEST AREA QUAKER MEETING

England & Wales - Charity number 1134215

Accounts

London West Area Quaker Meeting

Trustees' Annual Report & Accounts 2022

Westminster Friends Meeting House, 52 St Martin's Lane, London, WC2N 4EA
Charity registered in England & Wales: Number 1134215

References

Registered Name
London West Area Quaker Meeting

Reporting Period
I st January 2022-- 31st December 2022
Charity Commission Registration Number
1134215

Principal Office
London West Area Quaker Meeting,
c/o Westminster Friends Meeting House,
52 St Martins Lane,
LONDON, WC2N 4EA

Names of all those acting as trustees on the date that this Report was approved
Sarah Bower
Barbara Flack
Michael Charles
Jane Dawson
Caroline Nursey
James Robertson
Clare Scott Booth
Victoria Timberlake

Names of all those acting as trustees during 2022
Sarah Bower
Barbara Flack
Michael Charles
Sandra Horsfall
Caroline Nursey
James Robertson
Clare Scott Booth
Victoria Timberlake

Names of key officers in 2022
Area Meeting Clerk: Jonathan Lingham
Clerk of Trustees: Sandra Horsfall
Treasurer: Clare Scott Booth
Safeguarding Co-ordinator: Sarah Bower

Names and addresses of other relevant organisations

Bankers: CAF Bank 25 Kings Hill Avenue WEST MALLING Kent ME19 4TA

Independent Examiner: Myrus Smith Chartered Accountants, Norman House, 8 Burnell Road, Sutton, Surrey, SMI 4BW.

Investment Brokers: Rathbone Investment Management 10 Queen Square BRISTOL BS I 4NT

Property Managers: London Quaker Property Trust Friends House 173 Euston Road LONDON NW I 2BJ

1. Introduction

London West Area Quaker Meeting (LWAQM) of the Religious Society of Friends (Quakers) is the basic unit of the Religious Society of Friends (Quakers) in West London and it is within LWAQM that Quakers in West London hold their membership.

LWAQM has seven constituent Local Quaker Meetings (LQMs) (i.e. local worshipping groups): Brentford & lsleworth, Ealing, Hammersmith, Harrow, Staines & Egham. Uxbridge and Westminster, and owns Jordans Burial Ground jointly with North West London Area Meeting.

LWAQM is constituted as a charity under a Governing Document which was adopted on 15 March 2009 (amended 19 July 2020) and the charity was registered by the Charity Commission for England and Wales on 9 February 20I0. The charity is managed by trustees appointed by the Area Meeting on the nomination, wherever possible, of each of the seven Local Meetings, who, together with one Treasurer of LWAQM ex officio, and a clerk appointed on the nomination of the area meeting nominations committee constitute the London West Area Quaker Meeting Trust.

LWAQM meets regularly to consider matters pertaining to its legal responsibilities, those set out in Quaker Faith and Practice and those on which its opinion is sought by Britain Yearly Meeting (BYM: the final constitutional authority of the Society in Great Britain, the Channel Islands and the Isle of Man) and Meeting for Sufferings (the central body which acts for the Society between Yearly Meetings).

The Quaker understanding of worship and of the right ordering of business meetings makes no distinction between meetings for worship and meetings to transact the business of the Society: all meetings of LWAQM are meetings for worship both in principle and in practice.

When referring to individuals, the terms Quaker and Friend are interchangeable.

2. Governance

The Governing Document was adopted by the members of the Area Meeting on 15th March 2009 and the decision was recorded in Minute LW/09/44. It was briefly reviewed in 20I2 and no changes were proposed to it. The Governing document was amended by Area Meeting on 19 July 2020; the changes were accepted by the Charity Commission on 14 September 2020. The Area Meeting conducts its proceedings in accordance with the Governing Document and the Book of Christian Discipline of the Religious Society of Friends (Quakers) in Britain, currently known as Quaker Faith & Practice, the definite current version of which is published at www.qfp.quaker.org.uk

2.1 The methods adopted for the recruitment and appointment of new trustees

Each Local Quaker Meeting (LQM) within the Area has a local Nominations Committee. The name of a Friend who worships at that LQM is brought forward to the LQM for discussion and approval by its local business meeting. Once approved, the LQM forwards that name to the Area Meeting in session for further discussion, approval and appointment. The AM Nominations Committee may also nominate trustees where considered appropriate.

All trustees are appointed by the AM.
The Area Meeting Treasurer is ex officio a trustee.

One trustee is appointed by the Area Meeting in session to be the clerk of the trustees.
In line with the Trust's Governing Document, trustees may serve for up to two three-year terms. At the conclusion of those two three-year terms, the trustee must be released from service and may not serve again as a trustee until a clear three -year period has elapsed between serving again and the trustee's previous period of service in that capacity. Only in exceptional circumstances may a trustee remain in post continuously for more than six years. It is the duty of the clerk of trustees to receive trustees' statutory declarations and to ensure that the Charity Commissioners are promptly notified of new appointments.

2.2 Policies for the induction and training of trustees:

On appointment, trustees are issued with copies of: The 2009 Governing Document, The 2009 Trustees' Terms of Reference; The Charity Commission's Essential Trustee: What You Need To Know (CC3) Minutes of the previous year of trustees' meetings, and Trustees' Annual Reports & Accounts for the previous three years.

The clerk of trustees briefs all trustees individually and as a group on their duties and responsibilities. All new trustees are encouraged, and fees are paid, to attend the Woodbrooke Quaker study centre residential course for new Quaker trustees.

2.3 The organisational nature of the charity

The nature of the Quaker Business Method

Quakers understand that no priestly intermediary is needed between the individual and God. Quaker business method is therefore rooted in the belief that everyone can be led by the inward teacher. To work with others in listening and allowing ourselves to be that intermediary between the Holy Spirit and the life as we know it on earth is worshipful business.

The role of the Clerk in Quaker decision-making is to capture in words the sense of the meeting or the agreed expression of collective discernment. The Clerk is the servant of the meeting and may need to step aside from the role if they wish to contribute to the discussion.

The holding of Area Meeting in session

All Quakers who are recorded as being in formal membership of LWAQM are entitled (and are encouraged) to attend when the Area Meeting meets in session to conduct business. Attenders (i.e. people who attend Local Quaker Meetings without being formally registered as members of the Religious Society) are welcome to attend provided that they have sought permission from the Area Meeting Clerk in advance, which is normally granted.

Meetings specifically dedicated to the discernment of issues and problems are known as Meetings for Worship for Business or as Meetings for Worship for Church Affairs, (as

opposed to the usual Meeting for Worship held in stillness in accordance with the Quaker tradition).

Each LQM within the Area holds its own Meeting for Worship for Business regularly. Resolutions from each LQM are communicated to the Area Meeting - and vice versa - by the sending and receipt of formal minutes.

The Area Meeting met in session on six occasions in 2022 when any LQM minutes were considered, along with any other business which came directly to the Area Meeting (e.g. marriage applications, membership applications).
The minutes of the Area Meeting were sent to LQMs for information or action or, if appropriate, onward to Meeting for Sufferings for further consideration and discernment.

The holding of trustees' meetings

The trustees met as a Trustees' Meeting on five occasions in 2022.

A quorum of trustees for the proper ordering of business is half of the number of trustees appointed (rounded up) or half of the number of trustees plus one (if the number of trustees is even) and is set out in the Governing Document under Clause 17 (iv). Every meeting of the trustees was quorate.

The manner of working through the business was in accordance with the Quaker business method. At the Trustees' Meeting itself, every Meeting began with a period of silent worship followed by the acceptance by the meeting of the draft agenda. In the course of the meeting, Trustees considered each agenda item and agreed a minute before moving to the next agenda item.

At the conclusion of the Meeting, the Trustees' minutes for that Meeting were signed in the presence of the trustees by the clerk (Governing Document, Clause I 7(v)). The Governing Document (Clause 17 (vii)) requires the trustees to report to the Area Meeting in session at least once each year in order to share their Annual Report and to discuss matters of concern to members of the London West AQM.

2.4 The relationships between the charity and related parties, including its subsidiaries

London West Area Quaker Meeting consists of itself and seven constituent Local Quaker Meetings; viz. Brentford & Isleworth, Ealing, Hammersmith, Harrow, Staines & Egham, Uxbridge and Westminster.

Each of these LQMs has its own treasurer/bookkeeper and bank accounts. The Area Meeting also has its own treasurer and bank account. In preparing the 2022 Annual Accounts, LQM accounts, together with one half share of the ownership of Jordan Burial Ground (see para 4.3 below), are consolidated to produce an Account for the whole charity.

Trustees are accountable at law for the proper use of all the resources throughout the Area Meeting. Whilst the practical day-to-day oversight is delegated to individual LQMs and their

treasurers, and the management committee in the case of Jordans Burial Ground, Trustees are conscious of their overall responsibility for the whole of the charity's business.

There are currently (2022) about seventy Area Quaker Meetings covering the countries of England, Wales and Scotland. Each of the AQMs registered with the Charity Commission is autonomous. Each AQM's trustees bear final responsibility for everything that occurs within their Area Meetings.

Delegates from each of the Area Meetings link together via a representative body known as Meeting for Sufferings which represents the views and concerns of Quakers across Britain. The final constitutional authority for Quakers in Britain is known as Britain Yearly Meeting. All Quakers who are recorded members of their Area Meeting are, ipso facto, members of Britain Yearly Meeting. All Quakers in Britain are entitled to attend Britain Yearly Meeting in session.

London Quakers Property Trust (LQPT), which assumed the responsibilities of Six Weeks Meeting with effect from 1st January 2017, is made up of representatives from the seven Area Meetings within Quakers in London (of which London West AQM is one). Its main objective is to maintain, preserve and insure the places of worship of the constituent area meetings, and their contents. It holds the title to the Area Meeting's Meeting Houses and associated property. It is accountable to the constituent meetings for the funds and assets it holds on their behalf. A memorandum of understanding between LWAQM and LQPT was signed in 2017.

LWAQM paid a set fee quota to LQPT in 2022 as its contribution to the overall maintenance costs of Quaker Meeting Houses in London. In turn each LQM was asked to pay a quota to the area meeting to meet this cost. All LQMs in the seven Area Meetings in London subscribe to LQPT's supervision and maintenance of their premises in a similar manner. The level of the quota js set by LQPT with regard to the number of members in each area meeting.

2.5 Risk assessment

The major risks to which the charity was exposed, as identified by the trustees, were reviewed and systems or procedures were established to mitigate or manage those risks, for example, through taking out appropriate insurance, ensuring that appointments were made to fill key roles, examining local meeting and area meeting accounts and monitoring compliance with appropriate legislation. A Risk Register is produced and reviewed every year.

From time to time there is a need to take professional advice for which payment is made. This may include advice on employment issues, safeguarding, health& safety, disputes, mental health, financial matters.

Trustees are aware that many roles within the Society are undertaken by a limited number of people and that it is becoming increasingly difficult to fill all roles. For a number of years difficulties have been experienced in filling the role of treasurer within Local Meetings (with some Local Meetings sharing the services of a single Member) and also at Area Meeting level. In recent years some external book-keeping service has been purchased to support the work of Local Meeting Treasurers. It is hoped to consolidate bookkeeping efforts further in future years.

3. Objectives and Activities

3.1 The objects of the charity

Through its constituent LQMs, London West AQM advances religion for the public benefit and facilitates Quaker service primarily by holding public worship at its meeting houses and supporting the outreach and mission of the wider Society, both financially and through the active involvement of its Members and Attenders: the primary purpose of the Religious Society of Friends is religious.

Within LWAQM, income and property are used to further the Area Meeting's objects by work such as:

- strengthening the life and witness of Quaker meetings both within London West Area Quaker Meeting and beyond;
- spreading the message of Quakers and interpreting and developing the thought and practice of the Religious Society;
- undertaking Quaker service for the relief of suffering at home and abroad;
- helping to fund the concerns that constituent Local Meetings in the area of LWAQM or beyond have adopted or agreed to support and where those concerns are in accordance with LWAQM's charitable objectives;
- providing for the pastoral care of individual Members and Attenders and for casual visitors to meetings for worship, including assistance to those in need;
- providing opportunities for education in the wider concerns of the Society;
- maintaining and developing Quaker meeting houses as places for public worship and from which to carry our witness into the world, and
- maintaining the organisation of LWAQM and contributing to the support of Britain Yearly Meeting and international Quaker organisations (such as QUNO and QCEA).

Individual Local Quaker Meetings and individual Friends undertake a range of outreach and charitable work on behalf of the Society

3.2 Grant-making policies

Funds are collected (largely but not entirely by Direct Debit and Standing Orders) from individual Friends as part of their contribution to the work of the Society. In most of our LQMs, individual Friends decide for themselves what proportion of their offering/ donation is kept for spending within their LQM and/ or is passed on to the Area Meeting. They also decide for themselves what percentage of their contributions should be forwarded to Britain Yearly Meeting to support the centrally-managed work. LQMs decide what amount from their funds is donated to BYM each year. There is no Area Meeting policy: it remains a matter for individual Friends and the LQMs.

There are no policies which decide whether support should be offered by the Area Meeting or its constituent local meetings for non-Quaker organisations. The LQMs and the AQM decide on a case-by-case basis whether they wish to support non-Quaker activities which provide services which facilitate realisation of Quaker beliefs and values. Only small donations are

made from the LQMs' own resources unless as a consequence of a tested and adopted concern. LQMs may make special collections acting as agent for other non-Quaker causes.

4. Achievements and performance

4.1 Membership

The membership statistics for the preceding year are drawn up annually. The 2022 figures were published to all Quakers in London West AQM. At the end of 2022 255 members were recorded. A further 131, including 22 children and young people, were regular attenders at our meetings for worship.

4.2 Changes to Meetings

No new meetings were established and no meetings were laid down.

4.3 Jordans Burial Ground

Jordans Burial Ground is jointly owned by London West and North West London Area Quaker Meetings in equal shares. The land was valued in 2017at£17,000 and one halfofthis is included on the balance sheet as a tangible asset.

The Burial Ground is managed by a committee appointed by London West, North West London and Chilterns Area Meetings, all of which pay a contribution of one third of the costs. The accounts are shown at Note 10 to the accounts.

The establishment of a new separate trust to which ownership of the burial ground would be transferred is being considered.

4.4 Public Meetings for Worship

Each of the seven Local Meetings held Meetings for Worship on Sunday mornings.

LQM	Location	For whom	When	How often	Length
Brentford & lsleworth	Friends Meeting House, Quakers Lane, London Rd, lsleworth, TW7 5AZ. Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	Twice per month	One hour
Ealing	Friends Meeting House, I7 Woodville Rd, W5 2SE Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	First Sunday of the month during term time	50 mins. Then 10 mins with adults
Hammersmith	Friends Meeting House, 20 Nigel Playfair Ave, until August 2020 and then 20 Bradmore Park Rd.	Adults	Sunday at 11.00 AM	Weekly	One hour
Harrow	Friends Meeting House, 456 Rayners Lane, HAS SOT	Adults	Sunday at 10.30 AM	Weekly	One hour
Staines and Egham	Friends Meeting House, 9 Limes Rd, Egharn, Surrey.	Adults	Sunday at 10.30 AM	Weekly	One hour
Uxbridge	Friends Meeting House, York Rd, Uxbridge UB8 1OW Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
Westminster	Friends Meeting House, 52 St. Martins Lane, WC2N4EA Blended meeting on Zoom on second and fourth Sundays Separate in person and Zoom meetings on other Sundays	Adults	Sunday at 11.00 AM	Weekly	One hour
	In person meeting	Adults	Tuesday at 1.00 PM	Monthly	Half an hour
	Blended meeting on Zoom	Adults	Wednesday at 6.15 PM	Weekly	45 minutes
	In person first and third Sundays, online second and fourth Sundays	Children	Sunday at 11.00 AM	Weekly	One hour

All LQMs welcomed those who wished to participate in such Meetings for Worship whether or not they were members. Meetings for Worship were followed by opportunities for fellowship over tea/coffee. All LQMs made available to members and attenders their library of books relevant to Quaker life and worship.

4.5 Reports from Local Meetings

All LMs met regularly to consider the administration of the LM and other issues at meetings for worship for business. All members of the LM, and attenders with notice, were normally invited to attend and participate in such meetings.

The spiritual well-being of all the LMs, and the right ordering of meetings for worship, is the particular responsibility of those called Elders. All members have a responsibility for the physical and mental health of members and regular attenders and seek to avoid or mediate emotional or material want, but Friends are appointed as Pastoral Care teams to take particular responsibility. The Elders and Pastoral Care teams of most LMs have joint meetings and some LMs appoint joint Elders and Pastoral Care teams.
Interventions for individuals were undertaken on a confidential basis.

Brentford and Isleworth

Brentford and Isleworth Quakers have continued to hold blended meetings, introduced during the Covid pandemic. This has enabled Friends to be included who might otherwise be prevented. They have also held regular children's meeting. Fellowship has been nurtured through garden working parties, the Craft and Chat group and shared lunches.

A number of "After words" sessions looked at the meeting's spiritual life. Elders and Pastoral team met together, mainly on Zoom. An "After words" session, "Restore" considered how the meeting responded to COVID.

The meeting joined the All-together nationwide MfW during Yearly Meeting. They watched the Swarthmore Lecture together after a shared supper.

The meeting hosted a blended area meeting, on "Responding to refugees and asylum seekers". Brentford and Isleworth remain active in their local Friends of Faith, Refugee Welcome Hounslow and Hounslow Citizens. They joined London Open House, though had few visitors and little interest.

The meeting is thankful to Friends who have given much time and energy to the Pan-London Area Meeting proposals.

There have been no burials or interment of ashes during this period.

Ealing

Ealing Local meeting continued to hold blended meetings for worship on Sunday mornings, with childrens meetings online. A shared lunch is held monthly to build community and the meeting book group is flourishing.

The meeting house is hired to a wide range of community groups. The building takes a lot of work from volunteer members of the meeting and we started to consider options for the future of the building to make this more manageable as well as make the best use of this valuable resource. One of the rooms has been affected by subsidence which was monitored throughout 2022.

A legacy group spent time considering the best use of a generous legacy. The meeting agreed to set aside a sum from the legacy as a fund for members and attenders to attend Quaker courses.

Hammersmith

Much of the first half of the year was spent getting to know our new 'state of the art' meeting house and tackling teething problems. Most of this work was done by our newly appointed Development Manager. Hirings slowly increased and later we began activities such as a shared lunch and 'Openings' and, in December, we held our first Open House for Ukrainian Refugees. There were no blended meetings and by the end of the year attendance in person was averaging twenty. Posts began to be filled and the meeting started to develop a sense of community.

Harrow

Harrow Meeting continues to meet in the Meeting House on Sundays as well as a blended meeting on alternate Sundays and a MFW on Thursday evenings on Zoom. Current numbers attending on Sundays are around 12 to 15 together with a small group of Friends on Zoom.

We occasionally welcome visitors on Sundays and two have joined on a more regular basis. We have not had a meeting for children for some years and given the social mix in our area we do not anticipate any change. A monthly meeting for healing continues on Zoom. A meeting for business is held six times a year and we hold occasional shared lunches.

During the week we have a nursery using the MH each morning and a variety of groups hire the MH in the evening and at weekends Most of our hirers have returned after covid and we are currently approaching full capacity.

Our Meeting was unanimous in their support of the proposed Pan-London Area Meeting.although we appreciate there is still much work to be done.

We received a significant sum from a legacy left by a long standing Friend, part of this legacy has been invested in a five year appointment of a London Development worker.

Staines and Egham

Staines & Egham is a small meeting with six regular members and three attenders. Three members are restricted by health issues or work commitments. The Clerk lives in Jamaica but regularly joins the worship via Zoom.

Uxbridge

The numbers of active Friends is small, but the worship is deep and the fellowship is strong. It is difficult for the meeting to find role holder for all the positions. The function of Treasurer is carried out by the Treasurer of the Area Meeting.

Westminster

Westminster Local Meeting continued to hold public Meetings for Worship weekly on Sunday mornings, Wednesday evenings and, monthly, on Tuesday lunchtime. Numbers gradually increased during the year, with usual attendance over 40 on a Sunday and over 20 on a Wednesday by the end of the year.

Although the pandemic was less acute by 2022, it was still important to provide online worship alongside that in the Meeting House, enabling Friends in poor health or living too far from the Meeting House to be part of the LM. We continue to work towards making meetings accessible to all, and Elders have been researching a long term IT solution, and commissioned an acoustic survey. Acoustic modifications to the Meeting Room alongside a simple-to-use IT system should make it easier for Friends in the Meeting Room and online to hear ministry and reduce the burden on those setting up the meetings. On Sundays we alternate blended worship with weeks when worship is held in parallel online and in the Meeting house; on Wednesday evenings it is always blended.

As the pandemic receded, the number of Quaker visitors from elsewhere in the UK and abroad increased at Meeting for Worship, and our mission as an inner-city meeting in welcoming those tasting Quaker worship for the first time continued. A number of new Attenders are now coming regularly, and we were pleased to welcome four of them into membership of London West Area Meeting alongside two transfers from other Area Meetings. One Friend moved to another part of the country and one Friend died.

We are blessed to have a flourishing children's meeting that meets at the Meeting House on 1st and 3rd Sundays and online on the 2nd and 4th Sundays. Our Childrens Workers deliver a wonderful experience for our 6 young friends. Volunteers from the adult meeting assist the Children's workers on 1st and 3rd Sundays – allowing parents to join Meeting for Worship.

A teenage meeting serving young Friends across London meets monthly in the Meeting House, but the young adults group did not meet regularly during 2022.

Four meetings for worship for marriage were held at the Meeting House (where at least one of the people being married was a Friend or Attender at Westminster), and a fifth under the care of another Area Meeting in London that needed a large Meeting House.

A Meeting for Worship for business was held ten times during the year to make decisions about Westminster Meeting.

To learn more about our faith, a small online book group have been reading the Quaker Quicks series, and discussion groups were held most months. A weekend away was attended by 33 Friends including 8 children.

Community activity included soup lunches, a Christmas lunch and carol singing, Friendly suppers, and monthly rambles - as well as coffee and chat after Meeting for Worship. Our multiple WhatsApp channels provide ease of communication and a feeling of connectedness for many that became more important during the pandemic. Our newsletter, the Parrot, and our regular Clerk's emails provide updates and news of Friends.

The Meeting House was opened as part of the Open House weekend and we served teas during the Pride marches, both events providing opportunities for outreach. We hosted an event for 32 pupils from Notting Hill & Ealing High School.

Drop in silence resumed on Friday evenings, offering a time of quiet without any religious trappings. A number of Friends in the meeting continued to provide support to two Syrian refugees (originally sponsored under a Home Office scheme), as well as to a couple of recent arrivals from Afghanistan. Individual Friends drew on the nurture of the LM to support their individual witness, or their service with Quakers within London West Area Meeting and in the wider Yearly Meeting.

Elders and Pastoral Friends met regularly and supported the LM alongside various other committees. It is becoming increasingly difficult, particularly with the effects of the pandemic, to find sufficient Friends to serve in all the roles needed in a busy central London Meeting so the LM has been pleased that Friends from the LM have continued to be part of a group developing plans for a pan London Area Meeting. Several Friends have had to continue in particular roles beyond the two three-year terms normally considered to be the maximum: we are grateful to them.

Many old hirers have returned to the Meeting House during the year and it is gradually becoming busier as the West End of London comes to life again. The Premises Committee recognises the need to increase income further and has been busy trying to maintain the building and make it welcoming to Quakers and other users.

Collections are made for Quaker work (locally, across the Area Meeting, nationally and internationally), and once each month for the Westminster Food bank. Although a number of Friends give to Quaker work through standing orders, making weekly collections became more difficult during the pandemic and has not yet fully recovered. We hope that Friends will increasingly give online or using a QR, or make a commitment to regular giving.

4.6 **London West Arca Meeting (LWAM)**

The Area Meeting serves as the main body responsible for the proper conduct and oversight of church affairs for Quakers within an area that stretches outwards in a triangle from Westminster as far west as the M25. The Area Meeting's overarching role is to develop and support the community of Friends attached to its seven constituent local Quaker meetings in this part of London.

Area Meeting met in session for business six times in 2022. The first two meetings were held online but in May Quakers were pleased to be able to commence blended meetings, with some meeting in person and others online. Between 30 and 40 Friends usually took part on each occasion. All Quakers who are recorded as being members of LWAQM are entitled (and encouraged) to take part in our business meetings. Attenders (those who attend Local Quaker Meetings regularly, but without being registered as members of the Society) are welcome to attend provided they have sought permission from the Area Meeting Clerk in advance, which is normally granted.

Quakers have no paid clergy. An appointed Clerk is responsible for the conduct of our business Meetings, which are held in a spirit of worship. These meetings provide an opportunity to consider issues and concerns brought by local meetings for wider discernment, as well as to hear reports from central committees and other Quaker organisations. The Area Meeting appoints those responsible for providing pastoral care to Friends, and appoints others to act as Elders to foster the spiritual life of our meetings. Friends are also appointed to serve on the various bodies that ensure proper governance and right stewardship of the wider Religious Society of Friends. The meeting considers the Area Meeting's annual budget, and the narrative and financial reports prepared by trustees for the Charity Commission.

Since 2019, each of our business meetings has enabled Friends to explore a different "topic" which have special relevance to our faith. In 2022 we considered: Let our lives speak, Spiritual renewal, Building Quaker communities that respond to challenges and put faith into action, Responding to refugees and asylum seekers, support for Ukrainian refugees and Modern day slavery.

4.7 Sustainability throughout the Area Meeting and its Activities

Regular maintenance of all our meeting houses is undertaken by London Quaker Property Trust (LQPT). LQPT has continued to focus on physical measures to reduce energy consumption and has negotiated special tariffs for meeting houses in London with a sustainable energy company. Where possible in our local meeting houses roof space insulation and window double glazing have been provided. Recycling of waste materials depends upon the policies of the local borough where individual meeting houses are situated; individual meetings strive as best they can to recycle and consume ethically.

5. Financial review

5.1 Annual Accounts for 2021

London West AQM's Total Funds (including those of its constituent Local Meetings) decreased during the year from £1,930,926 at 1st January 2022 to £1,031,697 at 31st December 2022 with no Local Meeting accounts in deficit.

This was primarily because the very large legacy received in 2021 was distributed in 2022. Harrow LQM, which received the legacy, decided that it had sufficient resources to meet the meeting's own needs already, and that therefore the legacy should be distributed to Quaker causes and other causes connected with the legator. £450,000 was given to Britain Yearly Meeting to fund a development worker and youth worker in London, £150,000 to Quaker Social Action, £75,000 to Woodbrooke, £15,000 to the Peace Pledge Union, £20,000 to the Peace Museum, £50,000 to Campaign against the Arms Trade, and £5,000 to the Rona Trust.

In addition the area meeting funded a position of Hammersmith Development Manager from reserves. The aim of this post is to increase hirings at the new Hammersmith Meeting House, both to increase income to fund building expenses, and to benefit the local community.

Unrealised losses on investments amounted to £119,839 (2021 gain £78,775). The overall movement in funds was a decrease of £ 899,232 (2021 increase of £799,234).

The funds were made up of £750,156 unrestricted (of which £492,004 was designated for particular purposes), £165,213 restricted and £116,325 endowment funds (in 2021 £1,624,654 unrestricted, £171,260 restricted and £135,012 endowment funds).

5.2 Principal funding sources

Income largely comes from Friends in membership of the Religious Society and Attenders who are encouraged to contribute money to support the Area Meeting, its concerns and its business, but only at a level at which individuals can afford.

Voluntary donations, excluding legacies, of this nature in 2022 total £81,936 (2021 £85,040) and there was an income from legacies of £50,544 (2021 £745,394). The income from legacies remained higher than is normally expected as a further amount was received from the large legacy received in 2021.

The Area Meeting itself has income from investments but the majority of investments are held by Local Meetings. Income from investments for 2022 amounted to £10,734 (2021 £7,772).

London West AQM's funds are largely unrestricted though there are some restricted funds and endowment funds, mostly acquired as legacies over many years and connected to the maintenance and support of specific meeting houses, including the replacement of Hammersmith Meeting House, whose building fund (restricted) at the year-end stood at £145,273 (£153,199 at end 2021).

In 2022 the Area Meeting continued its lead sponsorship for the West End Welcome Project, initiated by Westminster LM with the American International Church and the Bloomsbury Baptist Church. Funds raised are held in a restricted fund which had a balance of £3,225 at the end of 2022 (£5,395 in 2021). These funds, raised from donations, are being used towards the expenses of the refugee Syrian family who arrived in 2021.

5.3 How LWAQM's direct expenditure has supported the Area Meeting's objectives

Apart from passing on quota contributions from local meetings to London Quakers Property Trust for the upkeep of all Quaker meeting houses London-wide, London West's direct expenditure in 2020 continued to consist mainly of sending Friends and Attenders, including children, to conferences, training courses and other Quaker events. Area meeting also funded the Hammersmith Development

Manager post. A breakdown of AM income and expenditure is included at notes 2 and 3 of the accounts.

5.4 Reserves policy

Trustees are mindful that, as a charity, their funds should be used to meet their charitable objectives, rather than hold funds in the longer term. However, they believe that they need to hold reserves in longer term to ensure the sustainability of the Area Meeting and the wider Quaker community in the long term. They are aware that many Friends today have less capacity to contribute to the upkeep of Meeting Houses and other Quaker activities and they are fortunate to hold reserves which have built up often from generous legacies from previous generations of Quakers. However the Trustees recognise the need to balance short term need to use the funds to support Quaker activities and the longer term needs for sustainability of the Area Meeting and will continue to keep this under review.

Within this overall policy, each Local Meeting has determined its own reserves policy as they have delegated authority to hold and manage a high proportion of the AM's funds.

Brentford & Isleworth

The Meeting aims to keep unrestricted free reserves of about £25,000 which represents about 2 years of regular local expenditure. It also holds a designated reserve arising from a legacy for a special purpose.

Ealing

Ealing Meeting's money is used to further Quaker work and sustain the life of the meeting. The LM finds it prudent to keep a level of reserves to deal with unexpected fluctuations in income and liabilities between six months' and one year's anticipated expenditure.

Hammersmith

Hammersmith Friends have a policy of retaining reserves in anticipation of expenditure related to the new Meeting House. They continue to support relevant charitable giving on a case by case basis.

Harrow

When Harrow's reserves policy was established, £100,000 was 'earmarked' for dispersal to such Quaker and other causes as the Meeting itself discerns over the next 10 years. The remaining £30,000+ is to be held for future 'closure' or other demands. This policy has been followed since the policy was established with the sum 'earmarked' for dispersal falling to slightly under £40,000 by the end of 2022.

Staines & Egham

As a small local Meeting, Staines and Egham consider that they need to hold the current level of reserves in case of any emergencies which would not be met from centrally held funds.

Uxbridge

Uxbridge's expenditure frequently exceeds their income from Ffriends (members) so they rely on legacy/reserve funds for ongoing survival. All their legacies have been left to Uxbridge Local Meeting.. It is intended to keep reserves for ongoing regular costs as a LM, some for the spiritual well-being of the LM, including grants to local Friends for study etc., some for Meeting House upkeep, and some for local charities/worthy causes and Quaker organizations.

Westminster

Westminster currently holds three types of reserves: endowment, designated funds and general reserves, which have benefitted in recent years from unrealised gains in the value of investments. The endowment fund is the Douglas and Doris Lee Memorial Fund. Under the terms of the endowment, the income generated by the capital is used to help international friendship and peace. Designated funds are legacies received where a particular purpose was specified. The majority of designated funds have been received since 2010. A further legacy was allocated for spending on the Westminster Meeting House premises and Friends have agreed to draw down on this to make certain improvements including to equipment for holding blended meetings. With regards to general funds, they benefit from receiving all the income from investments and bank interest so a practice has been established of not asking Friends for direct contributions to the running of the local meeting. As a result, a large proportion of "where most needed" contributions go direct to BYM.

London West Area Quaker Meeting

London West AQM itself aims to maintain a reserve equivalent to one-year's expenditure (inclusive of the levy payable to the London Quaker Property Trust) which is kept to enable it to meet Area Meeting's financial needs in the short term.

5.5 Investment Policy

London West AQM subscribes to the principles of investing in a socially, environmentally and ethically sound manner and retains Rathbone Greenbank Investment Management Ltd as its investment broker to invest funds held by Westminster Local Meeting. The Trustees maintain a small working group to review the AM's investments.

6 Key Plans for the Future

6.1 Hammersmith Friends' Meeting House Redevelopment Project

This project, begun in 2008, finally reached completion in 2020, but occupation and development of the use of the building was hampered by the Covid-19 pandemic. The Trustees agreed to fund a post to develop use of the building. This was slower than expected during 2022 due to the ongoing effect of the pandemic. In 2023 the Trustees agreed to continue to fund 50% of the costs of the post, the remainder being funded by LQPT. A business plan has been drawn up to significantly increase the use of the building for community purposes and to increase income.

6.2 Pan London Area Quaker Meeting

Quakers across London have been considering the desirability of creating a London-Wide charitable Area Meeting to take over the critical administrative, financial and legal responsibilities of running all the seven currently constituted London Quaker AMs. Some AMs in London have found it increasingly difficult to find volunteers who would act as trustees, especially in an environment where these responsibilities become ever more onerous.

In 2022 these discussions progressed and Friends from London West AQM were heavily involved in developing proposals. After the year end the area meeting agreed in principle that it would join a London Area Meeting, expected to begin its work in 2025.

7. Public Benefit Statement

In pursuance of the Charity Commission's guidance on public benefit, the Trustees of London West Area Quaker Meeting confirm that they have had regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which that guidance is relevant.

8. The Reporting of Serious Incidents

Pursuant to the Charity Commissioners' guidance on reporting serious incidents, the Trustees of London West Area Quaker Meeting declare that, during the reporting year 1 January 2022 – 31 December 2022, there were no serious incidents which they failed to bring to the Commissioners' attention.

9 Safeguarding

Our Area Meeting has in place an appropriate safeguarding policy. One ongoing risk is being managed. One trustee is appointed as Safeguarding Coordinator.

10 Acknowledgements

The trustees acknowledge with gratitude those Friends whose contributions made this annual report possible and whose work and upholding sustained the Area Meeting throughout 2022.

This report and the attached accounts were approved by the trustees on 25 September 2023 and the clerk was authorized to sign them.

Jane Dawson, Clerk

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2022
SOFA

	Note	2022 Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL £
Incoming Resources					
Income from donations		81,936			81,936
Income from legacies		50,544			50,544
Investment income		8,986	293	1,455	10,734
Income from Quaker activities		92			
					0
Total incoming resources	2	141,558	293	1,455	143,306
Resources Expended					
Charitable Activities	3	(907,030)	(14,618)	(1,051)	(922,699)
Other					
Total Resources Expended		(915,245)	(6,403)	(1,051)	(922,699)
Net (outgoing) incoming resources before transfers		(773,687)	(6,110)	404	(779,393)
Transfers b Unrea	8	6	63	(69)	0
Net incoming (outgoing) Resources		(773,681)	(6,047)	335	(779,393)
Recognised gains (losses) on investment assets		(100,817)		(19,022)	(119,839)
Net Movement in Funds		(874,498)	(6,047)	(18,687)	(899,232)
Balance b/f at 1 January 2022		1,624,654	171,260	135,012	1,930,926
Balance c/f at 31 December 2022		750,156	165,213	116,325	1,031,694

	2021 *Unrestricted funds* *£*	*Restricted funds* *£*	*Endowment funds* *£*	*TOTAL* *£*
Incoming Resources				
Income from donations	*85,040*	*1,700*		*86,740*
Income from legacies	*745,394*			*745,394*
Investment income	*6,716*	*3*	*1,053*	*7,772*
Income from Quaker activities	*0*			
Other	*14*			*14*
Total incoming resources	*837,164*	*1,703*	*1,053*	*839,919*
Resources Expended				
Charitable Activities	*(112,240)*	*(6,083)*	*(1,138)*	*(119,461)*
Other				
Total Resources Expended	*(112,240)*	*(6,083)*	*(1,138)*	*(119,461)*
Net incoming (outgoing) resources before transfers	*724,924*	*(4,380)*	*(85)*	*720,458*
Transfers between funds	*0*	*2*	*(2)*	*0*
Net incoming (outgoing) Resources	*724,924*	*(4,378)*	*(87)*	*720,458*
Recognised gains (losses) on investment assets	*66,423*	*0*	*12,352*	*78,775*
Net Movement in Funds	*791,347*	*(4,378)*	*12,265*	*799,234*
Balance b/f at 1.1.21	*833,307*	*175,638*	*122,747*	*1,131,692*
Balance c/f at 31.12.21	*1,624,654*	*171,260*	*135,012*	*1,930,926*

All income and expenditure derives from continuing activities. The Statement of Financial Activites includes all gains and losses recognised in the year.

The notes form part of these financial statements

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2022

BALANCE SHEET 2022

	see note	2022	2021
FIXED ASSETS			
Investments	9	622,521	742,318
Land	10	8,500	8,500
		631,021	750,818
CURRENT ASSETS			
Debtors	4	8,571	14,131
Cash at bank and in hand	4	446,941	1,188,858
		455,512	1,202,989
CURRENT LIABILITIES			
Creditors Due within One Year	4	(54,559)	(22,201)
Net Current Assets		400,953	1,180,788
Creditors Due after One Year	4	(280)	(680)
NET ASSETS		1,031,694	1,930,926
FUNDS	8		
Unrestricted general	4	266,367	295,524
Unrestricted designated	4	492,004	1,329,130
Unrestricted total		758,371	1,624,654
Restricted	4	156,998	171,260
Endowment	4	116,325	135,012
TOTAL FUNDS		1,031,694	1,930,926

Approved by London West Area Meeting Trustees on

and signed on its behalf by

Jane Dawson, Clerk

The notes form part of these financial statements

Note 1 Accounting polices

a) Statutory information
London West Area Quaker Meeting is an unincorporated charity registered with the Charity Commission,.

b) Basis of preparation

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention. The financial statements are presented in sterling which is the functional currency of the charity.

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

c) Scope
The accounts reflect the activities of the London West Area Quaker Meeting itself together with the consolidated results of the Local Meetings within the area.

d) Debtors and Creditors

Accruals and prepayments have been included in the income and expenditure where in the opinion of the Trustees the amounts are significant and their inclusion will give greater clarity to the financial statements

e) Investments
Investments are valued at market value at the Balance Sheet date. Realised gains and/or losses on investments are recognised when the investment is sold. Unrealised gains and/or losses are accounted for on revaluation at the Balance sheet date.

f) Fund accounting

Restricted funds are funds which must be used for the specific purposes laid down by the donors. Restricted funds held are the Hammersmith Building Fund from an appeal towards the cost of their new Meeting House. West End Welcome fund is towards the joint project with the American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme.

Unrestricted funds are donations and other incoming resources received or generated may be used for the furtherance of the charitable purposes.

Unrestricted funds include designated funds which the trustees have, at their discretion, set aside for particular purposes. Brentford &Isleworth holds funds set aside towards the up keep and improvement of its Meeting House. Brentford &Isleworth LM also holds funds towards a new local chapter of London Citizens. Staines & Egham hold funds for spiritual and educational life of the meeting. The Westminster's Bequest Fund is held towards the up keep and improvement of its Meeting House.

The capital on endowment funds are to be preserved, with the income only to be expended in the year. AM holds a General Purposes Endowment fund for the furtherance of the area Meeting, and a Six Weeks Meeting Fund for the maintenance of places of worship and the relief of poor Friends. Westminster holds the Douglas and Doris Lee Memorial Fund for the furtherance of International Friendship and Peace.

g) Expenditure and irrecoverable VAT.
Grants and donations are accounted for when paid or agreed if a binding obligation is created. Costs directly related to the work of the meeting are accounted for when payable.
Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred

h) Incoming resources
Donations and gifts are recognised when the meeting has entitlement; the amount can be measured reliably or has received by or on behalf of the meeting.
Grants and legacies are accounted for when the meeting is notified of its legal entitlement and the amount due is quantifiable.

i) Pensions
The Meeting makes contributions to a pension scheme for its eligible employees, which are included in the accounts when they become payable and are allocated to the related staff costs.

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2022

Note 2 Analysis of income

	UNRESTRICTED INCOME 2022									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	LM Totals 2022	AM	TOTAL 2022
	£	£	£	£	£	£	£	£	£	£
UNRESTRICTED FUNDS										
Incoming Resources										
Income from donations	7,612	11,225	4,927	16,512	2,826	3,747	34,309	81,158	778	81,936
Income from legacies				49,544		1,000		50,544		50,544
Investment income	1,033	9		450	42	24	7,112	8,670	316	8,986
Income form Quaker activites	40					52		92		92
								0		0
Total incoming resources	**8,685**	**11,234**	**4,927**	**66,506**	**2,868**	**4,823**	**41,421**	**140,464**	**1,094**	**141,558**

	RESTRICTED INCOME 2022			ENDOWMENT INCOME 2022			
	Hammer-smith Building Fund	West End Welcome	TOTAL	AM General Purposes Fund	AM "Six Weeks Meeting" fund	Westminster	TOTAL
Income							
Income from grants and donations			-				
Income from legacies							
Investment income	289	4	293	6	63	1,386	1,455
Income from Quaker activies							
Other income							
Total Incoming Resources	**289**	**4**	293	**6**	**63**	**1,386**	**1,455**

Hammersmith Building Fund is from an appeal towards the cost of their new Meeting House.

West End Welcome is a restricted fund set up to fund the joint project between Westminster LM, The American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme

AM General Purposes Fund is held for the furtherance of the Area Meeting

AM "Six Weeks Meeting" Fund is for the provision and maintenance of places of worship and relief of poor Friends

Westminster's Douglas and Doris Lee Memorial Fund is held for the furtherance of International Friendship and Peace.

PREVIOUS YEAR	*UNRESTRICTED INCOME 2021*								
	Brentford& Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminster*	*Area Meeting*	*TOTAL*
	£	£	£	£	£	£	£		
Income									
Income from donations	*8,316*	*9,707*	*7,430*	*16,125*	*3,112*	*5,264*	*34,702*	*384*	*85,040*
Income from legacies	*200*			*745,194*				*0*	*745,394*
Investment income	*924*	*7*		*92*	*0*		*5,612*	*81*	*6,716*
Income from Quaker activies								*0*	*0*
Other income							*14*	*0*	*14*
Total Incoming Resources	***9,440***	***9,714***	***7,430***	***761,411***	***3,112***	***5,264***	***40,328***	***465***	***837,164***

	RESTRICTED INCOME 2021			*ENDOWMENT INCOME 2021*			
	Hammer-smith Building Fund	*West End Welcome*	*TOTAL*	*AM General Purposes Fund*	*AM "Six Weeks Meeting" fund*	*West minster*	*TOTAL*
Income							
Income from donations		*1,700*	*1,700*				
Income from legacies							
Investment income	*3*		*3*	*0*	*2*	*1,051*	*1,053*
Income from Quaker activies							
Other income							
Total Incoming Resources	***3***	***1,700***	***1,703***	***0***	***2***	***1,051***	***1,053***

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2022

Note 3 Detail of Expenditure

	Unrestricted Expenditure 2022									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminste	LocaL meeting totals	Area Meeting	TOTAL
Charitable Activities										
LQPT Quota									47,569	47,569
AM Gathering									-	
Conferences and training		580	95	19		150		844	2,379	3,223
Meeting expenses	4,058	132	307	1,989	409	986	8,736	16,617	3,196	19,813
Expenditure on premises not LQPT		16	115		85	100	3,833	4,149	18,493	22,642
Donations made										
Britain yearly Meeting		3,000		450,000			15,000	468,000	-	468,000
Other Quaker causes		35		231,050		100	8,300	239,485	500	239,985
Non Quaker causes	531	10	70	100,595			3,298	104,504		104,504
Governance costs										
Independent Examination								-	1,140	1,140
Other						66	88	154		154
Charitable activities TOTAL	**4,589**	**3,773**	**587**	**783,653**	**494**	**1,402**	**39,255**	**833,753**	**73,277**	**907,030**

	RESTRICTED EXPENDITURE									ENDOWMENT EXPENDITURE	
	2022				*2021*					2022	*2021*
	AM SWM Fund	AM WE Welcome	Hamm Building Fund	total	*AM SWM Fund*	*AM WE Welcome*	*Hamm Building Fund*	*total*		West minster	*West minster*
Expenditure on project	4,229	2,174	8,215	14,618	*2,397*	*3,518*	*168*	*6,083*	Donation to Britain Yearly Meeting	1,051	*1,138*
Charitable activities TOTAL	**4,229**	**2,174**	**8,215**	**14,618**	***2,397***	***3,518***	***168***	***6,083***	**Charitable Activities Total**	***1,051***	***1,138***

	Unrestricted Expenditure 2020									
	Brentford& Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminste*	*Totals 2020*	*Area Meeting*	*TOTAL*
Charitable activities										
LQPT Quota									*45,312*	*45,312*
AM Gathering										*0*
Conferences and training									-	*0*
Professional advice/examiners fee				*130*				*130*	*570*	*700*
Meeting expenses	*4,574*	*474*	*560*	*568*	*721*	*737*	*7,386*	*15,020*	*1,996*	*17,015*
Expenditure on premises not LQPT	*589*	*546*	*581*	*933*			*1,237*	*3,885*		*3,885*
Donations made										
Britain yearly Meeting	*5,000*	*1,600*	*1,500*	*10,000*			*10,000*	*28,100*		*28,100*
Other Quaker causes		*70*		*6,750*			*1,300*	*8,120*	*600*	*8,720*
Non Quaker causes	*500*	*10*	*70*	*2,778*			*3,210*	*6,568*		*6,568*
Governance costs										
Independent Examination							*600*	*600*	*1,140*	*1,740*
Other		*97*					*102*	*199*		*199*
Charitable activities TOTAL	*10,663*	*2,797*	*2,710*	*21,160*	*721*	*737*	*23,835*	*62,622*	*49,618*	*112,240*

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2022

Note 4 Details of the Balance sheets of Local Meetings and the Area Meeting

CURRENT YEAR	2022										
	Brentford &Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Local Meeting Total	Area Meeting	Jordans Burial Ground	TOTAL
	£	£	£	£	£	£	£	£	£	£	£
FIXED ASSETS											
Investments	27,072				4,275		575,245	606,592	15,929		622,521
Land										8,500	8,500
	27,072	0	0	0	4,275	0	575,245	606,592	15,929	8,500	631,021
CURRENT ASSETS											
Debtors	0	1,821	1,603	2,997	1,945	0	205	8,571	0		8,571
Cash	7,125	19,201	152,619	102,498	8,858	42,738	21,615	354,654	92,288		446,942
	7,125	21,022	154,222	105,495	10,803	42,738	21,820	363,225	92,288		455,513
CURRENT LIABILITIES											
Creditors Due within One Year	(3,794)	(2,730)	(480)	(4,980)	(800)	(9,431)	(5,205)	(27,420)	(27,140)		(54,560)
Net Current Assets	3,331	18,292	153,742	100,515	10,003	33,307	16,615	335,805	65,148		400,953
Creditors Due after One Year		(280)						(280)			(280)
Net Assets	30,403	18,012	153,742	100,515	14,278	33,307	591,860	942,117	81,077	8,500	1,031,694
FUNDS											
Unrestricted- general	403	18,012	8,469	70,777	8,156	33,307	67,180	206,304	60,063		266,367
Unrestricted - designated	30,000			29,738	6,122		426,144	492,004			492,004
Unrestricted - total	30,403	18,012	8,469	100,515	14,278	33,307	493,324	698,308	60,063		758,371
Restricted			145,273					145,273	3,225	8,500	156,998
Endowment							98,536	98,536	17,789		116,325
Total Funds	30,403	18,012	153,742	100,515	14,278	33,307	591,860	942,117	81,077	8,500	1,031,694

For details of the designated, restricted and endowment funds, see note 8

PREVIOUS YEAR	2021										
	Brentford &Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminster*	***Local Meeting Totals***	*Area Meeting*	*Jordans Burial Ground*	*TOTAL*
FIXED ASSETS											
Investments	*30,725*				*4,234*		*687,138*	*722,097*	*20,222*		*742,318*
Land										*8,500*	*8,500*
	30,725				*4,234*		*687,138*	*722,097*	*20,222*	*8,500*	*750,818*
CURRENT ASSETS											
Debtors	*1,200*	*1,741*	*3,245*	*3,030*	*1,311*	*3,399*	*205*	*14,131*	-		*14,131*
Cash	*5,797*	*20,850*	*161,039*	*827,316*	*7,160*	*32,684*	*41,007*	*1,095,853*	*93,004*		*1,188,858*
	6,997	*22,591*	*164,285*	*830,346*	*8,470*	*36,083*	*41,212*	*1,109,984*	*93,004*		*1,202,989*
CURRENT LIABILITIES											
Creditors Due within One Year	*2,145*	*4,235*	-	*5,337*	*800*	*1,217*	*5,600*	*19,335*	*2,866*		*22,201*
Net Current Assets	*4,852*	*18,356*	*164,285*	*825,009*	*7,670*	*34,866*	*35,612*	*1,090,649*	*90,139*		*1,180,788*
Creditors Due after One Year		*230*	*450*					*680*			*680*
Net Assets	*35,576*	*18,126*	*163,835*	*825,009*	*11,904*	*34,866*	*722,750*	*1,812,066*	*110,361*	*8,500*	*1,930,926*
FUNDS											
Unrestricted- general	5,076	18,126	10,636	79,815	5,667	34,866	58,328	212,515	83,011		295,525
Unrestricted - designated	30,500			745,194	6,237		547,199	1,329,129			1,329,129
Unrestricted - total	35,576	18,126	10,636	825,009	11,904	34,866	605,527	1,541,644	83,011		1,624,655
Restricted			153,199					153,199	9,561	8,500	171,260
Endowment							117,223	117,223	17,789		135,012
Total Funds	35,576	18,126	163,835	825,009	11,904	34,866	722,750	1,812,066	110,361	8,500	1,930,926

Note 5 Net rents paid to London Quakers Property Trust by Local Meetings 2022

	2022							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	2022 Totals
Hires and other income	**24,149**	**25,634**	**5,800**	**24,143**	**2,078**	**43,521**	**117,810**	**243,135**
Expenses								
Salaries/fees		3,959					18,306	**22,265**
Caretakers remuneration				4,958				**4,958**
Cleaning		5,081	988	2,891	659	1,783	15,240	**26,642**
Repairs & Maintenance	783	461	1504	657	1,520	1,360	4,124	**10,409**
Equipment renewals	1,525	228	285		16		2,895	**4,949**
Annual test and servicing	367	161	556		345			**1,429**
Garden costs	5,000	1,204	75		720	1,252	79	**8,330**
Waste collection		692			57		856	**1,605**
Electricity	1,101	617	2,716	1,111	1,223	1,434	7,085	**15,287**
Gas	1,973	1,007	32	1,440	490	3,586	3,076	**11,604**
Water	128	163	601		359	230		**1,481**
Print & Stationery							57	**57**
Post & Telephone	978	463	1,216	168	388	421	1,808	**5,442**
Council Tax							760	**760**
Other	7,173	160		437	143		2,698	**10,611**
Total Expenses	**19,028**	**14,196**	**7,973**	**11,662**	**5,920**	**10,066**	**56,984**	**125,829**
Net rents to LQPT	**5,121**	**11,438**	**(2,173)**	**12,481**	**(3,842)**	**33,455**	**60,826**	**117,306**

PREVIOUS YEAR

	2021							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Totals
Hires and other income	**23,125**	**12,182**	**0**	**14,780**	**1,125**	**5,780**	**37,973**	**94,965**
Expenses								
Salary/wage costs		3,207					10,678	**13,885**
Caretakers remuneration				4,783			13,549	**18,332**
Cleaning	664	3,768	1,059	2,262	402	956		**9,112**
Repairs & Maintenance	982	422		1,031	247		3,692	**6,374**
Equipment renewals	780	16					917	**1,713**
Annual test and servicing	772	305	220		65	656		**2,018**
Garden costs	5,011	1,502	692		1,070	2,025		**10,300**
Waste collection		676			57		335	**1,068**
Elecrticity	947	236	822	330	553	796	1,091	**4,775**
Gas	1,448	1,517	244	1,720	396	3,986	4,041	**13,352**
Water	86	94	265		352	221	455	**1,473**
Print & Stationery		573					247	**820**
Post & Telephone	1,037		1,318	165	391	450	1,147	**4,508**
Council Tax							552	**552**
Other	6,926	81	-84	107			1,715	**8,745**
Total Expenses	**18,653**	**12,397**	**4,536**	**10,398**	**3,533**	**9,091**	**38,419**	**97,027**
Net rents to LQPT	**4,472**	**-215**	**-4,536**	**4,382**	**-2,408**	**-3,311**	**-446**	**-2,062**

Note 6 Staff cost and Trustees renumeration and expenses

Staff costs:	**2022**	***2021***
Salaries & Wages	9285	*13,166*
Socal Security Costs	1,827	*1,858*
Employers contribtution to pension scheme	913	*1,100*
TOTAL	12,025	*16,124*

No employee received total employee benefits (excluding employer pension costs) of more than £60,000
The average number of employees during the year was 2 (2021 2)

No Charity Trustee received any renumeration or other benefit from the charity or payment of expenses during during the year (2021: Nil)
No remuneration was paid to key management personnel during the current or previous year.

Note 7 Related Party Transactions

There are no related party transactions to disclose for 2022 (2021 none)
There are no donations from related parties which are outside the normal course of business or given with conditions

Note 8 Movement in Funds

	2022						2021					
	At start of year	income	gains	Expend /losses	Transfers	End of year	At start of year	Income	Gains	Expend /losses	Trans	End of year
Endowment Funds												
AM General Purposes	1,645	6			(6)	1,645	1,645					1,645
AM "Six Weeks Meeting" Fund	16,144	63			(63)	16,144	16,144	2			(2)	16,144
Westminster D &D Lee Memorial Fund	117,223	1,386	(19,022)	(1,051)		98,536	104,958	1,051	12,352	(1,138)		117,223
TOTAL endowment funds	**135,012**	**1,455**	**(19,022)**	**(1,051)**	**(69)**	**116,325**	**122,747**	**1,053**	**12,352**	**(1,138)**	**(2)**	**135,012**
Restricted Funds												
AM "Six weeks Meeting fund" Income	4,166			(4,229)	63	0	6,561			(2,397)	2	4,166
Hammersmith Building Fund	153,199	289		(8,215)		145,273	153,364	3		(168)		153,199
West End Welcome	5,395	4		(2,174)		3,225	7,213	1,700		(3,518)		5,395
Jordan's Burial Ground	8,500					8,500	8,500					8,500
TOTAL Restricted Funds	**171,260**	**293**		**(14,618)**	**63**	**156,998**	**175,638**	**1,703**		**(6,083)**	**2**	**171,260**
Unrestricted Funds												
Designated Fund												
B&I Meeting House	25,000					25,000	25,000					25,000
B&I towards a new local chapter of London Citizens	500			(500)		0	1,000			(500)		500
B&I legacy	5,000					5,000	5,000					5,000
S&E towards Spiritual and educational development of the Meeting	6,237			(115)		6,122	6,718			(481)		6,237
Westminster Bequest Fund	547,199		(92,871)	(28,184)		426,144	489,911		60,305	(3,017)		547,199
Harrow David Crick legacy to be passed on	745,194	49,544		(765,000)		29,738		745,194				745,194
Total Designated funds	**1,329,130**	**49,544**	**(92,871)**	**(793,799)**		**492,004**	**527,629**	**745,194**	**60,305**	**(3,998)**		**1,329,130**
General Fund	**295,524**	92,014	**(7,946)**	**(113,231)**	**6**	**266,367**	**305,678**	**91,970**	**6,118**	**(108,242)**	**0**	**295,524**
TO**TAL Unrestricted**	**1,624,654**	**141,558**	**(100,817)**	**(907,030)**	**6**	**758,371**	**833,307**	**837,164**	**66,423**	**(112,240)**	**0**	**1,624,654**
TOTAL FUNDS	**1,930,926**	**143,306**	**(119,839)**	**(922,699)**	**0**	**1,031,694**	**1,131,692**	**839,920**	**78,775**	**(119,461)**	**0**	**1,930,926**

Note 9 Investments

		2022		2021	
Investments (all Westminster held by except*)					
Cash held at Rathbones		49,988		16,386	
British Government stock		35,314		19,723	
Overseas Govt Bonds		10,192		12,858	
High Quality Investment Grade					
	NN Investment Partners (LUX)	10,774			
	Total Liquidity		**106,268**		**48,967**
Equity-type risk					
	CT UK ICVC Responsible Stg Corp Bond 2	11,308			
	BMO INV Funds UK Responsible Stlg Corp Bd 1 inc			14,080	
	Rathbone Unit Trust Ethical Bond S Inc	14,862		18,651	
	Royal London Unit Trust Ethical Bond Z inc	15,293		19,040	
	Lombard ODIER Gbl Climate Bd Syst Hgd	11,388			
	Mirova Funds Global Green Bd HSIA	7,796		9,600	
	Fixed income total		**60,647**		**61,371**
	CIVITAS Social Housing PLC	2,209			
	Home REIT Ethical Equity B	2,131		7,280	
	ABRDN OEIC II UK Ethical Equity Instl	42,896			
	Aegon Asset Mgt Ethical Equity B	54,367		70,073	
	CT UK ICVC V Responsible UK Inc 2	50,721		57,565	
	Edentree Inv Mgt Resp & Sust Equity B Fund	47,036			
	Aberdeen Standard Fund			54,701	
	Edentree Amity UK B inc			59,708	
	Mayfair Capital Investment Property Inc Trust for charity			10,009	
		199,360		**259,336**	
B&I*	F&C Responsible UK Income Fund (BMO)	27,072		30,725	
AM*	Eden Tree UK A Amity Income fund	15,929		20,222	
S&E*	COIF Charities Deposit	4,275		4,233	
		47,276		**55,180**	
	Uk Investment Companies total		**246,636**		**314,516**
	Nikko Asset Mgrs world Bank Green A Inc			7,740	
	Brown Advisory Funds US Sustainable Growth C Inc	33,993		77,513	
	Legg Mason Global Funds Clearbridge US Eqty Sust S	34,290			
	Liontrust Investments Ltd SF European growth	6,339		8,764	
	Stewart Investors Asia Sustainability B	2,867		28,262	
	Stewart Investors Global Sustainability B	8,426		12,753	
	Fund partners Ltd Im WHEB Sustainabilty	23,398		28,165	
	Impax Funds Environmental Mkts A	25,583		29,574	
	Janus Hernderson Investments Gbl Sustainability	28,548		33,808	
	Robecosam Smart Energy Fund			32,910	
	Schroder Investment Mgt Global Energy	7,982		7,596	
	Global Investments total		**171,426**		**267,085**
	Digital 9 Infrastructure plc	5,308		6,991	
	Foresight Sustainable	2,855		4,896	
	Civitas Social Housing PLC Ord shares			3,392	
	Greencoat UK Wind plc ord shares	5,624		10,465	
	Octopus renewables Infrastructure Trust share	10,589		11,733	
	Renewables Infrastructure Npv ord shares	4,030		12,902	
	Mayfair Capital Property Inc Trust for Charity	9,138			
	Diversifiers total		**37,544**		**50,379**
Total			**622,521**		742,318

Listed Investments		
Market value brought forward	742,318	663543
Additions at cost	42	
Disposal proceeds	0	
Unrealised gains/(losses) on revaluation	-119,839	78775
Market value carried forward	622,521	742318
Total market value of investments (as detailed above)		£742,318
Historical cost carried forward	£411,226	£411,226

Note 10 Jordans Burial Ground

Jordans Burial Ground is owned jointly by London West Quaker Area Meeting and North West Quaker Area Meeting. The land was measured at fair value during 2017 at £17,000 and one half of this value is consolidated in these accounts.
LWAQM, NWLAQM and Chilterns Area Meeting contribute to the cost of upkeep of the Burial Ground which is managed by a Committee nominated by the 3 Area Meetings

STATEMENT OF FINANCIAL ACTIVITIES

	2022	2021
INCOME		
Area Meeting Contributions	2,900	2,250
Donations	710	1,100
Dividends	266	262
Maintenance fees	0	100
Digging Fees	625	355
Headstones	6,144	3,093
	10,645	**7,160**
EXPENDITURE		
Upkeep of Burial Ground	3,170	4,548
Digging fees	625	355
Headstones	6,144	3,093
Paths and Landscaping	0	0
Sundries	0	0
Bad debt	0	3
	9,939	**7,999**
BALANCE SHEET	**2022**	**2021**
Net incoming resources	706	(839)
Unrealised gains on investments	(1,210)	1,156
NET MOVEMENT IN FUNDS	(504)	317
BALANCE BROUGHT FORWARD	12,010	11,693
BALANCE CARRIED FORWARD	**11,506**	**12,010**
HELD AS		
COIF Charities Ethical investment Fund	8,529	9,739
Cash at Bank	1,827	2,171
Debtors	1,150	100
Creditors	0	0
	11,506	**12,010**

LONDON WEST AREA QUAKER MEETING

England & Wales - Charity number 1134215

Accounts

	Note	2021 Unrestricted funds	2021 Restricted funds	2021 Endowment funds	2021 TOTAL	2020 Unrestricted funds	2020 Restricted funds	2020 Endowment funds	2020 TOTAL
Incoming Resources									
Income from donations		85,040	1,700		86,740	80,941	5,177		86,117
Income from legacies		745,394			745,394	6,000			6,000
Investment income		6,716	4	1,053	7,772	8,017	78	1,152	9,247
Income from Quaker activities		0				0			
Other		14			14				
Total incoming resources	2	837,164	1,704	1,053	839,920	94,958	5,254	1,152	101,364
Resources Expended									
Charitable Activities	3	112,240	6,083	1,138	119,461	131,531	12,120	1,324	144,976
Other									
Total Resources Expended		112,240	6,083	1,138	119,461	131,531	12,120	1,324	144,976
Net incoming (outgoing) resources before transfers		724,924	(4,380)	(85)	720,459	(36,573)	(6,866)	(172)	(43,611)
Transfers between funds	8	0	2	(2)	0	1	13	(14)	0
Net incoming (outgoing) Resources		724,924	(4,378)	(87)	720,459	(36,572)	(6,853)	(186)	(43,611)
Recognised gains (losses) on investment assets		66,423		12,352	78,775	24,222	0	6,113	30,335
Net Movement in Funds		791,347	(4,378)	12,265	799,235	(12,350)	(6,853)	5,927	(13,276)
Balance b/f at 1.1.21		833,307	175,638	122,747	1,131,692	845,657	182,491	116,820	1,144,968
Balance c/f at 31.12.21		1,624,655	171,260	135,012	1,930,926	833,307.11	175,637.90	122,746.91	1,131,692

All income and expenditure derives from contuing activities. The Statement of Financial Activites includes all gains and losses recognised in the year.

The notes form part of these financial statements

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2021

BALANCE SHEET 2021

	see note	2021	2020
FIXED ASSETS			
Investments	9	742,318	663,542
Land	10	8,500	8,500
		750,818	672,042
CURRENT ASSETS			
Debtors	4	14,131	19,291
Cash at bank and in hand	4	1,188,858	468,054
		1,202,989	487,346
CURRENT LIABILITIES			
Creditors Due within One Year	4	22,201	27,476
Net Current Assets		1,180,788	459,869
Creditors Due after One Year	4	680	220
NET ASSETS		1,930,926	1,131,692
FUNDS	8		
Unrestricted general	4	295,525	305,679
Unrestricted designated	4	1,329,129	527,629
Unrestricted total		1,624,654	833,307
Restricted	4	171,260	175,638
Endowment	4	135,012	122,747
TOTAL FUNDS		1,930,926	1,131,692

Approved by London West Area Meeting Trustees on

and signed on its behalf by

Sandra Horsfall, Clerk

The notes form part of these financial statements

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2019

Note 1 Accounting polices

a) Statutory information
London West Area Quaker Meeting is an unincorporated charity registered with the Charity Commission,.

b) Basis of preparation
The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention. The financial statements are presented in sterling which is the functional currency of the charity.

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

c) Scope
The accounts reflect the activities of the London West Area Quaker Meeting itself together with the consolidated results of the Local Meetings within the area.

d) Debtors and Creditors

Accruals and prepayments have been included in the income and expenditure where in the opinion of the Trustees the amounts are significant and their inclusion will give greater clarity to the financial statements

e) Investments
Investments are valued at market value at the Balance Sheet date. Realised gains and/or losses on investments are recognised when the investment is sold. Unrealised gains and/or losses are accounted for on revaluation at the Balance sheet date.

f) Fund accounting

Restricted funds are funds which must be used for the specific purposes laid down by the donors. Restricted funds held are the Hammersmith Building Fund from an appeal towards the cost of their new Meeting House. West End Welcome fund is towards the joint project with the American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme.

Unrestricted funds are donations and other incoming resources received or generated may be used for the furtherance of the charitable purposes.

Unrestricted funds include designated funds which the trustees have, at their discretion, set aside for particular purposes. Brentford &Isleworth holds funds set aside towards the up keep and improvement of its Meeting House. Brentford &Isleworth LM also holds funds towards a new local chapter of London Citizens. Staines & Egham hold funds for spiritual and educational life of the meeting. The Westminster's Bequest Fund is held towards the up keep and improvement of its Meeting House.

The capital on endowment funds are to be preserved, with the income only be expended in the year. AM holds a General Purposes Endowment fund for the furtherance of the area Meeting, and a Six Weeks Meeting Fund for the maintenance of places of worship and the relief of poor Friends. Westminster holds the Douglas and Doris Lee Memorial Fund for the furtherance of International Friendship and Peace.

g) Expenditure and irrecoverable VAT.
Grants and donations are accounted for when paid or agreed if a binding obligation is created. Costs directly related to the work of the meeting are accounted for when payable.
Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred

h) Incoming resources
Donations and gifts are recognised when the meeting has entitlement; the amount can be measured reliably or has received by or on behalf of the meeting.
Grants and legacies are accounted for when the meeting is notified of its legal entitlement and the amount due is quantifiable.

i) Pensions
The Meeting makes contributions to a pension scheme for its eligible employee , which are included in the accounts when they become payable and are allocated to the related staff costs.

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2021

Note 2 Analysis of income

	UNRESTRICTED INCOME									
	2021									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	LM Totals 2019	AM	TOTAL
	£	£	£	£	£	£	£	£		
UNRESTRICTED FUNDS										
Incoming Resources										
Income from donations	8,316	9,707	7,430	16,125	3,112	5,265	34,702	84,656	384	85,040
Income from legacies	200			745,194				745,394		745,394
Investment income	924	7		92	0		5,612	6,635	81	6,716
Income form Quaker activites								0		0
Other							14	14		14
Total incoming resources	**9,440**	**9,714**	**7,430**	**761,411**	**3,112**	**5,265**	**40,328**	**836,699**	**465**	837,164

	RESTRICTED INCOME			ENDOWMENT INCOME			
	2021			2021			
	Hammer-smith Building Fund	West End Welcome	TOTAL	AM General Purposes Fund	AM "Six Weeks Meeting" fund	West minster	TOTAL
Income							
Income from grants and donations		1,700	1,700				
Income from legacies							
Investment income	4		4	0	2	1,051	1,053
Income from Quaker activies							
Other income							
Total Incoming Resources	**4**	**1,700**	1,704	**0**	**2**	**1,051**	**1,053**

Hammersmith Building Fund is from an appeal towards the cost of their new Meeting House.
West End Welcome is a restricted fund set up to fund the joint project between Westminster LM, The American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme

AM General Purposes Fund is held for the furtherance of the Area Meeting
AM "Six Weeks Meeting" Fund is for the provision and maintenance of places of worship and relief of poor Friends

Westminster's Douglas and Doris Lee Memorial Fund is held for the furtherance of International Friendship and Peace.

PREVIOUS YEAR	**UNRESTRICTED INCOME**								
	2020								
	Brentf ord& Islew orth	Ealing	Ham mer-smith	Harrow	Staine s &Egh am	Uxbric	Westm	Area M	TOTAL
	£	£	£	£	£	£	£		
Income									
Income from donations	8,510	11,823	8,208	15,484	2,148	6,740	26,258	656	79,826
Income from legacies	5,000				1,000			0	6,000
Investment income	965	22	17	213	12	43	6,467	279	8,017
Income from Quaker activies								0	0
Other income			1,115					0	1,115
Total Incoming Resources	**14,475**	**11,846**	**9,339**	**15,696**	**3,160**	**6,782**	**32,725**	**935**	**94,958**

	RESTRICTED INCOME			ENDOWMENT INCOME			
	2020			2020			
	Hammer-smith Building Fund	West End Welcome	TOTAL	AM General Purposes Fund	AM "Six Weeks Meeting" fund	West minster	TOTAL
Income							
Income from donations	2,250	2,927	5,177				
Income from legacies							
Investment income	78		78	1	13	1,138	1,152
Income from Quaker activies							
Other income							
Total Incoming Resources	**2,328**	**2,927**	**5,254**	**1**	**13**	**1,138**	**1,152**

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2021

Note 3 Detail of Expenditure

	Unrestricted Expenditure 2021									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminste	LocaL meeting totals	Area Meeting	TOTAL
Charitable Activities										
LQPT Quota									45,312	45,312
AM Gathering									-	
Conferences and training				130				130	570	700
Meeting expenses	4,574	474	560	568	721	737	7,386	15,020	1,996	17,015
Expenditure on premises not LQPT	589	546	581	933			1,237	3,885		3,885
Donations made										
Britain yearly Meeting	5,000	1,600	1,500	10,000			10,000	28,100		28,100
Other Quaker causes		70		6,750			1,300	8,120	600	8,720
Non Quaker causes	500	10	70	2,778			3,210	6,568		6,568
Governance costs										
Independent Examination							600	600	1,140	1,740
Other		97					102	199		199
Charitable activities TOTAL	**10,663**	**2,797**	**2,710**	**21,160**	**721**	737	**23,835**	**62,622**	**49,618**	112,240

	RESTRICTED EXPENDITURE							ENDOWMENT EXPENDITURE	
	2021				2020			2021	2020
	AM SWM Fund	AM WE Welcome	Hamm Building Fund	total	AM WE Welcome	Hamm Building Fund	total	West minster	West minster
Expenditure on project	2397	3518	168	6083	9,006	3,114	12,120	1,138	1,324
Charitable activities TOTAL	2397	3518	168	6083	**9,006**	**3,114**	**12,120**	**1,138**	**1,324**

	Donation to Britain Yearly Meeting	
Charitable Activities Total	**1,138**	**1,324**

	Unrestricted Expenditure 2020									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminste	Totals 2020	Area Meeting	TOTAL
Charitable activities										
LQPT Quota									46,248	46,248
AM Gathering									0	0
Conferences and training				1,286				1,286	557	1,842
Professional advice/examiners fee							600	**600**	1,140	1,740
Meeting expenses	1,825	763	26	407	217	193	4,921	**8,352**	1,343	9,695
Expenditure on premises not LQPT	754		398	379	73	526	1,196	**3,325**		3,325
Donations made										
Britain yearly Meeting	4,500	3,000	3,000	3,000			10,000	**23,500**	524	24,024
Other Quaker causes		400	100	6,800		25,100	2,825	**35,225**	800	36,025
Non Quaker causes	1,000	60	70	3,828			2,534	**7,492**		7,492
Governance costs										
Independent Examination									1,140	1,140
Charitable activities TOTAL	**8,080**	**4,223**	**3,593**	**15,700**	**290**	**25,819**	**22,076**	**79,780**	**51,752**	131,531

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2021

Note 4 Details of the Balance sheets of Local Meetings and the Area Meeting

CURRENT YEAR	2021										
	Brentford &Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Local Meeting Total	Area Meeting	Jordans Burial Ground	TOTAL
	£	£	£	£	£	£	£	£	£	£	£
FIXED ASSETS											
Investments	30,725				4,234		687,138	722,097	20,222		742,318
Land										8,500	8,500
	30,725				4,234		687,138	722,097	20,222	8,500	750,818
CURRENT ASSETS											
Debtors	1,200	1,741	3,245	3,030	1,311	3,399	205	14,131	0		14,131
Cash	5,797	20,850	161,039	827,316	7,160	32,684	41,007	1,095,853	93,004		1,188,858
	6,997	22,591	164,285	830,346	8,470	36,083	41,212	1,109,984	93,004		1,202,989
CURRENT LIABILITIES											
Creditors Due within One Year	2,145	4,235	0	5,337	800	1,217	5,600	19,335	2,866		22,201
Net Current Assets	4,852	18,356	164,285	825,009	7,670	34,866	35,612	1,090,649	90,139		1,180,788
Creditors Due after One Year		230	450					680			680
Net Assets	35,576	18,126	163,835	825,009	11,904	34,866	722,750	1,812,066	110,361	8,500	1,930,926
FUNDS											
Unrestricted- general	5,076	18,126	10,636	79,815	5,667	34,866	58,328	212,515	83,011		295,525
Unrestricted - designated	30,500			745,194	6,237		547,199	1,329,129			1,329,129
Unrestricted - total	35,576	18,126	10,636	825,009	11,904	34,866	605,527	1,541,644	83,011		1,624,655
Restricted			153,199					153,199	9,561	8,500	171,260
Endowment							117,223	117,223	17,789		135,012
Total Funds	35,576	18,126	163,835	825,009	11,904	34,866	722,750	1,812,066	110,361	8,500	1,930,926

Designated Funds:

B&I holds £25,000 funds set aside towards the up keep and improvement of its Meeting House
B&I holds £500 towards a new local chapter of London Citizens
B&I holds £5,000 from a legacy towards a special project
Westminster holds £547,199 towards the upkeep and improvment of its Meeting House
S&E holds £6,237 towards Spiritual and Educational development of the Meeting
Harrow holds fundsfrom the David Crick legacy to be passed on to other charities

Restricted Funds

Hammersmith Building Fund holds £153,199 from an appeal towards the cost of their new Meeting House.
Area Meeting holds the balance of £4,166 of income from its endowment fund for the provision and maintenance of places of worship
Area Meeting holds a balance of £5,395 for West End Welcome project, a joint project of Westminster LM, the American International Church and Bloomsbury Baptist Church to support a refugee family from Syria under the Home Office scheme.

Endowment

Westminster's Douglas and Doris Lee Memorial Fund holds £117,223 for the furtherance of International Friendship and Peace.
Area Meeting holds an endowment fund of £16,144 for the provision and maintenance of places of worship
Area Meeting holds an endowment fund of £1,645 for general purposes

PREVIOUS YEAR	2020										
	Brentford &Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Local Meeting Totals	Area Meeting	Jordans Burial Ground	TOTAL
FIXED ASSETS											
Investments	27,099				4,233		614,481	645,813	17,730		663,542
Land										8,500	8,500
	27,099				4,233		614,481	645,813	17,730	8,500	672,042
CURRENT ASSETS											
Debtors	1,545	1,976	5,597	3,701	779	2,923	205	16,726	2,566		19,291
Cash	11,660	24,036	164,087	88,650	8,972	30,655	48,284	376,343	91,712		468,054
	13,205	26,012	169,684	92,351	9,751	33,577	48,489	393,068	94,277		487,346
CURRENT LIABILITIES											
Creditors Due within One Year	2,066	7,567	4,066	350	169	3,239	7,100	24,556	2,921		27,476
Net Current Assets	11,139	18,445	165,618	92,001	9,582	30,338	41,389	368,513	91,357		459,869
Creditors Due after One Year		220				0	0	220	0		220
Net Assets	38,238	18,225	165,618	92,001	13,815	30,338	655,870	1,014,106	109,086	8,500	1,131,692
FUNDS											
Unrestricted- general	7,238	18,225	12,255	92,001	7,098	30,338	61,001	228,156	77,523		305,679
Unrestricted - designated	31,000				6,718		489,911	527,629			527,629
Unrestricted - total	38,238	18,225	12,255	92,001	13,815	30,338	550,912	755,784	77,523		833,307
Restricted			153,364					153,364	13,774	8,500	175,638
Endowment							104,958	104,958	17,789		122,747
Total Funds	38,238	18,225	165,618	92,001	13,815	30,338	655,870	1,014,106	109,086	8,500	1,131,692

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2021

Note 5 Net rents paid to London Quakers Property Trust by Local Meetings 2021

	2021							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	2021 Totals
Hires and other income	**23,125**	**12,182**	**0**	**14,780**	**1,125**	**5,780**	**37,973**	**94,965**
Expenses								
Salaries/fees		3,207					10,678	**13,885**
Caretakers remuneration				4,783			13,549	**18,332**
Cleaning	664	3,768	1,059	2,262	402	956		**9,112**
Repairs & Maintenance	982	422		1,031	247		3,692	**6,374**
Equipment renewals	780	16					917	**1,713**
Annual test and servicing	772	305	220		65	656		**2,018**
Garden costs	5,011	1,502	692		1,070	2,025		**10,300**
Waste collection		676			57		335	**1,068**
Electricity	947	236	822	330	553	796	1,091	**4,775**
Gas	1,448	1,517	244	1,720	396	3,986	4,041	**13,352**
Water	86	94	265		352	221	455	**1,473**
Print & Stationery		573					247	**820**
Post & Telephone	1,037		1,318	165	391	450	1,147	**4,508**
Council Tax							552	**552**
Other	6,926	81	-84	107			1,715	**8,745**
Total Expenses	**18,653**	**12,397**	**4,536**	**10,398**	**3,533**	**9,091**	**38,419**	**97,027**
Net rents to LQPT	**4,472**	**-215**	**-4,536**	**4,382**	**-2,408**	**-3,311**	**-446**	**-2,062**

PREVIOUS YEAR

	2020							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Totals
Hires and other income	**18,302**	**13,505**	**2,437**	**6,998**	**859**	**8,141**	**50,950**	**101,192**
Expenses								
Salary/wage costs		2,425					16,124	18,549
Caretakers remuneration		4,823		4,770				9,593
Cleaning		165	1,699	2,903	1,032	567	14,222	20,588
Repairs & Maintenance	1,332	42	295	652	190	534	4,571	7,616
Equipment renewals		548			37	124	1,227	1,936
Annual test and servicing	79	305	253		129	390		1,156
Garden costs	4,912	648			720	1,912		8,192
Waste collection		676			43		524	1,243
Elecrticity	735	563	969	924	315	326	1,952	5,784
Gas	1,149	1,422	4,049	1,737	477	1,136	4,006	13,976
Water	143	143	163		166	196	766	1,577
Print & Stationery		0						
Post & Telephone	503	501	144	177	388	510	1,616	3,839
Council Tax							694	694
Other	6,387	177		13		14	1,850	8,441
Total Expenses	**15,240**	**12,438**	**7,572**	**11,176**	**3,497**	**5,709**	**47,552**	**103,184**
Net rents to LQPT	**3,062**	**1,067**	**-5,135**	**-4,178**	**-2,638**	**2,432**	**3,398**	**-1,992**

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2021

Note 6 Staff cost and Trustees renumeration and expenses

Staff costs:	2021	2020
Salaries & Wages	9285	13,166
Socal Security Costs	1,827	1,858
Employers contribtution to pension scheme	913	1,100
TOTAL	12,025	16,124

No employee received total employee benefits (excluding employer pension costs) of more than £60,000
The average number of employees during the year was 2 (2020 1)

No Charity Trustee received any renumeration or other benefit from the charity or payment of expenses during during the year (2019: Nil)
No remuneration was paid to key management personnel during the current or previous year.

Note 7 Related Party Transactions

There are no related party transactions to disclose for 2021 (2020 none)
There are no donations from related parties which are outside the normal course of business or given with conditions

Note 8 Movement in Funds

	2021						2020					
	At start of year	income	gains	Expend /losses	Transfers	End of year	At start of year	Income	Gains	Expend /losses	Transf	End of year
Endowment Funds												
AM General Purposes	1,645					1,645	1,645	1			-1	1,645
AM "Six Weeks Meeting" Fund	16,144	2			-2	16,144	16,144	13			-13	16,144
Westminster D &D Lee Memerial Fund	104,958	1,051	12,352	1,138		117,223	99,031	1,138	6,113	1,324		104,958
TOTAL endowment funds	**122,747**	**1,053**	**12,352**	**1,138**	**-2**	**135,012**	**116,820**	**1,152**	**6,113**	**1,324**	**-14**	**122,747**
Restricted Funds												
AM "Six weeks Meeting fund" Income	6,561			2,397	2	4,166	6,548				13	6,561
Hammersmith Building Fund	153,364	3		168		153,199	154,150	2,328		3,114		153,364
West End Welcome	7,213	1,700		3,518		5,395	13,293	2,926		9,006		7,213
Jordan's Burial Ground	8,500					8,500	8,500					8,500
TOTAL Restricted Funds	**175,638**	**1,703**		**6,083**	**2**	**171,260**	**182,491**	**5,254**		**12,120**	**13**	**175,638**
Unrestricted Funds												
Designated Fund												
B&I towards up keep/improvement of its	25,000					25,000	25,000					25,000
B&I towards a new local chapter of London Citizens	1,000			500		500	2,000			1,000		1,000
B&I legacy	5,000					5,000		5,000				5,000
S&E towards Spiritual and educational development of the Meeting	6,718			481		6,237	5,790	1,000		73		6,718
Westminster Bequest Fund	489,911		60,305	3,017		547,199	463,129		29,843	3,061		489,911
Harrow David Crick legacy to be passed on		745,194				745,194						
Total Designated funds	**527,629**	**745,194**	**60,305**	**3,998**		**1,329,130**	**495,919**	**6,000**	**29,843**	**4,134**		**527,629**
General Fund	**305,679**	91,970	**6,118**	**108,242**	**0**	**295,525**	349,738	88,958	-5,621	127,398	1	305,679
TO**TAL Unrestricted**	**833,307**	**837,164**	**66,423**	**112,240**	**0**	**1,624,655**	**845,657**	**94,958**	**24,222**	**131,531**	**1**	**833,307**
TOTAL FUNDS	**1,131,692**	**839,920**	**78,775**	**119,461**	**0**	**1,930,927**	**1,144,968**	**101,364**	**30,335**	**144,975**	**0**	**1,131,692**

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2020

Note 9 Investments

		2021		2020	
Investments (all Westminster held by except*)					
British Government stock			**19,723**		**18,718**
Oversees Govt Bonds			12,858		12,466
	BMO INV Funds UK Responsible Stlg Corp Bd 1 inc	14,080		14,817	
	Rathbone Unit Trust Ethical Bond S Inc	18,651		19,325	
	Royal London Unit Trust Ethical Bond Z inc	19,040		19,648	
Non-government Bonds			**51,771**		**53,790**
	Aberdeen Standard Fund	54,701		53,000	
	Aegon Asset Mgt Ethical Equity B	70,073		60,266	
	BMO Inv Funds responsible UK Inc 2	57,565		50,750	
	Edentree Amity UK B inc	59,708		52,426	
	Kames Capital Ethical Equity B Instl Acc				
	Standard Life Investments UK Ethical				
	Home REIT Ethical Equity B	7,280		6,048	
	Mayfair Capital Investment Property Inc Trust for charity	10,009		8,803	
			259,336		231,293
B&I*	F&C Responsible UK Income Fund (BMO)	30,725		27,099	
AM*	Eden Tree UK A Amity Income fund	20,222		17,730	
S&E*	COIF Charities Deposit	4,233		4,233	
Uk Investment Companies			**55,180**		**49,062**
	Nikko Asset Mgrs world Bank Green A Inc	7,740		8,430	
	Mirova Global Green Bond	9,600			
	Brown Advisory Funds US Sustainable Growth C Inc	77,513		58,545	
	Liontrust Investments Ltd SF European growth	8,764		7,706	
	Stewart Investors Asia Sustainability B	28,262		24,537	
	Stewart Investors Global Sustainability B	12,753		12,264	
	Fund partners Ltd Im WHEB Sustainabilty	28,165		24,268	
	Impax Funds Environmental Mkts A	29,574		24,875	
	Janus Hernderson Investments Gbl Sustainability	33,808		28,722	
	Menhaden plc ord shares			8,415	
	Robecosam Smart Energy Fund	32,910		27,504	
	Schroder Investment Mgt Global Energy	7,596		7,935	
Global Investments			**276,685**		**233,201**
	Civitas Social Housing PLC Ord shares	3,392		3,668	
	Greencoat UK Wind plc ord shares	10,465		4,563	
	Octopus renewables Infrastructure Trust share	11,733		9,441	
	Renewables Infrastructure Npv ord shares	12,902		12,269	
	Digital 9 Infrastructure plc	6,991			
	Foresight Sustainable	4,896			
			50,379		
Equities					**29,941**
Cash held by Rathbone Greenbank		16,387	**16,387**	35,072	**35,072**
			742,319		**663,543**

Listed Investments

Market value brought forward	663543	633,198
Additions at cost		0
Disposals at opening market value		0
Unrealised gains/(losses) on revaluation	78775	30,345
Market value carried forward	742318	663,543
Total market value of investments (as detailed above)	£742,318	£663,543
Historical cost carried forward	410,414	£411,226

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2020

Note 10 Jordans Burial Ground

Jordans Burial Ground is owned jointly by London West Quaker Area Meeting and North West Quaker Area Meeting. The land was measured at fair value during 2017 at £17,000 and one half of this value is consolidated in these accounts.
LWAQM, NWLAQM and Chilterns Area Meeting contribute to the cost of upkeep of the Burial Ground which is managed by a Committee nominated by the 3 Area Meetings

STATEMENT OF FINANCIAL ACTIVITIES

	2021	2020
INCOME		
Area Meeting Contributions	2,250	2,250
Donations	1,100	19,859
Dividends	262	255
Maintenance fees	100	250
Digging Fees	355	85
Headstones	3,093	1,701
	7,160	**24,400**
EXPENDITURE		
Upkeep of Burial Ground	4,548	4,927
Digging fees	355	85
Headstones	3,093	1,701
Paths and Landscaping	0	19,424
Sundries	0	439
Bad debt	3	
	7,999	**26,576**
BALANCE SHEET	**2021**	**2020**
Net incoming resources	(839)	(2,176)
Unrealised gains on investments	1,156	508
NET MOVEMENT IN FUNDS	317	(1,668)
BALANCE BROUGHT FORWARD	11,693	13,361
BALANCE CARRIED FORWARD	**12,010**	**11,693**
HELD AS		
COIF Charities Ethical investment Fund	9,739	8,583
Cash at Bank	2,171	3,110
Debtors	100	0
Creditors	0	0
	12,010	**11,693**

LONDON WEST AREA QUAKER MEETING

England & Wales - Charity number 1134215

Accounts

London West Area Quaker Meeting

Trustees' Annual Report & Accounts 2020

Westminster Friends Meeting House, 52 St Martin's Lane, London, WC2N 4EA
Charity registered in England & Wales: Number 1134215

References

Registered Name
London West Area Quaker Meeting

Reporting Period
1st January 2020-- 31st December 2020
Charity Commission Registration Number
1134215

Principal Office
London West Area Quaker Meeting,
c/o Westminster Friends Meeting House,
52 St Martins Lane,
LONDON, WC2N 4EA

Names of all those acting as trustees on the date that this Report was approved
Elizabeth Cave
Michael Charles
Sandra Horsfall
Caroline Nursey
James Robertson
Loveday Shewell

Names of all those acting as trustees during 2020
Sasha Bates
Michael Charles
Elizabeth Cave
Sandra Horsfall
Caroline Nursey
James Robertson
Loveday Shewell

Names of key officers in 2020
Area Meeting Clerk: Jonathan Lingham
Clerk of Trustees: Sandra Horsfall
Treasurer: Loveday Shewell
Safeguarding Co-ordinator: Clare Scott-Booth

Names and addresses of other relevant organisations

Bankers: CAF Bank 25 Kings Hill Avenue WEST MALLING Kent ME19 4TA

Independent Examiner: Myrus Smith Chartered Accountants, Norman House, 8 Burnell Road, Sutton, Surrey, SM1 4BW.

Investment Brokers: Rathbone Investment Management 10 Queen Square BRISTOL BS1 4NT

Property Managers: London Quaker Property Trust Friends House 173 Euston Road LONDON NW1 2BJ

1. Introduction

The London West Area Quaker Meeting (LWAQM) of the Religious Society of Friends (Quakers) is the basic unit of the Religious Society of Friends (Quakers) in west London and it is within LWAQM that Quakers in west London hold their membership.

LWAQM has seven constituent Local Quaker Meetings (LQMs) (i.e. local worshipping groups): Brentford & Isleworth, Ealing, Hammersmith, Harrow, Staines & Egham, Uxbridge and Westminster and owns Jordans Burial Ground jointly with North West London Area Meeting.

LWAQM is constituted as a charity under a Governing Document which was adopted on 15 March 2009 (amended 19 July 2020) and the charity was registered by the Charity Commission for England and Wales on 9 February 2010. The charity is managed by trustees appointed by the Area Meeting on the nomination, wherever possible, of each of the seven Local Meetings, who, together with one Treasurer of LWAQM ex officio, constitute the London West Area Quaker Meeting Trust.

LWAQM meets regularly to consider matters pertaining to its legal responsibilities, those set out in Quaker Faith and Practice and those on which its opinion is sought by Britain Yearly Meeting (BYM: the final constitutional authority of the Society in Great Britain, the Channel Islands and the Isle of Man) and Meeting for Sufferings (the central body which acts for the Society between Yearly Meetings).

The Quaker understanding of worship and of the right ordering of business meetings makes no distinction between meetings for worship and meetings to transact the business of the Society: all meetings of LWAQM are meetings for worship both in principle and in practice.

When referring to individuals, the terms Quaker and Friend are interchangeable.

2. Governance

The Governing Document was adopted by the members of the Area Meeting on 15th March 2009 and the decision was recorded in Minute LW/09/44. It was briefly reviewed in 2012 and no changes were proposed to it. The Governing document was amended by Area Meeting on 19 July 2020; the changes were accepted by the Charity Commission on 14 September 2020. The Area Meeting conducts its proceedings in accordance with the Governing Document and the Book of Christian Discipline of the Religious Society of Friends (Quakers) in Britain, currently known as Quaker Faith & Practice, Fifth edition 2015.

2.1 The methods adopted for the recruitment and appointment of new trustees

Each Local Quaker Meeting (LQM) within the Area has a local Nominations Committee. The name of a Friend who worships at that LQM is brought forward to the LQM for discussion and approval by its local business meeting. Once approved, the LQM forwards that name to the Area Meeting in session for further discussion, approval and appointment. The AM Nominations Committee may also nominate trustees where considered appropriate.

All trustees are appointed by the AM.
The Area Meeting Treasurer is ex officio a trustee.

One trustee is appointed by the Area Meeting in session to be the clerk of the trustees. In line with the Trust's Governing Document, trustees may serve for up to two three-year terms. At the conclusion of those two three-year terms, the trustee must be released from service and may not serve again as a trustee until a clear three -year period has elapsed between serving again and the trustee's previous period of service in that capacity. Only in exceptional circumstances may a trustee remain in post continuously for more than six years. It is the duty of the clerk of trustees to receive trustees' statutory declarations and to ensure that the Charity Commissioners are promptly notified of new appointments.

2.2Policies for the induction and training of trustees:

No new trustees were appointed in 2020, and one trustee acted as Clerk throughout the year.

On appointment, trustees are issued with copies of: The 2009 Governing Document, The 2009 Trustees' Terms of Reference; The Charity Commission's Essential Trustee: What You Need To Know (CC3) Minutes of the previous year of trustees' meetings, and Trustees' Annual Reports & Accounts for the previous three years.

The clerk of trustees briefs all trustees individually and as a group on their duties and responsibilities. All new trustees are encouraged, and fees are paid, to attend the Woodbrooke Quaker study centre residential course for new Quaker trustees.

2.3 The organisational nature of the charity

The nature of the Quaker Business Method

Quakers understand that no priestly intermediary is needed between the individual and God. Quaker business method is therefore rooted in the belief that everyone can be led by the inward teacher. To work with others in listening and allowing ourselves to be that intermediary between the Holy Spirit and the life as we know it on earth is worshipful business.

The role of the Clerk in Quaker decision-making is to capture in words the sense of the meeting or the agreed expression of collective discernment. The Clerk is the servant of the meeting and may need to step aside from the role if they wish to contribute to the discussion.

The holding of Area Meeting in session

All Quakers who are recorded as being in formal membership of LWAQM are entitled (and are encouraged) to attend when the Area Meeting meets in session to conduct business. Attenders (i.e. people who attend Local Quaker Meetings without being formally registered as members of the Religious Society) are welcome to attend provided that they have sought permission from the Area Meeting Clerk in advance, which is normally granted.

Meetings specifically dedicated to the discernment of issues and problems are known as Meetings for Worship for Business or as Meetings for Worship for Church Affairs, (as

opposed to the usual Meeting for Worship held in stillness in accordance with the Quaker tradition).

Each LQM within the Area holds its own Meeting for Worship for Business regularly. Resolutions from each LQM are communicated to the Area Meeting - and vice versa - by the sending and receipt of formal minutes.

The Area Meeting met in session on six occasions in 2020 - twice face-to-face and four times on zoom - when any LQM minutes were considered, along with any other business which came directly to the Area Meeting (e.g. marriage applications, membership applications). The minutes of the Area Meeting were sent to LQMs for information or action or, if appropriate, onward to Meeting for Sufferings for further consideration and discernment.

The holding of trustees' meetings

The trustees met as a Trustees' Meeting on five occasions in 2020. All the meetings, except the first, were by online conferencing facilities.

A quorum of trustees for the proper ordering of business is half of the number of trustees appointed (rounded up) or half of the number of trustees plus one (if the number of trustees is even) and is set out in the Governing Document under Clause 17 (iv). Every meeting of the trustees was quorate.

The manner of working through the business was in accordance with the Quaker business method. At the Trustees' Meeting itself, every Meeting began with a period of silent worship followed by the acceptance by the meeting of the draft agenda. In the course of the meeting, Trustees considered each agenda item and agreed a minute before moving to the next agenda item.

At the conclusion of the Meeting, the Trustees' minutes for that Meeting were signed in the presence of the trustees by the clerk (Governing Document, Clause 17(v)). The Governing Document (Clause 17 (vii)) requires the trustees to report to the Area Meeting in session at least once each year in order to share their Annual Report and to discuss matters of concern to members of the London West AQM. The 2019 Trustees' Annual Report and Accounts were presented to Area Meeting at its Meeting at Westminster LQM in September 2020.

2.4The relationships between the charity and related parties, including its subsidiaries

London West Area Quaker Meeting consists of itself and seven constituent Local Quaker Meetings; viz. Brentford & Isleworth, Ealing, Hammersmith, Harrow, Staines & Egham, Uxbridge and Westminster.

Each of these LQMs has its own treasurer/bookkeeper and bank accounts. The Area Meeting also has its own treasurer and bank account. In preparing the 2020 Annual Accounts, individually examined LQM accounts, together with one half share of the ownership of Jordan Burial Ground (see para 4.4 below), are consolidated to produce an Account for the whole charity.

Trustees are accountable at law for the proper use of all the resources throughout the Area Meeting. Whilst the practical day-to-day oversight is delegated to individual LQMs and their

treasurers, and the management committee in the case of Jordans Burial Ground, Trustees are conscious of their overall responsibility for the whole of the charity's business.

There are currently (2020) about seventy Area Quaker Meetings covering the countries of England, Wales and Scotland. Each of the AQMs registered with the Charity Commission is autonomous. Each AQM's trustees bear final responsibility for everything that occurs within their Area Meetings.

Delegates from each of the Area Meetings link together via a representative body known as Meeting for Sufferings which represents the views and concerns of Quakers across Britain. The final constitutional authority for Quakers in Britain is known as Britain Yearly Meeting. All Quakers who are recorded members of their Area Meeting are, ipso facto, members of Britain Yearly Meeting. All Quakers in Britain are entitled to attend Britain Yearly Meeting in session which gathered at Friends House in London in November 2020 by Zoom videoconferencing facilities; many from London West attended remotely.

London Quakers Property Trust (LQPT), which assumed the responsibilities of Six Weeks Meeting with effect from 1st January 2017, is made up of representatives from the seven Area Meetings within Quakers in London (of which London West AQM is one). Its main objective is to maintain, preserve and insure the places of worship of the constituent area meetings, and their contents. It holds the title to the Area Meeting's Meeting Houses and associated property. It is accountable to the constituent meetings for the funds and assets it holds on their behalf. A memorandum of understanding between LWAQM and LQPT was signed in 2017.

Each LQM within LWAQM paid a set fee quota to LQPT in 2020 as their contribution to the overall maintenance costs of Quaker Meeting Houses in London. All LQMs in the seven Area Meetings in London subscribe to LQPT's supervision and maintenance of their premises in a similar manner. The level of the quota was set by LQPT for the year 2020 with regard to the number of members in each LQM.

2.5Risk assessment

The major risks to which the charity was exposed, as identified by the trustees, were reviewed and systems or procedures were established to manage those risks, for example, through taking out appropriate insurance, ensuring that appointments were made to fill key roles, examining local meeting and area meeting accounts and monitoring compliance with appropriate legislation. A Risk Register is produced and reviewed every year.

From time to time there is a need to take professional advice for which payment is made. This may include advice on employment issues, safeguarding, health& safety, disputes, mental health, financial matters.

Trustees are aware that many roles within the Society are undertaken by a limited number of people and that it is becoming increasingly difficult to fill all roles. For a number of years difficulties have been experienced in filling the role of treasurer within Local Meetings (with some Local Meetings sharing the services of a single Member) and also at Area Meeting level. In recent years some external book-keeping service has been provided to support the work of Local Meeting Treasurers. It is hoped to consolidate bookkeeping efforts further in future years.

The measures taken by the Trustees to respond to the world wide Covid 19 pandemic are described in separate paragraphs later.

3. Objectives and Activities

3.1 The objects of the charity

Through its constituent LQMs, London West AQM advances religion for the public benefit and facilitates Quaker service primarily by holding public worship at its meeting houses and supporting the outreach and mission of the wider Society, both financially and through the active involvement of its Members and Attenders: the primary purpose of the Religious Society of Friends is religious.

Within LWAQM, income and property are used to further the Area Meeting's objects by work such as:

- strengthening the life and witness of Quaker meetings both within London West Area Quaker Meeting and beyond;
- spreading the message of Quakers and interpreting and developing the thought and practice of the Religious Society;
- undertaking Quaker service for the relief of suffering at home and abroad;
- helping to fund the concerns that constituent Local Meetings in the area of LWAQM or beyond have adopted or agreed to support and where those concerns are in accordance with LWAQM's charitable objectives;
- providing for the pastoral care of individual Members and Attenders and for casual visitors to meetings for worship, including assistance to those in need;
- providing opportunities for education in the wider concerns of the Society;
- maintaining and developing Quaker meeting houses as places for public worship and from which to carry our witness into the world, and
- maintaining the organisation of LWAQM and contributing to the support of Britain Yearly Meeting and international Quaker organisations (such as QUNO and QCEA).

Individual Local Quaker Meetings and individual Friends undertake a range of outreach and charitable work on behalf of the Society

3.2Grant-making policies

Funds are collected (largely but not entirely by Direct Debit and Standing Orders) from individual Friends as part of their contribution to the work of the Society. In most of our LQMs, individual Friends decide for themselves what proportion of their offering/ donation is kept for spending within their LQM and/ or is passed on to the Area Meeting. They also decide for themselves what percentage of their contributions should be forwarded to Britain Yearly Meeting to support the centrally-managed work. LQMs decide what amount from their funds is donated to BYM each year. There is no Area Meeting policy: it remains a matter for individual Friends and the LQMs.

There are no policies which decide whether support should be offered by the Area Meeting or its constituent local meetings for non-Quaker organisations. The LQMs and the AQM decide on a case-by-case basis whether they wish to support non-Quaker activities which provide services which facilitate realisation of Quaker beliefs and values. Only small donations are

made from the LQMs' own resources unless as a consequence of a tested and adopted concern. LQMs may make special collections acting as agent for other non-Quaker causes.

4. Achievements and performance

4.1 Membership

The membership statistics for the preceding year are drawn up annually. The 2020 figures were published to all Quakers in London West AQM in January 2021. At the end of 2020 261 adults and one child were recorded as being in membership in London West, a net loss of 6 over the previous year. A further 165 were regular attenders at our meetings for worship, a reduction of 77 since December 2019.

2020 was a wholly exceptional year in terms of the disruption and difficulties caused by Covid 19. It is hoped that the figures for regular attenders will rise again as soon as our regular worship meetings can resume, together with a return to a less anxious and restricted lifestyle for all.

4.2 Changes to Meetings

No new meetings were established.

No existing meetings were laid down.

4.3 Changes to Premises

New Hammersmith Meeting House

The construction of the new Hammersmith Meeting House was completed in August 2020. The old Meeting House was vacated two weeks later after a last Meeting for Worship. Many Friends were involved in the lengthy process of moving, and the contents and fittings of the old Meeting House were recycled as much as possible, since the building was due for demolition. Hammersmith Friends are happy to know that so many parts of their beloved building have found new homes with Friends and community members. They have taken delivery of new, sustainably-made chairs, and continue a process of learning how to use the new building.

The transition from the old Meeting House to the new has been lengthy and complicated. Last year Hammersmith Meeting stood down their Premises Committee and formed a new, larger 'Doors' Committee to accomplish this task. The Committee was very ably assisted by a paid consultant to plan and fulfil the closure of the old building, to fit out and relocate to the new building, and to begin the planning for the operation and hiring out of the new building.

Sadly, because of the closure of Places of Worship required by HM Government following the outbreak of the Covid 19 pandemic, it has not been possible to organise a suitably celebratory opening of the new building. However, building tours were given to some Area Meeting Friends and community members before new lockdown measures began. The new building is extremely energy efficient and AECB certified and has been built to high sustainability and maintenance standards. The design is unusual, with a circular main room and high clerestory windows, but also features brickwork that complements the surrounding residential architecture. The garden has been planted as a wildflower meadow, and Hammersmith Friends hope to grow a 'George Fox' apple tree from grafts from the tree in the old Meeting House garden.

4.4Jordans Burial Ground

Jordans Burial Ground is jointly owned by London West and North West London Area Quaker Meetings in equal shares. The land was valued in 2017at £17,000 and one half of this is included on the balance sheet as a tangible asset.

The Burial Ground is managed by a committee appointed by London West, North West London and Chilterns Area Meetings, all of whom pay a contribution of one third of the costs. The accounts are shown at Note 10 to the accounts.

The position as to whether a new separate trust should be established to which ownership of the burial ground would be transferred is under review.

4.5Public Meetings for Worship

Until the middle of March 2020 each of the seven Local Meetings held Meetings for Worship on Sunday mornings. The chart below indicates the range and frequency of Meetings for Worship held by our Area Meeting constituents until the first national lockdown in March 2020.

LQM	Location	For whom	When	How often	Length
Brentford & Isleworth	Friends Meeting House, Quakers Lane, London Rd, Isleworth, TW7 5AZ.	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	Twice per month	One hour
Ealing	Friends Meeting House, 17 Woodville Rd, W5 2SE	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	First 3 Sundays of the month during term time	50 mins. Then 10 mins with adults
Hammersmith	Friends Meeting House, 20 Nigel Playfair Ave, until August 2020 and then 20 Bradmore Park Rd.	Adults	Sunday at 11.00 AM	Weekly	One hour
		Children	Sunday at 11.00 AM	Weekly	50 mins. Then 10 mins with adults
Harrow	Friends Meeting House, 456 Rayners Lane, HA5 5DT	Adults (children as needed)	Sunday at 10.30 AM	Weekly	One hour
Staines and Egham	Friends Meeting House, 9 Limes Rd, Egham, Surrey.	Adults & children	Sunday at 10.30 AM	Weekly	One hour
Uxbridge	Friends Meeting House, York Rd, Uxbridge UB8 1QW	Adults & children	Sunday at 10.30 AM	Weekly	One hour

Westminster	Friends Meeting House, 52 St. Martins Lane, WC2N 4EA	Adults	Sunday at 11.00 AM	Weekly	One hour
		Adults	Tuesday at 1.00 PM	Weekly	Half an hour
		Adults	Wednesday at 6.15 PM	Weekly	45 minutes
		Children	Sunday at 11.00 AM	Weekly	One hour

All LQMs welcomed those who wished to participate in such Meetings for Worship whether or not they were members. Meetings for Worship were followed by opportunities for fellowship over tea/coffee. All LQMs made available to members and attenders their library of books relevant to Quaker life and worship. The occasional Meetings for Worship held by Staines and Egham LM at Royal Holloway College and the periodic Meetings for Worship held by Harrow Meeting at a Methodist care home (where one of its members is now resident) continued until they were suspended by Covid 19 and had not resumed by the end of the year following Government instructions.

Following instructions from HM Government on 16 March 2020 all our Meeting Houses were closed for both worship and rent generating activities. During this first period of National lockdown our constituent Local Meetings made their own individual arrangements for continuing to worship by teleconferencing facilities as far as they felt able.

From 4 July 2020 HM Government indicated that Places of Worship could re-open for worship as long as the appropriate restrictions on the non-mingling of households, social distancing, and disinfection measures were established and maintained. Britain Yearly Meeting (BYM) and London Quakers Property Trust (LQPT) both drew up protocols to be observed so that our LMs could reopen physically for worship and other purposes, where allowed. Some LMs opened physically as well as organising parallel on-line meetings or 'blended meetings' (where worshippers could meet physically in their Meeting Houses and concurrently virtually by Zoom or other communication means).

In the latter months of the year, meeting for worship was again held on line during the second period of national lockdown. Subsequently, when various changing levels of restriction were applied by HM Government as they felt necessary to combat increasing levels of Covid 19 infection, places of worship continued to be allowed to open under increasing levels of restriction. LWAM Local Meetings each decided how to respond to these changing requirements as they felt they could. By the end of the year, all Local Meetings (except two, Uxbridge and Westminster) were again meeting only by teleconferencing,

Where meeting for worship took place in person, each LQM undertook a risk assessment and put in place procedures to comply with government guidance and keep Friends safe. Trustees reviewed and approved the assessments and procedures at key moments during the year.

Each of our constituent LMs gives below an account of how they responded to these wholly exceptional and demanding circumstances.

4.6 Reports from Local Meetings

All LMs met regularly (either virtually or physically) to consider the administration of the LM and other issues at meetings for worship for business. All members of the LM, and attenders with notice, were normally invited to attend and participate in such meetings.

The spiritual well-being of all the LMs, and the right ordering of meetings for worship, is the particular responsibility of those called Elders. All members, but particularly those called Overseers, have a responsibility for the physical and mental health of members and regular attenders and seek to avoid or mediate emotional or material want. The Elders and Overseers of most LMs have joint meetings and some LMs appoint joint Elder and Overseers. Interventions for individuals were undertaken on a confidential basis.

Brentford and Isleworth (BILM)

Brentford and Isleworth LM quickly responded to the pandemic by facilitating Meetings for Worship using Zoom and later moved to 'blended meetings' when Meetings were open for physical worship in the summer. The Elders and Overseers met regularly to review arrangements and to ensure that they maintained contact with friends unable, or unwilling to use on-line services. They also held a weekly additional mid-week Meeting for Worship on Wednesday evenings to help maintain the community and keep in contact. This has continued throughout the pandemic.

Plans for re-opening after the initial lock-down were overseen by the Premises Committee; they prepared the risk assessment and made arrangements for safe gatherings at the Meeting House when this was possible over the summer months. They also liaised with the nursery that uses the premises, and at the appropriate time the nursery re-opened for business.

All Meetings for worship for business were convened as planned and they have continued with the programme of monthly 'afterwords'- sessions covering a range of topics including their response to Black Lives Matter, the work of environmental activists and the 2020 Swarthmore Lecture.

Brentford and Isleworth became members of Citizen UK during this period and some of its members took part in training to run a 'listening project' with the Meeting. Over twenty friends and attenders took part in the project. Following a review and discernment by Elders and Overseers they have now established a knit and crafts group and a book group, all on-line; these are intended to enable fellowship and learning.

Throughout the pandemic overseers have stayed in contact with members of the Meeting not able to attend on-line and they have welcomed new attenders.

Ealing (ELM)

During the first quarter of 2020, public meeting for worship took place once a week on Sundays 10.30-11.30am and children's meeting took place three times a month during term time. A shared lunch was held monthly after Meeting for Worship. Jointly appointed elders/overseers met once a month.
The Ealing Meeting book group met in January and, thereafter, five times virtually on Zoom during 2020.

Rooms at the meeting house were regularly hired to a variety of local community groups including activities for older people, yoga (including a class for people with disabilities), meditation, art classes, opera lectures, parent and baby signing, support groups for mental health, individual and family therapy and various training groups. One day a week the meeting house was reserved for the use of two groups supporting refugees and asylum seekers. This arrangement was related to Ealing Meeting's work as a

sanctuary meeting.

Following government advice concerning the Coronavirus pandemic (Covid 19), Ealing Meeting House was closed from 27th March—23rd August 2020. During this period all lettings had to be cancelled and Meeting for Worship was held online via Zoom on a weekly basis including children's meeting on 1st and 3rd Sundays. Some Friends were able to join by phone or in spirit. Each week this was followed by an opportunity for informal conversation. Throughout this period meeting for worship was the priority. All other previously planned events were postponed or cancelled. Numbers attending online meeting for worship were a little higher than they had been in person during the previous few months. It was possible for some Friends to attend online who have difficulty for various physical reasons in attending meeting in person.

A new weekly bulletin was started at this time providing notices and more reflective items. This weekly news has been a significant source of maintaining and building our meeting community during the time when the meeting house was closed and is ongoing while Covid restrictions are in place. Ealing friends continued to support the local foodbank both as volunteers and donors whenever this was possible.

After the meeting house reopened in August, a small number of Friends were able to attend public meeting for worship in person at Ealing and, at the same time, meeting for worship continued on Zoom. Several Friends started work on setting up blended meetings which began in December. This helped to hold meeting together as a worshipping community.

The meeting house reopened to hirers from 5th October until 5th November when it was again closed under government ruling. A few hirers returned during the permitted period. One hiring group was able to continue throughout the last quarter of 2020 being exempt as a mental health support group.

Ealing Friends were able to meet in the garden in December to sing carols together and a meeting for worship via Zoom was held on 25th December. During the summer, arrangements were made for families with young children to use the meeting house garden for exercise and play when the meeting house was closed. Throughout 2020, meeting for worship has been important and total attendance has generally been higher than before the pandemic. Ealing business meeting have minuted "We are especially glad that our children have been more visible and have been enabled to join in meeting for worship."

Hammersmith (HammLM)

The life of Hammersmith Meeting last year was complicated by the transition from the old Meeting House to the new. Pandemic restrictions made this more difficult. Hirings were stopped at the end of March, but as work on the new Meeting House was halted for a time, Hammersmith was able to continue to offer free space all through lockdown to the local charity West London Welcome, a community centre run for and with refugees, asylum seekers, and migrants in West London, which operated a socially distanced food and clothing bank from the Meeting House.

During the autumn, the new building was used briefly for Meetings for Worship with appropriate safeguarding measures as permitted by government guidelines, but it is currently closed again. Some further minor snagging issues remain to be resolved with the builders, but regular maintenance checks are now performed by Syntec, and some Hammersmith Friends also stop by the building regularly to check on it. Hammersmith Friends look forward to reopening the Meeting House for worship when possible and to welcoming the local community and Area Meeting Friends. Hiring of the building is on hold at the moment.

We offered online worship via Zoom on Sundays and occasional midweek evenings; we are now having regular online midweek worship, alternating lunch times with early evenings. Our regular coffee time after worship has helped us to share as a group. We have had occasional online shared lunches and have held all business and committee meetings online. We have been pleased to see how online worship serves Friends who could not often travel to the Meeting House in the past. Although some have chosen not to participate in online worship, vigorous

efforts have been made to keep in touch with all our Hammersmith Friends. We have also welcomed visitors to our online worship from time to time. We have experimented with blended meetings.

Harrow (HLM)

Meetings for Worship were held in person in our Meeting House up to the introduction of the nationwide 'lockdown' in March 2020. Thereafter, Meetings for Worship were held virtually, using Zoom technology, on Sunday mornings at 10-30 am and lasted for about 45 mins. Shortly thereafter mid-week Meetings for Worship were introduced, again using Zoom, and these were held at 7-30 pm on alternative Wednesday and Thursday evenings; they were for a period of about 30 minutes.

Starting on 12th August 2020 Harrow LM began to hold 'blended' Meetings on Sundays, where most Friends accessed the Meeting using Zoom, whereas up to six Friends would attend in the Meeting House. This followed the agreement of a Memorandum of Understanding with LWAM Trustees on the actions needed to maintain a healthy environment within the Meeting House. The blended Meeting used the Harrow computer, centrally placed microphone and a projector so that Friends attending on Zoom could see those present in the Meeting House and hear their ministry as could those in the Meeting House see and hear those attending on Zoom. Mid-week Meetings continued to be held only on Zoom. At this time Meetings for Worship lasted about an hour. With the agreement of the Trustees, and still maintaining social distancing, up to twelve Friends were able to attend Meeting in person. In fact, there were seldom more than six Friends attending in the Meeting House. Blended Meetings were not universally accepted by Friends. Those on Zoom were not able to see or hear all the Friends in the Meeting House, and some of those in the Meeting House felt restricted as those attending all had to wear masks. When the second lock-down was instituted in November 2020, Harrow reverted to holding Meetings for Worship using Zoom; mid-week Meetings continued as before. This remained the situation for the remainder of 2020.

When the first lockdown started all lettings in the Meeting House were suspended. In the Autumn, the Harrow pre-school nursery group reopened following government guidelines. No other lettings have restarted as yet.

Staines and Egham (SELM)

Staines and Egham began having Meetings for Worship on Zoom in March 2020 and this continued this way of worshipping until the end of the year. In August 2020 a small wedding ceremony was celebrated for two local Friends at the Meeting House; the service was conducted according to Quaker principles and practice, following a full risk assessment agreed by the Trustees in advance. Whilst the community has not re-opened the Meeting House they have maintained good spiritual and emotional links amongst themselves, whilst offering public on-line meetings for worship.

Uxbridge (ULM)

Up until the Government's Lockdown late March 2020, Uxbridge Local Meeting (LM) was small in attendance but quite thriving in Spirit.

When the Pandemic was recognised in Britain and the Government set up its national guidelines, careful arrangements were made to worship in our Meeting House, with social distancing and hand sanitation supplies. Friends have kept masks on, don't linger socially and don't use the kitchen. At that point hirers withdrew for the rest of the year. In addition to marking out the social distancing, one of their members organised the equipment and know-how to hold Meetings for Worship in a blended way for some of this time and solely on Zoom with the Meeting House

unused for other periods of time. It was closed up from the end of March until 9th August and again at the end of the year whilst London's Tier 4 was in place. The Zoom platform has been much valued by the 5 regular Friends who have been using it but not many Friends have, despite 19 Friends and Attenders being on the email list. Zoom "coffee" mornings were also held midweek for a short period of time. Attendance in the Meeting House with masks and according to rules on social distancing has been more popular, on the whole. Business Meetings have been held every two months. Some were on Zoom and some in the Meeting House.

The long-awaited refurbishment of the Meeting House took place during the year. The Meeting House was originally built in 1818 and is Grade 2 listed. The room where Uxbridge Friends worship was totally redecorated and the woodwork restored. Also, the mechanism of the Georgian sash windows was made to function again. Some fire doors were put in; the toilets were totally renewed; some painting was done in the kitchen and a replacement of all carpets. Exterior work was on the drains, guttering, repointing of walls, repairing of the woodwork and redecoration. Secondary double glazing was part of this work.

The most significant Local Business Meeting we held was in November 2020. As is common with other Local Meetings, we were struggling to find Friends to be available to take on the roles required to keep the Meeting going. At this point in time, we decided to make decisions corporately in our future Business Meetings, instead of having the usual committees. To manage the premises, tasks are assigned to a collection of individuals. As for the Clerkship, it was decided that from January 2021, the bulk of the administrative work would be held by the 5 Friends who volunteered to undertake the role of "Clerk-at-this-time" for 2 month periods.

We have had Corporate Oversight for some time so encouragement was given for Friends to keep in touch with one another and this has taken place.

Westminster (WLM)

Despite closing the meeting house in March 2020 Westminster had a busy year. They changed their administrative arrangements from having one clerk to a clerking team. One Friend was appointed as Technology Co-ordinator. They reviewed and updated the format of the local Friends List, streamlining the tags to ensure people could sign-up or opt out of different mailings. A Mail Chimp account was opened to improve regular communication with Friends; the website was reviewed and improvements made to enhance its use.

Along with many other meetings around the World Westminster LM opened a Zoom account. Zoom Meetings for Worship began in March 2010 with no gap between the Meeting House closing and the move on-line. Although the Meeting House was closed and re-opened twice over the past year, the Zoom Meeting continues and they moved to 'blended' meetings about mid-year. A Re-opening Group was formed at the beginning of the first lockdown, to help manage closures (which are easy), and subsequent Re-openings (which are becoming easier through practice). The Group met as needed and advised the wider meeting of any changes and procedures which were required. Westminster benefitted greatly from having the Resident Friend Volunteers, who with the Hirings Manager and Premises Committee continue to look after the Meeting House.

The opening of the Meeting House for MfW has only occurred for the Sunday Meeting. Wednesday evening meetings continue to be Zoom only, until the West End opens for business again, and those attending work are able to attend after work. Attendance has been steady with around 43 on Sundays, and 14 mid-week. In recent months when blended meetings have been held on Sundays with about one third of Friends attending in person at the Meeting House and two thirds on Zoom. Friends from South Africa and America, as well as from elsewhere in the UK, regularly attend.

Westminster's Children's Meeting have continued to meet the first 4 Sundays of the month. The children have their own Zoom meeting, and join the main meeting for the last 10 minutes of MfW. The Meeting is delighted to hear about their activities and undertake the challenges they set. After MfW Zoom break-out rooms have been instituted so that Friends may socialise, as happened at the Meeting House. Because the break-out rooms are random – there is the opportunity to speak to Friends one might not have spoken to before.

Our Elders, Overseers, Nominations and Premises Committees have continued to meet regularly via Zoom. Overseers have set up a WhatsApp group so that Friends may keep in contact. This has been very well received and is well used. A reading group was set up and meets to discuss the Quaker Quick books. Westminster maintained its commitment to support the FoodBank, QPSW and others.

Thanks to Area Meeting Trustees and local Friends it was possible for the Meeting to join hands with our neighbouring Baptist and Congregational congregations to Sponsor 'our' Syrian sisters - Fatima and Amina via the Government Refugee Sponsorship Scheme. They have more than survived the year-long lockdown, are speaking and understanding more English and remain amazingly resilient and good humoured. Westminster is thankful that several new members of the Meeting have got more actively involved over the last year.

4.7 London West Area Meeting (LWAM)

The Area Meeting serves as the principal body for the conduct and oversight of Quaker church affairs in that part of London which stretches roughly in a triangle from Westminster as far west as the M25. Its overarching role is to develop and support the community of Friends attached to its seven constituent local Quaker meetings.

Area Meeting met in session six times in 2020, five of these business meetings being held online because of Covid 19 restrictions. Between 35 and 40 Friends usually took part. These meetings, which are held in a spirit of worship, provide an opportunity to hear reports from central committees and other Quaker organisations, as well as to discern issues and concerns brought by local meetings. It appointed Friends to serve on the various bodies that ensure proper governance and right stewardship of the Society. In 2020 it appointed over forty Friends to serve for up to three years as Elders and Overseers of the Area Meeting, to ensure the right holding of meetings for worship, and to provide pastoral care to all our members and attenders. Each of our business meetings provided an opportunity for Friends to explore a different "topic" which had special relevance to our faith: the housing crisis; refugees; the impact of the covid pandemic on our community, and outreach.

The Area Meeting also has responsibility for membership matters; Friends are admitted to membership of the Area Meeting, not to the local or national organisation. During 2020 we welcomed eight Friends into membership, recorded three deaths, seven transfers to other area meetings, and five terminations. One Quaker marriage took place.

All Quakers who are recorded as being members of LWAQM are entitled (and encouraged) to take part in our business meetings. Attenders (those who attend Local Quaker Meetings regularly, but without being registered as members of the Society) are welcome to attend provided they have sought permission from the Area Meeting Clerk in advance, which is normally granted.

4.8 London Quakers Property Trust during Covid 19

Our local meetings were grateful to receive a high level of financial support to cover running and maintenance costs from London Quakers Property Trust (LQPT) during the period from March 2020 when most lettings activities ceased. Two local meetings, Brentford and Isleworth and Harrow, resumed letting to educational institutions, when that was allowed and Westminster was able to accommodate some therapists who worked in a Covid secure way with individual clients. The 'lockdowns', which began in March 2020, have been applied intermittently throughout the year end and well into 2021. LWAM trustees and local meeting Friends have been grateful to LQPT for their support, both financial and advisory, throughout this unprecedented time, when most opportunities for generating income disappeared, but when many financial obligations still needed to be met.

4.9 Sustainability throughout the Area Meeting and its Activities

Regular maintenance of all our meeting houses is undertaken by London Quaker Property Trust (LQPT). LQPT has continued to focus on physical measures to reduce energy

consumption and has negotiated special tariffs for meeting houses in London with a sustainable energy company. Where possible in our local meeting houses roof space insulation and window double glazing have been provided. Recycling of waste materials depends upon the policies of the local borough where individual meeting houses are situated; individual meetings strive as best they can to recycle and consume ethically.

During the Pandemic LQPT continued to run major maintenance contracts where they could and covered minor maintenance expenditure where needed.

5. Financial review

5.1 Annual Accounts for 2020

The 2020 examined and consolidated accounts are attached to this report.

London West AQM's Total Funds (including those of its constituent Local Meetings) decreased slightly during the year from £1,144,968 at 1st January 2020 to £1,131692 at 31st December 2020 with no Local Meeting accounts in deficit. This is made up of £833,307 unrestricted, £175,638 restricted and £122,747 endowment funds (in 2019 £845,657 unrestricted, £182,491 restricted and £116,820 endowment funds.)

There was a net reduction in resources of £43,611 (decrease of £18,116 in 2019) and recognised gains in investments of £30,335 (gains of £102,605 in 2019) resulted in a net Movement in Funds of £(13,276) (movement of £84,489 in 2019).

5.2 Principal funding sources

Income largely comes from Friends in membership of the Religious Society and Attenders who are encouraged to contribute money to support the Area Meeting, its concerns and its business, but only at a level at which individuals can afford.

Voluntary donations, excluding legacies, of this nature gathered in 2020 total £86,117 – a decrease from the previous year (£100,192 in 2019); there was an income of £6,000 from legacies (nil in 2019).

The Area Meeting itself has income from investments but the majority of investments are held by Local Meetings. Income from investments for 2020 amounted to £9,247, a decrease in investment income received during 2019 (£12,110).

London West AQM's funds are largely unrestricted though there are some restricted funds and endowment funds, mostly acquired as legacies over many years and connected to the maintenance and support of specific meeting houses, including the replacement of Hammersmith Meeting House, whose building fund (restricted) at the year-end stood at £153,363 (£154,150 at end 2019).

In 2020 the Area Meeting continued its lead sponsorship for the West End Welcome Project, initiated by Westminster LM with the American International Church and the Bloomsbury Baptist Church. Funds raised are held in a restricted fund which had a balance of £7,213 at the end of 2020 (£13,293 in 2019. These funds, raised from donations, are being used towards the expenses of the refugee Syrian family who arrived in 2020.

5.3 How LWAQM's direct expenditure has supported the Area Meeting's objectives

Apart from passing on quota contributions from local meetings to London Quakers Property Trust for the upkeep of all Quaker meeting houses London-wide, London West's direct expenditure in 2020 continued to consist mainly of sending Friends and Attenders, including children, to conferences, training courses and other Quaker events. A breakdown of AM income and expenditure is included at notes 2 and 3 of the accounts. During 2020 the Area Meeting and our local Quaker meetings gave donations of £24,024 (£13,333 in 2019) to Britain Yearly Meeting, £36,025 (£41,620 in 2019) to other Quaker organisations and £7,492 (£5,198 in 2019) to other charitable organisations.

5.4 Reserves policy

Trustees are mindful that, as a charity, their funds should be used to meet their charitable objectives, rather than hold funds in the longer term. However, they believe that they need to hold reserves in longer term to ensure the sustainability of the Area Meeting and the wider Quaker community in the long term. They are aware that many Friends today have less capacity to contribute to the upkeep of Meeting Houses and other Quaker activities and they are fortunate to hold reserves which have built up often from generous legacies from previous generations

of Quakers. However the Trustees recognise the need to balance short term need to use the funds to support Quaker activities and the longer term needs for sustainability of the Area Meeting and will continue to keep this under review.

Within this overall policy, each Local Meeting has determined its own reserves policy as they have delegated authority to hold and manage a high proportion of the AM's funds.

Brentford & Isleworth

The Meeting aims to keep unrestricted free reserves of about £25,000 which represents about 2 years of regular local expenditure. £1,000 remains in a designated reserve towards the establishment of a new chapter of London Citizens in Hounslow, which will be spent in the next 2 years. It also holds a designated reserve arising from a legacy for a special purpose to be determined in 2021.

Ealing

Ealing Meeting's money is used to further our Quaker work and sustain the life of the meeting. We find it prudent to keep a level of reserves to deal with unexpected fluctuations in our income and liabilities. The current practice is to keep a level of reserves of between six months' and one year's anticipated expenditure.

Hammersmith

Hammersmith Friends have a policy of retaining our reserves in anticipation of expenditures related to the new Meeting House. They continue to support relevant charitable giving on a case by case basis.

Harrow

When Harrow's reserves policy was established, £100,000 was 'earmarked' for dispersal to such Quaker and other causes as the Meeting itself discerns over the next 10 years. The remaining £30,000+ is to be held for future 'closure' or other demands. This policy has been followed since the policy was established with the sum 'earmarked' for dispersal falling to slightly under £60,000 by the end of 2020.

Staines & Egham

As a small local Meeting, Staines and Egham consider that they need to hold the current level of reserves in case of any emergencies which would not be met from centrally held funds.

Uxbridge

Uxbridge's expenditure currently exceeds their income from Ffriends (members) so they rely on legacy/reserve funds for ongoing survival. All their legacies have been left to Uxbridge Local Meeting. They set aside £30,000 towards works to the Meeting House not funded by LQPT some of which has been spent in 2020. It is intended to keep the balance for ongoing regular costs as a LM, some for the spiritual well-being of the LM, including grants to local Friends for study etc., some for Meeting House upkeep, and some for local charities/worthy causes and Quaker organizations.

Westminster

They currently hold three types of reserves: endowment, designated funds and general reserves, which have benefitted in recent years from significant unrealised gains in the value of investments. The endowment fund is the Douglas and Doris Lee Memorial Fund. Under the terms of the endowment, the income generated by the capital is used to help international friendship and peace. Designated funds are legacies received where a particular purpose was specified. The majority of designated funds have been received since 2010 and recently approximately £235,000 has been spent on renovations. A further legacy was allocated for spending on the Westminster Meeting House premises. With regards to general funds, they benefit from receiving all the income from investments and bank interest so a practice has been established of not asking Friends for direct contributions to the running of local meeting. As a result, a large proportion of "where most needed" contributions goes direct to BYM.

London West Area Quaker Meeting

London West AQM itself aims to maintain a reserve equivalent to one-year's expenditure (inclusive of the levy payable to the London Quaker Property Trust) which is kept to enable it to meet Area Meeting's financial needs in the short term.

5.5 Investment Policy

London West AQM subscribes to the principles of investing in a socially, environmentally and ethically sound manner and retains Rathbone Greenbank Investment Management Ltd as its investment broker to invest funds held by Westminster Local Meeting. The Trustees maintain a small working group to review the AM's investments.

Key Plans for the Future

6.1 Hammersmith Friends' Meeting House Redevelopment Project

This project, begun in 2008, finally reached completion in 2020, but occupation and development of the use of the building was hampered by the Pandemic. The Trustees and local Hammersmith Friends are co-operating to help Hammersmith develop worship at the building, when that is permitted.

6.2 Policies and procedures

In collaboration with LQPT a considerable amount of work was undertaken to review and update all appropriate LWAMT policies and procedures to provide a more consistent approach amongst LMs and to ensure compliance across the Area Meeting.

6.3 Property Strategy Review

During 2018 a Property Strategy Group reported to the AM on how best to manage the Meeting Houses over the next 10 years. LMs were asked to consider its findings and report back during 2019; both Uxbridge and Harrow LMs have considered the report and are continuing to address their future. Westminster set up a small group to look at the development of Westminster LM. Work on the Property Strategy Review was suspended during 2020 when more urgent matters were at the forefront of the Area Meeting's concerns.

6.4 Covid 19 Risk

During 2020 the Covid 19 Pandemic has affected LWAQMT's ability to meet for worship in our Meeting Houses, as they were closed from mid-March as required by government regulations. Most of our LMs, our AM and the Trustees were able to meet by on-line conferencing facilities; several are now in the process of re-opening to offer 'blended' meetings – some Quakers joining a meeting online and some in person.

The main area of financial risk lies with LQPT, which receives the income from the letting of meeting houses and which covers their maintenance costs. LQPT has significant reserves so it can manage a short term reduction in income. However, there is a risk that future quotas required from our Meetings will be higher, and this will present a challenge to some smaller LMs.

7. Public Benefit Statement

In pursuance of the Charity Commission's guidance on public benefit, the Trustees of London West Area Quaker Meeting confirm that they have had regard to the Charity Commission's public benefit guidance when exercising any powers or duties to which that guidance is relevant.

8. The Reporting of Serious Incidents

Pursuant to the Charity Commissioners' guidance on reporting serious incidents, the Trustees of London West Area Quaker Meeting declare that, during the reporting year 1st January 2020 - 31st December 2020, there were no serious incidents which they failed to bring to the Commissioners' attention.

9 Report of Personal Data Breach to the Information Commissioner's Office (ICO)

A report was sent to the ICO in February 2020 of a personal data breach at Westminster Local Meeting, where members' and attenders' contact details were found to be visible to the public without the use of any entry code. As soon as the breach was discovered it was remedied and all contact pages are now set to "hidden". The ICO decided in March 2020, following the report of the breach, to take no further action following the actions taken by Westminster LM to remedy the situation.

10 Safeguarding

Our Area Meeting has in place an appropriate safeguarding policy. One ongoing risk is being managed by our Safeguarding Coordinator. One of our trustees is designated as lead trustee for safeguarding.

11 Acknowledgements

The trustees acknowledge with gratitude those Friends whose contributions made this annual report possible and whose work and upholding sustained the Area Meeting throughout 2019.

12 Approval

The trustees approved their 2020 Annual Report to the Charity Commission on 6 September 2021. Sandra Horsfall, Trustee of London West Area Quaker Meeting, was authorised to sign this Report on behalf of the Trustees.



6. Sandra Horsfall Trustee and Clerk Financial review

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2020
SOFA

	Note	2020				2019			
		Unrestricted funds	Restricted funds	Endowment funds	TOTAL	Unrestricted funds	Restricted funds	Endowment funds	TOTAL
Incoming Resources									
Income from donations		80,941	5,177		86,117	86,724	13,468		100,192
Income from legacies		6,000			6,000				
Investment income		8,017	78	1,152	9,247	10,593	167	1,350	12,110
Income from Quaker activities		0				0			0
Other						24			24
Total incoming resources	2	94,958	5,254	1,152	101,364	97,341	13,635	1,350	112,326
Resources Expended									
Charitable Activities	3	131,531	12,120	1,324	144,976	129,062		1,320	130,382
Other						60			60
Total Resources Expended		131,531	12,120	1,324	144,976	129,122		1,320	130,442
Net incoming (outgoing) resources before transfers		(36,573)	(6,866)	(172)	(43,611)	(31,781)	13,635	30	(18,116)
Transfers between funds	8	1	13	(14)	0	2	24	(26)	0
Net incoming (outgoing) Resources		(36,572)	(6,853)	(186)	(43,611)	(31,779)	13,659	4	(18,116)
Recognised gains (losses) on investment assets		24,222	0	6,113	30,335	86,802		15,803	102,605
Net Movement in Funds		(12,350)	(6,853)	5,927	(13,276)	55,023	13,659	15,807	84,489
Balance b/f at 1.1.20		845,657	182,491	116,820	1,144,968	790,634	168,832	101,013	1,060,479
Balance c/f at 31.12.20		833,307	175,638	122,747	1,131,692	845,657	182,491	116,820	1,144,968

All income and expenditure derives from contuing activities. The Statement of Financial Activites includes all gains and losses recognised in the year.

The notes form part of these financial statements

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2020

BALANCE SHEET 2020

	see note	2020	2019
FIXED ASSETS			
Investments	9	663,542	633,197
Land	10	8,500	8,500
		672,042	641,697
CURRENT ASSETS			
Debtors	4	19,291	9,841
Cash at bank and in hand	4	468,054	531,477
		487,346	541,318
CURRENT LIABILITIES			
Creditors Due within One Year	4	27,476	37,848
Net Current Assets		459,869	503,470
Creditors Due after One Year	4	220	200
NET ASSETS		1,131,692	1,144,968
FUNDS	8		
Unrestricted general	4	305,679	349,738
Unrestricted designated	4	527,629	495,919
Unrestricted total		833,307	845,657
Restricted	4	175,638	182,491
Endowment	4	122,747	116,820
TOTAL FUNDS		1,131,692	1,144,968

Approved by London West Area Meeting Trustees on
6 September 2021
and signed on its behalf by

Sandra Horsfall, Clerk

The notes form part of these financial statements

Note 1 Accounting polices

a) Statutory information
London West Area Quaker Meeting is an unincorporated charity registered with the Charity Commission,.

b) Basis of preparation

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention. The financial statements are presented in sterling which is the functional currency of the charity.

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

c) Scope
The accounts reflect the activities of the London West Area Quaker Meeting itself together with the consolidated results of the Local Meetings within the area.

d) Debtors and Creditors

Accruals and prepayments have been included in the income and expenditure where in the opinion of the Trustees the amounts are significant and their inclusion will give greater clarity to the financial statements

e) Investments
Investments are valued at market value at the Balance Sheet date. Realised gains and/or losses on investments are recognised when the investment is sold. Unrealised gains and/or losses are accounted for on revaluation at the Balance sheet date.

f) Fund accounting

Restricted funds are funds which must be used for the specific purposes laid down by the donors. Restricted funds held are the Hammersmith Building Fund from an appeal towards the cost of their new Meeting House. West End Welcome fund is towards the joint project with the American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme.

Unrestricted funds are donations and other incoming resources received or generated may be used for the furtherance of the charitable purposes.

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2020

Note 2 Analysis of income

	UNRESTRICTED INCOME 2020								
	Brentford& Isleworth	Ealing	Hammersmith	Harrow	Staines &Egham	Uxbridge	Westminster	Area Meeting	TOTAL
	£	£	£	£	£	£	£		
Income									
Income from donations	8,510	11,823	8,208	15,484	2,148	6,740	26,258	656	79,826
Income from legacies	5,000				1,000			0	6,000
Investment income	965	22	17	213	12	43	6,467	278	8,017
Income from Quaker activies								0	0
Other income			1,115					0	1,115
Total Incoming Resources	14,475	11,846	9,339	15,696	3,160	6,782	32,725	935	94,958

	RESTRICTED INCOME 2020		
	Hammersmith Building Fund	West End Welcome	TOTAL
Income			
Income from donations	2,250	2,927	5,177
Income from legacies			
Investment income	78		78
Income from Quaker activies			
Other income			
Total Incoming Resources	2,328	2,927	5,254

	ENDOWMENT INCOME 2020			
	AM General Purposes Fund	AM "Six Weeks Meeting" fund	West minster	TOTAL
	1	13	1,138	1,152
Total Incoming Resources	1	13	1,138	1,152

Hammersmith Building Fund is from an appeal towards the cost of their new Meeting House.
West End Welcome is a restricted fund set up to fund the joint project between Westminster LM, The American Church and Bloomsbury Baptist church to support a refugee family from Syria under the Home Office scheme

AM General Purposes Fund is held for the furtherance of the Area Meeting

AM "Six Weeks Meeting" Fund is for the provision and maintenance of places of worship and relief of poor Friends
Westminster's Douglas and Doris Lee Memorial Fund is held for the furtherance of International Friendship and Peace.

	UNRESTRICTED INCOME 2019									
PREVIOUS YEAR	Brentford& Isleworth	Ealing	Hammersmith	Harrow	Staines &Egham	Uxbridge	Westminster	LM Totals 2019	AM	TOTAL
	£	£	£	£	£	£	£	£		
UNRESTRICTED FUNDS										
Incoming Resources										
Income from donations	11,879	12,130	9,913	13,699	2,553	9,447	26,734	86,356	368	86,724
Income from legacies										
Investment income	2,188	37		455	28	81	7,416	10,205	388	10,593
Income form Quaker activites									0	0
Other	16						8	24		24
Total incoming resources	14,083	12,167	9,913	14,154	2,581	9,528	34,158	96,585	756	97,341

	RESTRICTED INCOME 2019		
	Hammersmith Building Fund	West End Welcome	TOTAL
Income			
Income from donations	175	13,293	13,468
Income from legacies			
Investment income	167		167
Income from Quaker activies			
Other income			
Total Incoming Resources	342	13,293	13,635

	ENDOWMENT INCOME 2019			
	AM General Purposes Fund	AM "Six Weeks Meeting" fund	West minster	TOTAL
	2.00	24	1,324	1,350
Total Incoming Resources	2.00	24	1,324	1,350

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2020

Note 3 Detail of Expenditure

	Unrestricted Expenditure 2020									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminste	Totals 2020	Area Meeting	TOTAL
Charitable activities										
LQPT Quota									46,248	46,248
AM Gathering									0	0
Conferences and training				1,286				1,286	557	1,842
Professional advice/examiners fee							600	600	1,140	1,740
Meeting expenses	1,825	763	26	407	217	193	4,921	8,352	1,343	9,695
Expenditure on premises not LQPT	754		398	379	73	526	1,196	3,325		3,325
Donations made										
Britain yearly Meeting	4,500	3,000	3,000	3,000			10,000	23,500	524	24,024
Other Quaker causes		400	100	6,800		25,100	2,825	35,225	800	36,025
Non Quaker causes	1,000	60	70	3,828			2,534	7,492		7,492
Governance costs										
Independent Examination									1,140	1,140
Charitable activities TOTAL	**8,080**	**4,223**	**3,593**	**15,700**	**290**	**25,819**	**22,076**	**79,780**	**51,752**	131,531

	RESTRICTED EXPENDITURE							ENDOWMENT EXPENDITURE	
	2020				2019			2020	2019
	AM WE Welcome	Hamm Building Fund	total		AM WE Welcome	Hamm Building Fund	total	West minster	West minster
Expenditure on project	9,006	3,114	12,120		0	0	0	Donation to Britain Yearly Meeting 1,324	1,320
Charitable activities TOTAL	**9,006**	**3,114**	**12,120**		**0**	**0**	**0**	**Charitable Activities Total 1,324**	**1,320**

	Unrestricted Expenditure 2019									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminste	Local meeting totals	Area Meeting	TOTAL
Charitable Activities										
LQPT Quota									45,007	45,007
AM Gathering									-	-
Conferences and training									3,279	3,279
Meeting expenses	2,095	1,880	948	979	735	192	4,519	11,348	1,969	13,317
Expenditure on premises not LQPT	93			271		126	5,678	6,168		6,168
Donations made										
Britain yearly Meeting	1,487	1,850		5,517			4,479	13,333		13,333
Other Quaker causes	25,000	395		8,600		800	1,025	35,820	5,800	41,620
Non Quaker causes	1,250	10		2,428		100	1,410	5,198		5,198
Governance costs										
Independent Examination									1,140	1,140
Charitable activities TOTAL	**29,926**	**4,135**	**948**	**17,795**	**735**	**1,218**	**17,111**	**71,867**	**57,195**	**129,062**

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2020

Note 4 Details of the Balance sheets of Local Meetings and the Area Meeting

CURRENT YEAR	2020										
	Brentford &Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Local Meeting Totals	Area Meeting	Jordans Burial Ground	TOTAL
FIXED ASSETS											
Investments	27,099				4,233		614,481	645,813	17,730		663,542
Land										8,500	8,500
	27,099				4,233		614,481	645,813	17,730	8,500	672,042
CURRENT ASSETS											
Debtors	1,545	1,976	5,597	3,701	779	2,923	205	16,726	2,566		19,291
Cash	11,660	24,036	164,087	88,650	8,972	30,655	48,284	376,343	91,712		468,054
	13,205	26,012	169,684	92,351	9,751	33,577	48,489	393,068	94,277		487,346
CURRENT LIABILITIES											
Creditors Due within One Year	2,066	7,567	4,066	350	169	3,239	7,100	24,556	2,921		27,476
Net Current Assets	11,139	18,445	165,618	92,001	9,582	30,338	41,389	368,513	91,357		459,869
Creditors Due after One Year		220				0	0	220	0		220
Net Assets	38,238	18,225	165,618	92,001	13,815	30,338	655,870	1,014,106	109,086	8,500	1,131,692
FUNDS											
Unrestricted- general	7,238	18,225	12,255	92,001	7,098	30,338	61,001	228,156	77,523		305,679
Unrestricted - designated	31,000				6,718		489,911	527,629			527,629
Unrestricted - total	38,238	18,225	12,255	92,001	13,815	30,338	550,912	755,784	77,523		833,307
Restricted			153,364					153,364	13,774	8,500	175,638
Endowment							104,958	104,958	17,789		122,747
Total Funds	38,238	18,225	165,618	92,001	13,815	30,338	655,870	1,014,106	109,086	8,500	1,131,692

Designated Funds:
B&I holds £25,000 funds set aside towards the up keep and improvement of its Meeting House
B&I holds £1,000 towards a new local chapter of London Citizens
B&I holds £5,000 from a legacy towards a special project
Westminster holds £489,911 towards the upkeep and improvment of its Meeting House
Restricted Funds
Hammersmith Building Fund holds £153,363 from an appeal towards the cost of their new Meeting House.
Area Meeting holds the balance of £6,561 of income from its endowment fund for the provision and maintenance of places of worship
Area Meeting holds a balance of £7,213 for West End Welcome project, a joint project of Westminster LM, the American International Church and Bloomsbury Baptist Church to support a refugee family from Syria under the Home Office scheme.
Endowment
Westminster's Douglas and Doris Memorial Fund holds £104,958 for the furtherance of International Friendship and Peace.
Area Meeting holds an endowment fund of £16,144 for the provision and maintenance of places of worship
Area Meeting holds an endowment fund of £1,645 for general purposes

PREVIOUS YEAR	2019										
	Brentford &Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Totals 2019	Area Meeting	Jordans Burial Ground	TOTAL
	£	£	£	£	£	£	£	£	£	£	£
FIXED ASSETS											
Investments	31,306				4,222		578,526	614,054	19,143		633,197
Land										8,500	8,500
	31,306				4,222		578,526	614,054	19,143	8,500	641,697
CURRENT ASSETS											
Debtors	762	1,822	1,419	2,529	1,602	1,453	205	9,791	50		9,841
Cash	12,832	24,759	171,118	103,512	11,024	55,199	61,340	439,783	91,694		531,477
	13,594	26,581	172,537	106,041	12,626	56,652	61,545	449,574	91,744	0	541,318
CURRENT LIABILITIES											
Creditors Due within One Year	2,906	9,283	5,159	7,093	1,423	2,126	7,774	35,763	2,085		37,848
Net Current Assets	10,688	17,298	167,378	98,948	11,203	54,526	53,771	413,811	89,659	0	503,470
Creditors Due after One Year		200						200			200
	41,994	17,098	167,378	98,948	15,425	54,526	632,297	1,027,665	108,802	8,500	1,144,968
Net Assets											
FUNDS	14,994	17,098	13,228	98,948	9,636	54,526	70,137	278,566	71,172		349,738
Unrestricted- general	27,000				5,790		463,129	495,919			495,919
Unrestricted - designated	41,994	17,098	13,228	98,948	15,426	54,526	533,266	774,485	71,172		845,657
Unrestricted - total			154,150					154,150	19,841	8,500	182,491
Restricted							99,031	99,031	17,789		116,820
Endowment											
	41,994	17,098	167,378	98,948	15,426	54,526	632,297	1,027,666	108,802	8,500	1,144,968
Total Funds											

Note 5 Net rents paid to London Quakers Property Trust by Local Meetings 2020

	2020							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Totals
Hires and other income	**18,302**	**13,505**	**2,437**	**6,998**	**859**	**8,141**	**50,950**	**101,192**
Expenses								
Salary/wage costs		2,425					16,124	18,549
Letting management fees								
Caretakers remuneration		4,823		4,770				9,593
Cleaning		165	1,699	2,903	1,032	567	14,222	20,588
Repairs & Maintenance	1,332	42	295	652	190	534	4,571	7,616
Equipment renewals		548			37	124	1,227	1,936
Annual test and servicing	79	305	253		129	390		1,156
Garden costs	4,912	648			720	1,912		8,192
Waste collection		676			43		524	1,243
Elecrticity	735	563	969	924	315	326	1,952	5,784
Gas	1,149	1,422	4,049	1,737	477	1,136	4,006	13,976
Water	143	143	163		166	196	766	1,577
Print & Stationery		0						
Post & Telephone	503	501	144	177	388	510	1,616	3,839
Council Tax							694	694
Other	6,387	177		13		14	1,850	8,441
Total Expenses	**15,240**	**12,438**	**7,572**	**11,176**	**3,497**	**5,709**	**47,552**	**103,184**
Net rents to LQPT	**3,062**	**1,067**	**-5,135**	**-4,178**	**-2,638**	**2,432**	**3,398**	**-1,992**

PREVIOUS YEAR

	2,019							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	2019 Totals
Hires and other income	**25,037**	**53,703**	**18,958**	**36,350**	**9,538**	**17,327**	**196,391**	**357,303**
Expenses								
Salaries							17,544	**17,544**
Letting management fees		3,921						**3,921**
Caretakers remuneration				4,824				**4,824**
Cleaning		6,219	3,433	3,215	1,167	1,258	16,080	**31,372**
Repairs & Maintenance	1,296	1,039	260	1,214	844	1,967	6,473	**13,093**
Equipment renewals	1,507	203	322		209	348	1,862	**4,451**
Annual test and servicing	814	317			207	425		**1,763**
Garden costs	5,000	865	160		600	1,706		**8,331**
Waste collection		676			56		950	**1,682**
Elecrticity	479	660	437	1,050	120	657	4,866	**8,269**
Gas	1,098	856	2,997	1,857	521	1,591	4,017	**12,937**
Water	126	126	413		438	207	2,710	**4,020**
Print & Stationery		5					157	**162**
Post & Telephone	441	464		185	1,606	438	1,373	**4,507**
Council Tax							1,302	**1,302**
Other	6,388	69		119	277	53	3,643	**10,549**
Total Expenses	**17,149**	**15,421**	**8,022**	**12,465**	**6,045**	**8,651**	**60,977**	**128,729**
Net rents to LQPT	**7,888**	**38,282**	**10,936**	**23,885**	**3,493**	**8,676**	**135,414**	**228,574**

Note 6 Staff cost and Trustees renumeration and expenses

Staff costs:

	2020	2019
Salaries & Wages	13,166	14,841
Socal Security Costs	1,858	2,065
Employers contribtution to pension	1,100	637
TOTAL	16,124	17,543

No employee received total employee benefits (excluding employer pension costs) of more than £60,000
The average number of employees during the year was 1 (2019 1)

No Charity Trustee received any renumeration or other benefit from the charity or payment of expenses during during the year (2019: Nil)
No remuneration was paid to key management personnel during the current or previous year.

Note 7 Related Party Transactions

There are no related party transactions to disclose for 2020 (2019 none)
There are no donations from related parties which are outside the normal course of business or given with conditions

Note 8 Movement in Funds

	2020						2019					
	At start of year	Income	Gains	Expend /losses	Transfers	End of year	At start of year	income	gains	Expend /losses	Transf	End of year
Endowment Funds												
AM General Purposes	1,645	1			-1	1,645	1,645	2			-2	1,645
AM "Six Weeks Meeting" Fund	16,144	13			-13	16,144	16,144	24			-24	16,144
Westminster D &dD lee Memerial Fund	99,031	1,138	6,113	1,324		104,958	83,224	1,324	15,803	1,320		99,031
TOTAL endowment funds	**116,820**	**1,152**	**6,113**	**1,324**	**-14**	**122,747**	**101,013**	**1,350**	**15,803**	**1,320**	**-26**	**116,820**
Restricted Funds												
AM "Six weeks Meeting fund" Income	6,548				13	6,561	6,524				24	6,548
Hammersmith Building Fund	154,150	2,328		3,114		153,364	153,808	342				154,150
West End Welcome	13,293	2,926		9,006		7,213	0	13,293				13,293
Jordan's Burial Ground	8,500					8,500	8,500					8,500
TOTAL Restricted Funds	**182,491**	**5,254**		**12,120**	**13**	**175,638**	**168,832**	**13,635**			**24**	**182,491**
Unrestricted Funds												
Designated Fund												
B&I towards up keep/improvement of its	25,000					25,000	50,000			25,000		25,000
B&I towards a new local chapter of London Citizens	2,000			1,000		1,000	3,000			1,000		2,000
B&I legacy		5,000				5,000						
S&E towards Spiritual and educational development of the Meeting	5,790	1,000		73		6,718	5,850			60		5,790
S&E hardship fund							114				-114	0
Westminster Bequest Fund	463,129		29,843	3,061		489,911	391,652		77,154	5,678		463,128
Total Designated funds	**495,919**	**6,000**	**29,843**	**4,134**		**527,629**	**450,616**	**0**	**77,154**	**31,738**	**-114**	**495,918**
General Fund	349,738	88,958	-5,621	127,398	1	305,679	**340,018**	97,341	**9,648**	**97,385**	**116**	**349,738**
TOTAL Unrestricted	**845,657**	**94,958**	**24,222**	**131,531**	**1**	**833,307**	**790,634**	**97,341**	**86,802**	**129,123**	**2**	**845,656**
TOTAL FUNDS	**1,144,968**	**101,364**	**30,335**	**144,975**	**0**	**1,131,692**	**1,060,479**	**112,326**	**102,605**	**130,443**	**0**	**1,144,967**

Note 9 Investments

		2020		2019	
Investments (all Westminster held by except*)					
British Government stock			**18,718**		**18,576**
Oversees Govt Bonds			12,466		
	BMO INV Funds UK Responsible Stlg Corp Bd 1 inc	14,817		19,080	
	Rathbone Unit Trust Ethical Bond S Inc	19,325		18,372	
	Royal London Unit Trust Ethical Bond Z inc	19,648		18,784	
Non-government Bonds			**53,790**		**56,236**
	Aberdeen Standard Fund	53,000		48,594	
	Aegon Asset Mgt Ethical Equity B	60,266			
	BMO Inv Funds responsible UK Inc 2	50,750		47,459	
	Edentree Amity UK B inc	52,426		56,738	
	Kames Capital Ethical Equity B Instl Acc			60,766	
	Standard Life Investments UK Ethical				
	Home REIT Ethical Equity B	6,048			
	Mayfair Capital Investment Property Inc Trust for charity	8,803		9,448	
			231,293	223,005	
B&I*	F&C Responsible UK Income Fund (BMO)	27,099		31,306	
AM*	Eden Tree UK A Amity Income fund	17,730		19,143	
S&E*	COIF Charities Deposit	4,233		4,222	
Uk Investment Companies			**49,062**		**277,676**
	Nikko Asset Mgrs world Bank Green A Inc	8,430		8,620	
	Brown Advisory Funds US Sustainable Growth C Inc	58,545		50,951	
	Liontrust Investments Ltd SF European growth	7,706		6,200	
	Stewart Investors Asia Sustainability B	24,537		20,077	
	Stewart Investors Global Sustainability B	12,264		19,161	
	Edentree Amity Intl B inc			33,576	
	Fund partners Ltd Im WHEB Sustainabilty	24,268		20,120	
	Impax Funds Environmental Mkts A	24,875		19,887	
	Janus Hernderson Investments Gbl Sustainability	28,722		34,025	
	KBI Asset Mgt Water Fund Inst Cls A			8,492	
	Menhaden plc ord shares	8,415		8,203	
	Robecosam Smart Energy Fund	27,504		17,838	
	Schroder Investment Mgt Global Energy	7,935			
Global Investments			**233,201**		**247,150**
	Civitas Social Housing PLC Ord shares	3,668		3,196	
	Greencoat UK Wind plc ord shares	4,563		5,114	
	Octopus renewables Infrastructure Trust share	9,441		8,923	
	Renewables Infrastructure Npv ord shares	12,269		13,286	
Equities			**29,941**		**30,519**
Cash held by Rathbone Greenbank		35,072	**35,072**	3,040	**3,040**
			663,543		633,197

Listed Investments

Market value brought forward	633,198
Additions at cost	0
Disposals at opening market value	0
Unrealised gains/(losses) on revaluation	30,345
Market value carried forward	663,543
Total market value of investments (as detailed above)	£663,543
Historical cost carried forward	£411,226

Note 10 Jordans Burial Ground

Jordans Burial Ground is owned jointly by London West Quaker Area Meeting and North West Quaker Area Meeting. The land was measured at fair value during 2017 at £17,000 and one half of this value is consolidated in these accounts.
LWAQM, NWLAQM and Chilterns Area Meeting contribute to the cost of upkeep of the Burial Ground which is managed by a Committee nominated by the 3 Area Meetings

STATEMENT OF FINANCIAL ACTIVITIES

	2020	2019
INCOME		
Area Meeting Contributions	2,250	1,950
Donations	19,859	249
Dividends	255	250
Maintenance fees	250	350
Digging Fees	85	180
Headstones	1,701	4,903
	24,400	**7,882**
EXPENDITURE		
Upkeep of Burial Ground	4,927	2,380
Digging fees	85	255
Headstones	1,701	4,886
Paths and Landscaping	19,424	0
Sundries	439	676
	26,576	**8,197**
BALANCE SHEET	**2,020**	**2,019**
Net incoming resources	(2,176)	(315)
Unrealised gains on investments	508	1,265
NET MOVEMENT IN FUNDS	(1,668)	950
BALANCE BROUGHT FORWARD	13,361	12,411
BALANCE CARRIED FORWARD	**11,693**	**13,361**
HELD AS		
COIF Charities Ethical investment Fund	8,583	8,075
Cash at Bank	3,110	3,894
Debtors	0	1,402
Creditors	0	(10)
	11,693	**13,361**

RELIGIOUS SOCIETY OF FRIENDS

LONDON WEST AREA QUAKER MEETING
(Registered Charity number: 1134215)

CONSOLIDATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF LONDON WEST AREA QUAKER MEETING

I report to the charity trustees on my examination of the annexed accounts of the charity for the year ended 31 December 2020.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



K C Fisher FCA
c/o Myrus Smith
Chartered Accountants
Norman House, 8 Burnell Road,
Sutton, Surrey. SM1 4BW

Dated: 23rd September 2021