

# London West Area Quaker Meeting

## Trustees' Annual Report & Accounts 2024

## 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 BS1  
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 1<sup>st</sup> 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 is 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
<b>Brentford &amp; Isleworth</b>	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
<b>Ealing</b>	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
<b>Hammersmith</b>	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
<b>Harrow</b>	Friends Meeting House, 456 Rayners Lane, HAS SOT	Adults	Sunday at 10.30 AM	Weekly	One hour
<b>Staines and Egham</b>	Friends Meeting House, 9 Limes Rd, Egham, Surrey.	Adults	Sunday at 11.00 AM	Weekly	One hour
<b>Uxbridge</b>	Friends Meeting House, York Rd, Uxbridge UB8 1OW Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
<b>Westminster</b>	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 31<sup>st</sup> 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 15<sup>th</sup> 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 DECEMBER 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
		£	£	£	£
<b>Incoming Resources</b>					
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
<b>Total incoming resources</b>	2	98,296	946	2,511	101,753
<b>Resources Expended</b>					
Charitable Activities	3	(166,683)	(17,417)	(1,878)	(185,978)
Other					
<b>Total Resources Expended</b>		(166,683)	(17,417)	(1,878)	(185,978)
<b>Net (outgoing) incoming resources before transfers</b>		(68,387)	(16,471)	633	(84,225)
<b>Transfers between funds</b>	8	40	392	(432)	0
<b>Net incoming (outgoing) Resources</b>		(68,347)	(16,079)	201	(84,225)
<b>Recognised gains (losses) on investment assets</b>		1,328		316	1,644
<b>Net Movement in Funds</b>		(67,019)	(16,079)	517	(82,581)
Balance b/f at 1 January 2024		671,937	93,870	123,257	889,064
<b>Balance c/f at 31 December 2024</b>		604,918	77,791	123,774	806,483

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

All income and expenditure derives from continuing activities. The Statement of Financial Activities 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
<b>FIXED ASSETS</b>			
Investments	9	547,727	545,855
Land	10	8,500	8,500
		556,227	554,355
<b>CURRENT ASSETS</b>			
Debtors	4	7,379	5,420
Cash at bank and in hand	4	304,441	373,497
		311,820	378,917
<b>CURRENT LIABILITIES</b>			
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)
<b>NET ASSETS</b>		806,483	889,064
<b>FUNDS</b>	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
<b>TOTAL FUNDS</b>		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 policies**

### **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
	£	£	£	£	£	£	£	£	£	£
<b>UNRESTRICTED FUNDS</b>										
<b>Incoming Resources</b>										
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 activities	25		395				80	500		500
										0
<b>Total incoming resources</b>	<b>11,902</b>	<b>12,973</b>	<b>6,246</b>	<b>16,881</b>	<b>3,334</b>	<b>2,589</b>	<b>42,898</b>	<b>96,823</b>	<b>1,473</b>	<b>98,296</b>

**Income**

Income from grants and donations  
Income from legacies  
Investment income  
Income from Quaker activities  
Other income

**Total Incoming Resources**

RESTRICTED INCOME		
2024		
Hammer-smith Building Fund	West End Welcome	TOTAL
		-
940	6	946
<b>940</b>	<b>6</b>	<b>946</b>

ENDOWMENT INCOME			
2024			
AM General Purposes Fund	AM "Six Weeks Meeting" fund	Westminster	TOTAL
40	392	2,079	2,511
<b>40</b>	<b>392</b>	<b>2,079</b>	<b>2,511</b>

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
	£	£	£	£	£	£	£		
<b>Income</b>									
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 activities							69		69
<b>Total Incoming Resources</b>	<b>7,715</b>	<b>16,062</b>	<b>8,444</b>	<b>15,158</b>	<b>3,472</b>	<b>3,524</b>	<b>47,880</b>	<b>826</b>	<b>103,081</b>

**Income**

Income from donations  
Income from legacies  
Investment income  
Income from Quaker activities  
Other income

**Total Incoming Resources**

RESTRICTED INCOME		
2023		
Hammer-smith Building Fund	West End Welcome	TOTAL
1,310	6	1,316
<b>1,310</b>	<b>6</b>	<b>1,316</b>

ENDOWMENT INCOME			
2023			
AM General Purposes Fund	AM "Six Weeks Meeting" fund	Westminster	TOTAL
37	364	1,878	2,279
<b>37</b>	<b>364</b>	<b>1,878</b>	<b>2,279</b>

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			105				170	1,061	1,231
Meeting expenses	3,560	65	184	638	275	1,102	17,353	3,808	21,161
Expenditure on premises not LQPT	3,058					4,560	25,251	12,563	45,432
Donations made									
Britain yearly Meeting		2,500	5,000			15,000	22,500		22,500
Other Quaker causes		35	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	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	Westminster	Westminster
Expenditure on project	392	60	16,965	17,417	364	60	64,384	64,808	1,878	1,386
Charitable activities TOTAL	392	60	16,965	17,417	2,397	3,518	168	6,083	1,878	1,386

Donations to Britain Yearly Meeting and FWCC

Charitable Activities Total

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	3,347	23,270
Expenditure on premises not LQPT	4,500	-	406		17		3,071	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
Charitable activities TOTAL	5,850	6,928	892	55,946	192	909	80,874	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
<b>Hires and other income</b>	30,203	29,316	58,047	28,727		33,121	213,698	393,112
<b>Expenses</b>								
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
<b>Total Expenses</b>	<b>18,344</b>	<b>15,950</b>	<b>6,794</b>	<b>11,769</b>	<b>3,079</b>	<b>14,663</b>	<b>61,921</b>	<b>132,520</b>
<b>Net rents to LQPT</b>	<b>11,859</b>	<b>13,366</b>	<b>51,253</b>	<b>16,958</b>	<b>(3,079)</b>	<b>18,458</b>	<b>151,777</b>	<b>260,592</b>

\*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
<b>Hires and other income</b>	26,278	34,193	24,076	32,780	3,066	25,329	190,664	336,386
<b>Expenses</b>								
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
<b>Total Expenses</b>	<b>17,579</b>	<b>15,887</b>	<b>4,737</b>	<b>15,246</b>	<b>5,940</b>	<b>13,728</b>	<b>73,710</b>	<b>146,827</b>
<b>Net rents to LQPT</b>	<b>8,699</b>	<b>18,306</b>	<b>19,339</b>	<b>17,534</b>	<b>(2,874)</b>	<b>11,601</b>	<b>116,954</b>	<b>189,559</b>

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
	£	£	£	£	£	£	£	£	£	£	£
<b>FIXED ASSETS</b>											
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
<b>CURRENT ASSETS</b>											
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
<b>CURRENT LIABILITIES</b>											
Creditors Due within One Year	(5,483)	(3,862)	(15,724)	(6,272)	(800)	(4,378)		(36,519)	(24,190)		(60,709)
<b>Net Current Assets</b>	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)
<b>Net Assets</b>	25,760	23,075	74,260	44,638	9,335	23,620	528,532	729,220	68,763	8,500	806,483
<b>FUNDS</b>											
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
<b>Total Funds</b>	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
<b>FIXED ASSETS</b>											
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
<b>CURRENT ASSETS</b>											
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
<b>CURRENT LIABILITIES</b>											
Creditors Due within One Year	(2,169)	(7,201)	0	(6,489)	(800)	(2,939)	(5,000)	(24,598)	(18,825)		(43,423)
<b>Net Current Assets</b>	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)
<b>Net Assets</b>	33,461	20,448	91,522	52,338	9,729	26,942	568,243	802,683	77,881	8,500	889,064
<b>FUNDS</b>											
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
<b>Total Funds</b>	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 remuneration and expenses

Staff costs:	2024	2023
Salaries & Wages	42,336	38,177
Social 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 remuneration 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
<b>Endowment Funds</b>												
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
<b>TOTAL endowment funds</b>	<b>123,257</b>	<b>2,511</b>	<b>316</b>	<b>(1,878)</b>	<b>(432)</b>	<b>123,774</b>	<b>116,325</b>	<b>2,279</b>	<b>6,440</b>	<b>(1,386)</b>	<b>(401)</b>	<b>123,257</b>
<b>Restricted Funds</b>												
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
<b>TOTAL Restricted Funds</b>	<b>93,870</b>	<b>946</b>		<b>(17,417)</b>	<b>392</b>	<b>77,791</b>	<b>156,998</b>	<b>1,316</b>		<b>(64,808)</b>	<b>364</b>	<b>93,870</b>
<b>Unrestricted Funds</b>												
<b>Designated Fund</b>												
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
<b>Total Designated funds</b>	<b>422,811</b>	<b>0</b>	<b>0</b>	<b>(18,932)</b>	<b>0</b>	<b>403,879</b>	<b>492,004</b>	<b>0</b>	<b>18,501</b>	<b>(62,643)</b>	<b>(25,051)</b>	<b>422,811</b>
<b>General Fund</b>	<b>249,126</b>	<b>98,296</b>	<b>1,328</b>	<b>(147,751)</b>	<b>40</b>	<b>201,039</b>	<b>266,367</b>	<b>103,081</b>	<b>8,205</b>	<b>(153,615)</b>	<b>25,088</b>	<b>249,126</b>
<b>TOTAL Unrestricted</b>	<b>671,937</b>	<b>98,296</b>	<b>1,328</b>	<b>(166,683)</b>	<b>40</b>	<b>604,918</b>	<b>758,371</b>	<b>103,081</b>	<b>26,706</b>	<b>(216,258)</b>	<b>37</b>	<b>671,937</b>
<b>TOTAL FUNDS</b>	<b>889,064</b>	<b>101,753</b>	<b>1,644</b>	<b>(185,978)</b>	<b>0</b>	<b>806,483</b>	<b>1,031,694</b>	<b>106,676</b>	<b>33,146</b>	<b>(282,452)</b>	<b>0</b>	<b>889,064</b>

## Note 9 Investments

	2024	2023
<b>Investments (all Westminster held by except* )</b>		
<b>Cash held at Rathbones</b>	8,296	4,589
<b>British Government stock</b>	88,643	45,559
<b>Overseas Govt Bonds</b>	0	45,277
<b>High Quality Investment Grade</b>		
Goldman Sachs Sovereign Green Bd R Hgd I Inc	15,860	9,599
Edentree Inv Mgmt Resp & Sust Dtd Bd B Inc	13,476	
<b>Total Liquidity</b>	<b>126,275</b>	<b>105,024</b>
<b>Equity-type risk</b>		
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
<b>Fixed income total</b>	<b>30,556</b>	<b>54,814</b>
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
	<b>153,801</b>	<b>152,944</b>
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
	<b>39,672</b>	<b>39,319</b>
<b>Uk Investment Companies total</b>	<b>193,473</b>	<b>192,263</b>
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 Sustainability		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
<b>Global Investments total</b>	<b>167,126</b>	<b>172,936</b>
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	
<b>Diversifiers total</b>	<b>30,297</b>	<b>20,818</b>
<b>Total</b>	<b>547,727</b>	<b>545,855</b>
Historical cost carried forward	<u>£487,712</u>	<u>£345,168</u>

## 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
<b>INCOME</b>		
Area Meeting Contributions	3,290	3,300
Donations	260	735
Dividends	273	268
Digging Fees	0	790
Headstones	7,192	7,950
	<b>11,015</b>	<b>13,043</b>
<b>EXPENDITURE</b>		
Upkeep of Burial Ground	3,023	1,698
Digging fees		1,090
Headstones	6,508	8,272
Paths and Landscaping		
Sundries		0
Bad debt		
	<b>9,531</b>	<b>11,060</b>
<b>BALANCE SHEET</b>	<b>2024</b>	<b>2023</b>
Net incoming resources	1,484	1,982
Movement in debtors	(1,772)	622
Unrealised gains on investments	257	837
<b>NET MOVEMENT IN FUNDS</b>	<b>(31)</b>	<b>3,441</b>
<b>BALANCE BROUGHT FORWARD</b>	<b>14,947</b>	<b>11,506</b>
<b>BALANCE CARRIED FORWARD</b>	<b>14,916</b>	<b>14,947</b>
<b>HELD AS</b>		
COIF Charities Ethical investment Fund	9,623	9,366
Cash at Bank	5,293	3,809
Debtors		1,772
Creditors		0
	<b>14,916</b>	<b>14,947</b>



**Consolidated Financial Statements**  
LONDON WEST AREA QUAKER MEETING ( Religious Society of Friends)

**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**

**18 December 2025**

..... Signed

..... 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 DECEMBER 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
		£	£	£	£
<b>Incoming Resources</b>					
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
<b>Total incoming resources</b>	2	98,296	946	2,511	101,753
<b>Resources Expended</b>					
Charitable Activities	3	(166,683)	(17,417)	(1,878)	(185,978)
Other					
<b>Total Resources Expended</b>		(166,683)	(17,417)	(1,878)	(185,978)
<b>Net (outgoing) incoming resources before transfers</b>		(68,387)	(16,471)	633	(84,225)
<b>Transfers between funds</b>	8	40	392	(432)	0
<b>Net incoming (outgoing) Resources</b>		(68,347)	(16,079)	201	(84,225)
<b>Recognised gains (losses) on investment assets</b>		1,328		316	1,644
<b>Net Movement in Funds</b>		(67,019)	(16,079)	517	(82,581)
Balance b/f at 1 January 2024		671,937	93,870	123,257	889,064
<b>Balance c/f at 31 December 2024</b>		604,918	77,791	123,774	806,483

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

All income and expenditure derives from continuing activities. The Statement of Financial Activities 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
<b>FIXED ASSETS</b>			
Investments	9	547,727	545,855
Land	10	8,500	8,500
		556,227	554,355
<b>CURRENT ASSETS</b>			
Debtors	4	7,379	5,420
Cash at bank and in hand	4	304,441	373,497
		311,820	378,917
<b>CURRENT LIABILITIES</b>			
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)
<b>NET ASSETS</b>		806,483	889,064
<b>FUNDS</b>	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
<b>TOTAL FUNDS</b>		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 policies**

### **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
	£	£	£	£	£	£	£	£	£	£
<b>UNRESTRICTED FUNDS</b>										
<b>Incoming Resources</b>										
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 activities	25		395				80	500		500
										0
<b>Total incoming resources</b>	<b>11,902</b>	<b>12,973</b>	<b>6,246</b>	<b>16,881</b>	<b>3,334</b>	<b>2,589</b>	<b>42,898</b>	<b>96,823</b>	<b>1,473</b>	<b>98,296</b>

**Income**

Income from grants and donations  
Income from legacies  
Investment income  
Income from Quaker activities  
Other income

**Total Incoming Resources**

RESTRICTED INCOME		
2024		
Hammer-smith Building Fund	West End Welcome	TOTAL
		-
940	6	946
<b>940</b>	<b>6</b>	<b>946</b>

ENDOWMENT INCOME			
2024			
AM General Purposes Fund	AM "Six Weeks Meeting" fund	Westminster	TOTAL
40	392	2,079	2,511
<b>40</b>	<b>392</b>	<b>2,079</b>	<b>2,511</b>

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
	£	£	£	£	£	£	£		
<b>Income</b>									
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 activities							69		69
<b>Total Incoming Resources</b>	<b>7,715</b>	<b>16,062</b>	<b>8,444</b>	<b>15,158</b>	<b>3,472</b>	<b>3,524</b>	<b>47,880</b>	<b>826</b>	<b>103,081</b>

**Income**

Income from donations  
Income from legacies  
Investment income  
Income from Quaker activities  
Other income

**Total Incoming Resources**

RESTRICTED INCOME		
2023		
Hammer-smith Building Fund	West End Welcome	TOTAL
1,310	6	1,316
<b>1,310</b>	<b>6</b>	<b>1,316</b>

ENDOWMENT INCOME			
2023			
AM General Purposes Fund	AM "Six Weeks Meeting" fund	Westminster	TOTAL
37	364	1,878	2,279
<b>37</b>	<b>364</b>	<b>1,878</b>	<b>2,279</b>



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			105				170	1,061	1,231
Meeting expenses	3,560	65	184	638	275	1,102	10,760	17,353	21,161
Expenditure on premises not LQPT	3,058					4,560	25,251	32,869	45,432
Donations made									
Britain yearly Meeting		2,500	5,000			15,000	22,500		22,500
Other Quaker causes		35	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	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	Westminster	Westminster
Expenditure on project	392	60	16,965	17,417	364	60	64,384	64,808	Donations to Britain Yearly Meeting and FWCC	
Charitable activities TOTAL	392	60	16,965	17,417	2,397	3,518	168	6,083	Charitable Activities Total	
									1,878	1,386
									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					75		522	20	542
Meeting expenses	766	447	486	618	175	384	14,058	19,923	23,270
Expenditure on premises not LQPT	4,500	-	406	17			3,071	7,994	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
Charitable activities TOTAL	5,850	6,928	892	55,946	192	909	80,874	151,591	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
<b>Hires and other income</b>	30,203	29,316	58,047	28,727		33,121	213,698	393,112
<b>Expenses</b>								
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
<b>Total Expenses</b>	<b>18,344</b>	<b>15,950</b>	<b>6,794</b>	<b>11,769</b>	<b>3,079</b>	<b>14,663</b>	<b>61,921</b>	<b>132,520</b>
<b>Net rents to LQPT</b>	<b>11,859</b>	<b>13,366</b>	<b>51,253</b>	<b>16,958</b>	<b>(3,079)</b>	<b>18,458</b>	<b>151,777</b>	<b>260,592</b>

\*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
<b>Hires and other income</b>	26,278	34,193	24,076	32,780	3,066	25,329	190,664	336,386
<b>Expenses</b>								
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
<b>Total Expenses</b>	<b>17,579</b>	<b>15,887</b>	<b>4,737</b>	<b>15,246</b>	<b>5,940</b>	<b>13,728</b>	<b>73,710</b>	<b>146,827</b>
<b>Net rents to LQPT</b>	<b>8,699</b>	<b>18,306</b>	<b>19,339</b>	<b>17,534</b>	<b>(2,874)</b>	<b>11,601</b>	<b>116,954</b>	<b>189,559</b>

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
	£	£	£	£	£	£	£	£	£	£	£
<b>FIXED ASSETS</b>											
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
<b>CURRENT ASSETS</b>											
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
<b>CURRENT LIABILITIES</b>											
Creditors Due within One Year	(5,483)	(3,862)	(15,724)	(6,272)	(800)	(4,378)		(36,519)	(24,190)		(60,709)
<b>Net Current Assets</b>	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)
<b>Net Assets</b>	25,760	23,075	74,260	44,638	9,335	23,620	528,532	729,220	68,763	8,500	806,483
<b>FUNDS</b>											
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
<b>Total Funds</b>	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
<b>FIXED ASSETS</b>											
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
<b>CURRENT ASSETS</b>											
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
<b>CURRENT LIABILITIES</b>											
Creditors Due within One Year	(2,169)	(7,201)	0	(6,489)	(800)	(2,939)	(5,000)	(24,598)	(18,825)		(43,423)
<b>Net Current Assets</b>	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)
<b>Net Assets</b>	33,461	20,448	91,522	52,338	9,729	26,942	568,243	802,683	77,881	8,500	889,064
<b>FUNDS</b>											
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
<b>Total Funds</b>	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 remuneration and expenses

Staff costs:	2024	2023
Salaries & Wages	42,336	38,177
Social 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 remuneration 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
<b>Endowment Funds</b>												
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
<b>TOTAL endowment funds</b>	<b>123,257</b>	<b>2,511</b>	<b>316</b>	<b>(1,878)</b>	<b>(432)</b>	<b>123,774</b>	<b>116,325</b>	<b>2,279</b>	<b>6,440</b>	<b>(1,386)</b>	<b>(401)</b>	<b>123,257</b>
<b>Restricted Funds</b>												
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
<b>TOTAL Restricted Funds</b>	<b>93,870</b>	<b>946</b>		<b>(17,417)</b>	<b>392</b>	<b>77,791</b>	<b>156,998</b>	<b>1,316</b>		<b>(64,808)</b>	<b>364</b>	<b>93,870</b>
<b>Unrestricted Funds</b>												
<b>Designated Fund</b>												
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
<b>Total Designated funds</b>	<b>422,811</b>	<b>0</b>	<b>0</b>	<b>(18,932)</b>	<b>0</b>	<b>403,879</b>	<b>492,004</b>	<b>0</b>	<b>18,501</b>	<b>(62,643)</b>	<b>(25,051)</b>	<b>422,811</b>
<b>General Fund</b>	<b>249,126</b>	<b>98,296</b>	<b>1,328</b>	<b>(147,751)</b>	<b>40</b>	<b>201,039</b>	<b>266,367</b>	<b>103,081</b>	<b>8,205</b>	<b>(153,615)</b>	<b>25,088</b>	<b>249,126</b>
<b>TOTAL Unrestricted</b>	<b>671,937</b>	<b>98,296</b>	<b>1,328</b>	<b>(166,683)</b>	<b>40</b>	<b>604,918</b>	<b>758,371</b>	<b>103,081</b>	<b>26,706</b>	<b>(216,258)</b>	<b>37</b>	<b>671,937</b>
<b>TOTAL FUNDS</b>	<b>889,064</b>	<b>101,753</b>	<b>1,644</b>	<b>(185,978)</b>	<b>0</b>	<b>806,483</b>	<b>1,031,694</b>	<b>106,676</b>	<b>33,146</b>	<b>(282,452)</b>	<b>0</b>	<b>889,064</b>

## Note 9 Investments

	2024	2023
<b>Investments (all Westminster held by except* )</b>		
<b>Cash held at Rathbones</b>	8,296	4,589
<b>British Government stock</b>	88,643	45,559
<b>Overseas Govt Bonds</b>	0	45,277
<b>High Quality Investment Grade</b>		
Goldman Sachs Sovereign Green Bd R Hgd I Inc	15,860	9,599
Edentree Inv Mgmt Resp & Sust Dtd Bd B Inc	13,476	
<b>Total Liquidity</b>	<b>126,275</b>	<b>105,024</b>
<b>Equity-type risk</b>		
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
<b>Fixed income total</b>	<b>30,556</b>	<b>54,814</b>
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
	<b>153,801</b>	<b>152,944</b>
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
	<b>39,672</b>	<b>39,319</b>
<b>Uk Investment Companies total</b>	<b>193,473</b>	<b>192,263</b>
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 Sustainability		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
<b>Global Investments total</b>	<b>167,126</b>	<b>172,936</b>
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	
<b>Diversifiers total</b>	<b>30,297</b>	<b>20,818</b>
<b>Total</b>	<b>547,727</b>	<b>545,855</b>
Historical cost carried forward	<u>£487,712</u>	<u>£345,168</u>

## 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
<b>INCOME</b>		
Area Meeting Contributions	3,290	3,300
Donations	260	735
Dividends	273	268
Digging Fees	0	790
Headstones	7,192	7,950
	<b>11,015</b>	<b>13,043</b>
<b>EXPENDITURE</b>		
Upkeep of Burial Ground	3,023	1,698
Digging fees		1,090
Headstones	6,508	8,272
Paths and Landscaping		
Sundries		
Bad debt		0
	<b>9,531</b>	<b>11,060</b>
<b>BALANCE SHEET</b>	<b>2024</b>	<b>2023</b>
Net incoming resources	1,484	1,982
Movement in debtors	(1,772)	622
Unrealised gains on investments	257	837
<b>NET MOVEMENT IN FUNDS</b>	<b>(31)</b>	<b>3,441</b>
<b>BALANCE BROUGHT FORWARD</b>	<b>14,947</b>	<b>11,506</b>
<b>BALANCE CARRIED FORWARD</b>	<b>14,916</b>	<b>14,947</b>
<b>HELD AS</b>		
COIF Charities Ethical investment Fund	9,623	9,366
Cash at Bank	5,293	3,809
Debtors		1,772
Creditors		0
	<b>14,916</b>	<b>14,947</b>

**Consolidated Financial Statements**  
LONDON WEST AREA QUAKER MEETING ( Religious Society of Friends)

**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**

**18 December 2025**

..... Signed

..... Dated

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