# 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<br>Blended meeting on Zoom on second and fourth Sundays<br>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 I 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 | | |
|---|---|---|---|
| | Hammer-smith Building Fund | West End Welcome | TOTAL |
| **Income** | | | |
| Income from grants and donations | | | - |
| Income from legacies | | | |
| Investment income | 289 | 4 | 293 |
| Income from Quaker activies | | | |
| Other income | | | |
| **Total Incoming Resources** | **289** | **4** | 293 |

| | ENDOWMENT INCOME 2022 | | | |
|---|---|---|---|---|
| | AM General Purposes Fund | AM "Six Weeks Meeting" fund | Westminster | TOTAL |
| **Income** | | | | |
| Income from grants and donations | | | | |
| Income from legacies | | | | |
| Investment income | 6 | 63 | 1,386 | 1,455 |
| Income from Quaker activies | | | | |
| Other income | | | | |
| **Total Incoming Resources** | **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* | | |
|---|---|---|---|
| | *Hammer-smith Building Fund* | *West End Welcome* | *TOTAL* |
| **Income** | | | |
| Income from donations | | *1,700* | *1,700* |
| Income from legacies | | | |
| Investment income | *3* | | *3* |
| Income from Quaker activies | | | |
| Other income | | | |
| **Total Incoming Resources** | ***3*** | ***1,700*** | ***1,703*** |

| | *ENDOWMENT INCOME 2021* | | | |
|---|---|---|---|---|
| | *AM General Purposes Fund* | *AM "Six Weeks Meeting" fund* | *West minster* | *TOTAL* |
| **Income** | | | | |
| Income from donations | | | | |
| Income from legacies | | | | |
| Investment income | *0* | *2* | *1,051* | *1,053* |
| Income from Quaker activies | | | | |
| Other income | | | | |
| **Total Incoming Resources** | ***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** |