



Devon
Area Meeting

Religious Society of Friends (Quakers) in Britain

Devon Area Meeting

**Trustees' Annual Report and Accounts
for the year ended 31 December 2021**

Charity Number: 1139955

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1. Introduction

The Area Meeting is a charity established for the advancement of religion and other charitable purposes such as derive from or bear witness to the principles and practices of the Religious Society of Friends (Quakers).

Devon Area Meeting is a constituent part of the Religious Society of Friends (Quakers) in Britain. The national body, also known as Britain Yearly Meeting, has separate charitable status.

2. Names of Trustees and Other Administrative Information

Address for Correspondence:

Devon Area Meeting Clerking Team, c/o Quaker House, 74 Mutley Plain, Plymouth PL4 6LF

Managing Trustees:

The following persons have served as Trustees during the period from 1 January 2021 to the date of this report or as otherwise indicated:

John Elford (Clerk), Sally Hartog, Susan Johns, Emma Seaman, Robert Sharrock, Peter Wood (from 1st January 2022), Raymond Thompson (*ex officio*).

Officers:

Clerking Team for 2021:

Ken Orchard, Gerald Conyngham, Amanda Woolley

Clerking Team for 2022:

Ken Orchard, Amanda Woolley, Barbara Sharrock

Treasurer: Raymond Thompson

Meetings for Worship are held at:

Ashburton	Quaker Meeting House, Foales Court, North Street, Ashburton, TQ13 7QE
Barnstaple	Pilton Bluecoat Academy, Abbey Road, Barnstaple, EX31 1JU
Bideford	Ethelwynne Brown Close, Bideford, EX39 4RH
Exeter	Friends Meeting House, Wynards Lane, Magdalen Street, Exeter, EX2 4HU
Exmouth	The Open Door Centre, Church Street, Exmouth, EX8 1PE
Kingsbridge	Quaker Meeting House, Leigham Terrace, 81b Fore Street, Kingsbridge, TQ7 1AB

Newton Abbot	Courtenay Community Centre, Kingsteignton Road, Newton Abbot, TQ12 2QA
Okehampton	Ockment Centre, North Street, Okehampton, EX20 1AR
Plymouth	Quaker House, 74 Mutley Plain, Plymouth, PL4 6LF
Sidmouth	Twyford House Day Centre, Coburg Road, Sidmouth, EX10 8NF
Tavistock	Quaker Meeting House, 4 Canal Road, Tavistock, PL19 8AR
Torbay	Friends Meeting House, Tor Hill Lodge, 48 Tor Hill Road, Torquay, TQ2 5RT
Totnes	Friends Meeting House, 3 Ticklemore Street, Totnes, TQ9 5EJ, at Rushbrook Day Centre, Station Road, Totnes, TQ9 5HW, and in The Glade in Dartington North Woods TQ9 6NS

Custodian Trustee:

Friends Trusts Limited, Friends House, 173 Euston Road, London NW1 2BJ, Registered Charity 237698.

Bankers:

The Devon Area Meeting bankers are the Co-operative Bank, Reliance Bank, Triodos Bank, Charity Bank, the Nationwide Building Society, CAFBank, Lloyds Bank, NatWest Bank and Unity Trust Bank.

Charitable Registration Number: 1139955

3. Charitable object

The object of Devon Area Meeting is the furtherance of the general religious and charitable purposes of the Religious Society of Friends (Quakers) in Britain in the area of Devon Area Meeting and beyond.

4. Structure and Governance

Devon Area Meeting is an unincorporated association governed by a constitution which itself permits further guidance from *Quaker Faith & Practice*, the Book of Discipline of Britain Yearly Meeting of the Religious Society of Friends. The Members of the Area Meeting are all those persons whose names are for the time being recorded in its official register. The Managing Trustees are those appointed as such by the Area Meeting in session after being nominated by the Meeting's Nominations Committee. New trustees are required to undertake training by attending a course on trusteeship at, for example, Woodbrooke Quaker Conference Centre.

Business meetings, open to all members of the Area Meeting, are held bimonthly to consider business relating to the whole meeting. These receive regular reports from constituent Local Meetings and from representatives on bodies within Britain Yearly Meeting, in order to keep us in touch with all levels of our charity's work. At present, meetings of trustees take place bimonthly.

Financial Management

Devon Area Meeting comprises 13 Local Meetings of which six occupy buildings managed by the Area Meeting, one which leases a building from West Devon Borough Council, with the remaining six holding Meetings for Worship and other activities in rented accommodation. Local Meetings manage their financial affairs on a day-to-day basis in relation to matters such as: routine upkeep of their property (where this belongs to the Area Meeting); stewardship of and payment for utility services; the funding of charitable activities within the Meeting; the hiring of rooms to outside bodies in line with each Meeting's letting policy; the receipt of donations from members and attenders; acting as agent in collections in aid of other charitable organisations as decided by each Meeting (e.g. Freedom from Torture, Médecins Sans Frontières, as well as other Quaker charities such as the Quaker United Nations Office in Geneva and New York and the Friends World Committee for Consultation), and other activities as listed.

Each Local Meeting has an appointed treasurer and the annual accounts for each Local Meeting are inspected for approval by an independent examiner. Local Meetings are required to prepare an annual budget to include running costs and planned maintenance costs based on the recommendations arising from the most recent quinquennial inspection of their Meeting House if this is property owned by the Area Meeting.

The central account of the Area Meeting is managed by the Area Meeting Treasurer, who also prepares the collated accounts for the whole of the charity – the 13 Local Meetings. Funds from the central account are used to support the charitable activities of the Area Meeting; to fund building improvements and major repairs; and to support Friends in attending conferences and training courses.

The Area Meeting Reserves Policy which was set up in 2012 provides the basis for clarifying the division of responsibility for financial planning between Devon Area Meeting and its constituent Local Meetings. In Local Meetings where there is surplus income over expenditure in any year, this surplus is transferred to Area Meeting and a recommendation is then made by trustees on the amount that can be forwarded for use in the charitable work of our national body, Britain Yearly Meeting.

The designated Repairs Fund, corresponding to 2½% of the current valuation of our building stock, exists to fund unexpected major repairs should such an emergency not covered by insurance occur in any of the Meeting Houses owned by the Area Meeting.

In addition to its six Meeting Houses, the Area Meeting owns the Swarthmore Centre in Plymouth, a building that was formerly the Plymouth Meeting House, but which is now let on a commercial basis to an organization which provides training, education and support to vulnerable and disadvantaged individuals to help them improve their lives. The rental income from this is partly used to support the charitable objectives of Devon Area Meeting, and partly to provide income for major repairs and maintenance on our seven Meeting Houses.

The financial statements for 2021 are submitted as a separate document.

5. Statement of Public Benefit

Trustees are fully conversant with the Charity Commission's guidance on the requirement to report on the public benefit derived from operating as a charity and consider that such benefit arises from all the activities of Devon Area Meeting as set out below.

Devon Area Meeting provides the resources and premises for the holding of weekly, or more frequent, public Meetings for Worship in the manner of Friends in thirteen locations across Devon. When not in use by Quakers, all of the Meeting Houses currently owned by the Area Meeting (Ashburton, Exeter, Kingsbridge, Plymouth, Torquay and Totnes) are available for community hire by groups sympathetic to our Quaker testimonies, or for use by charities such as Alcoholics Anonymous and Drug Addicts Anonymous. Any member of the public can become associated with a Quaker Meeting, either as an attender or as a full member. Our Meetings for Worship are open to the public and the benefits, such as using our buildings or receiving financial assistance from the meeting, are normally available to all members and regular attenders.

Our local Meetings make their Quaker faith and witness as visible and available as possible to everyone in their local communities.

In addition to the holding of public Meetings for Worship, Devon Area Meeting is involved in many community projects and activities such as the appointment and service of prison chaplains at HMP Exeter, HMP Channings Wood, and HMP Dartmoor. Quaker-appointed Chaplains also work as part of multi-faith teams to support hospital patients, university students and staff in these different institutional communities, with their service available to all. There is a Quaker Chaplain in Torbay hospital, and part of the Quaker presence in Plymouth is through the quiet Meeting for Worship held in the University which continues to be held twice a month. In Exeter the Quaker presence at the university is helped by way of the Quaker Society, and a weekly lunchtime Meeting for Worship is held at the university in term time. The work of the hospital and university chaplains is much appreciated, and the breadth of their role within these communities is extraordinary.

Support for refugees by many Meetings' active involvement in bodies such as Refugee Support Devon has led to various initiatives. One such, following a deeply felt process of spiritual discernment, is Exmouth Local Meeting's Concern for Refugees, which has resulted, with the support of the Devon Area Meeting, in purchase of a property to house a refugee family under the Government's refugee resettlement scheme. This has been leased to East Devon District Council, and a refugee family from Afghanistan is now housed there under the Government's resettlement scheme. Several Local Meetings have become Sanctuary meetings.

Friends across Devon are actively translating their faith into action within Quaker organisations or in collaboration with others sharing the same concerns, such as poverty, sustainability, climate change, refugees, mental health, and ministry within prisons and other institutions. In these ways we strive to be a loving community which is open and welcoming to all.

6. Summary of Activities during 2021

6.1 Activities within the Area Meeting and its Local Meetings

The activities within the Area Meeting and its Local Meetings have continued to be severely constrained because of the coronavirus pandemic and the related government restrictions. However, most of our Local Meetings have arranged to hold Meetings for Worship and other meetings online, using facilities such as Zoom. Some Local Meetings have used so-called 'blended meetings', where some Friends have met in the local Meeting House with appropriate social distancing, with other Friends participating online.

These changes to the ways in which Friends have been able to meet (whether in-person or online), resulting from the various restrictions imposed as a result of the pandemic, have had lasting effects on the composition of some Local Meetings. Many Friends who had never previously connected with others online are now participating in these online and 'blended' Meetings for Worship, and some are joining online Meetings based outside their local area, such as those arranged by Woodbrooke Quaker Study Centre.

Despite the severe restrictions on gathering together during the year, many Friends have continued to be involved in activities and organisations that exemplify the Quaker Testimonies. These include participating in Extinction Rebellion actions, involvement in the Transition Town movement, campaigning for better treatment of refugees, and supporting the vulnerable in their local communities in many different ways.

Local Meetings continue to embed their efforts to live in a more sustainable way and to bear witness to our testimonies by example both within Meeting and in the local community.

6.2 Trustees Business

Trustees met as usual on six occasions during the year but online rather than face-to-face because of the coronavirus restrictions. This arrangement has worked well for the small group of trustees. As from 2022 we intend to meet in person at least once a year.

In addition to undertaking the more routine responsibilities, the main activities and concerns have been as follows:

Tavistock Meeting House

In early 2021 a new 25-year lease was signed with West Devon Borough Council for Tavistock Meeting's Meeting House at 4 Canal Road, Tavistock. Major changes to the building are being made to provide more usable space and to improve disability access; these works were commenced in early 2022.

Ashburton Meeting House

The roof of Ashburton Meeting House was repaired and photovoltaic panels installed as one of the Meeting's contributions to reduce CO₂

emissions and their effect on climate change.

Swarthmore Centre, Plymouth

The previous tenant of the building, an international language school, suffered a severe loss of income as a result of the pandemic, and it was agreed that their lease could be surrendered. A new tenant was found (see Financial Management section above), and a 9-year lease signed in early 2022.

Safeguarding of children and vulnerable adults

We received from Britain Yearly Meeting a new Model Safeguarding Policy together with Model Procedures and a Toolkit. However, Trustees had a number of reservations about these documents and are in the process of determining what changes to make to our existing policy and procedures for the safeguarding of children and vulnerable adults within our Local Meetings. In addition, steps are being taken to improve the training of key personnel in the matters with the assistance of the organisation *thirtyone:eight*.

Financial aspects of the coronavirus pandemic

As mentioned elsewhere in this report, the coronavirus pandemic and the associated restrictions imposed by the Government have had a serious effect on the Area Meeting's finances. The main effect has been the loss of rental income on our investment property, the Swarthmore Centre, and our inability to let rooms in our Local Meeting Houses. However, by the end of the year we were able to see some substantial recovery

7. Summary of current financial position

By far the largest impact on our finances in 2021 was the loss of income from the lease of our investment property, Swarthmore, and the inability of our local meetings to gain income from hiring rooms in the early part of the year. Donations from individuals have dropped slightly but are not a cause for concern.

We have continued to keep our properties properly maintained and, in some cases, made useful improvements. About 40% of our support costs have gone on premises, including venue hire for those local meetings not having their own building. We did not contribute to Britain Yearly Meeting from central funds in 2021 but local meetings were able to maintain their giving resulting in a worthwhile contribution to our national body.

At Local Meeting level, we keep reserves of 6 months' running costs plus £5,000 for each Local Meeting that manages a meeting house (a total of about £120K). Additionally, we keep approximately 2.5% of the insured value of our properties (£200K) centrally for emergency building repairs, resulting in total planned reserves across the Area Meeting of approximately £320K.

Additionally, small sums are currently being held by Local Meetings for ongoing projects.

Of our total fund value of nearly £2.4M, £29.5K is in restricted funds. Available cash in excess of local reserves and the emergency repair fund is approximately £215K. We are expecting roof repairs on our Swarthmore property to cost approximately £90,000 in 2022/23.

Consideration has been given to making substantial alteration to one of our meeting houses or selling it if a more suitable property becomes available, but we have not been able to progress this very far at present.

Our investment policy is to invest only in organisations with high ethical standards and as far as possible to use banks which have similar policies. There are no material uncertainties that cast any doubt on the charity's ability to continue as a going concern. No fund is showing a deficit.

John Elford
Clerk to Trustees

Dated 8th October 2022

Devon Area Meeting - Annual accounts - 2021

Collated accounts for the whole of the charity
(Registered charity number 1139955)

Annual accounts for the period:
1 January 2021 to 31 December 2021

(Version 6.2)

Section A Statement of financial activities

	Unrestricted funds F01	Restricted funds F02	Endowment funds F03	Total funds F04	Prior year funds F05
Incoming resources (Note 3)					
S01 Donations and legacies	83,276.32	0.00	0.00	83,276.32	92,735.28
S02 Charitable activities	1,131.50	0.00	0.00	1,131.50	577.28
S03 Other trading activities	46,259.50	0.00	0.00	46,259.50	39,134.84
S04 Investments	14,568.88	336.58	0.00	14,905.46	13,609.53
S05 Separate material item of income	0.00	0.00	0.00	0.00	0.00
S06 Other	2,781.60	0.00	0.00	2,781.60	24,991.89
S07 Total	148,017.80	336.58	0.00	148,354.38	171,048.82

Resources expended (Note 6)					
S08 Raising funds	41,764.67	0.00	0.00	41,764.67	51,239.21
S09 Charitable activities	114,110.29	0.00	0.00	114,110.29	159,418.84
S10 Separate material item of expense	0.00	0.00	0.00	0.00	0.00
S11 Other	0.00	0.00	0.00	0.00	0.00
S12 Total	155,874.96	0.00	0.00	155,874.96	210,658.05

S13 Net income/(expenditure) before investment gains/(losses)	(7,857.16)	336.58	0.00	(7,520.58)	(39,609.23)
S14 Net gains/(losses) on investments	5,700.63	2,034.45	0.00	7,735.08	(2,990.69)
S15 Net income/(expenditure)	(2,156.53)	2,371.03	0.00	214.50	(42,599.92)
S16 Extraordinary items				0.00	0.00
S17 Transfers between funds	0.00	0.00	0.00	0.00	0.00

Other recognised gains/(losses)					
S18 Gains and losses on revaluation of fixed assets for the charity's own use	0.00	0.00	0.00	0.00	37,022.21
S19 Transfers from/(to) Area Meeting	0.00	0.00	0.00	0.00	0.00
S19 Other gains/(losses)				0.00	0.00
S20 Net movement in funds	(2,156.53)	2,371.03	0.00	214.50	(5,577.71)

Reconciliation of funds					
S21 Total funds brought forward	2,408,128.86	28,025.18	0.00	2,436,154.04	2,441,731.75
S22 Total funds carried forward	2,405,972.33	30,396.21	0.00	2,436,368.54	2,436,154.04

Section B

Balance sheet

		Unrestricted funds F01	Restricted funds F02	Endowment funds F03	Total funds F04	Prior year funds F05
Fixed assets						
B01	Intangible assets (Note 15)				0.00	0.00
B02	Tangible assets (Note 14)	1,166,814.25	0.00	0.00	1,166,814.25	901,814.25
B03	Heritage Assets (Note 16)				0.00	0.00
B04	Investments (Note 17)	531,260.00	0.00	0.00	531,260.00	796,260.00
B05	Total fixed assets	1,698,074.25	0.00	0.00	1,698,074.25	1,698,074.25
Current Assets						
B06	Stocks (Note 18)				0.00	0.00
B07	Debtors (Note 19)	11,529.05	0.00	0.00	11,529.05	11,231.41
B08	Investments (Note 17.4)	180,097.88	12,601.15	0.00	192,699.03	184,963.95
B09	Cash at bank and in hand (Note 24)	518,215.76	17,795.06	0.00	536,010.82	560,647.62
B10	Total current assets	709,842.69	30,396.21	0.00	740,238.90	756,842.98
B11	Creditors: amounts falling due within one year (Note 20)	1,944.61	0.00	0.00	1,944.61	18,763.19
B12	Net current assets/(liabilities)	707,898.08	30,396.21	0.00	738,294.29	738,079.79
B13	Total assets less current liabilities	2,405,972.33	30,396.21	0.00	2,436,368.54	2,436,154.04
B14	Creditors: amounts falling due after one year (Note 20)	0.00	0.00	0.00	0.00	0.00
B15	Provision for liabilities				0.00	0.00
B16	Total net assets or liabilities	2,405,972.33	30,396.21	0.00	2,436,368.54	2,436,154.04
Funds of the charity						
B17	Endowment funds (Note 27)			0.00	0.00	0.00
B18	Restricted income funds (Note 27)		30,396.21		30,396.21	28,025.18
B19	Unrestricted funds	2,405,972.33			2,405,972.33	2,408,128.19
B20	Revaluation reserve				0.00	0.00
B21	Total funds	2,405,972.33	30,396.21	0.00	2,436,368.54	2,436,153.37

Signed by one or two trustees on behalf of all the trustees

Signature	R Thompson
Printed name	Raymond Thompson
Date of approval	08-Oct-22
Signature	J Elford
Printed name	John Elford
Date of approval	08-Oct-22

Template : 6.2

Note 1**Basis of preparation****1.1 Basis of accounting**

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

The accounts have been prepared in accordance with SORP2015 (FRS 102) and with the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

1.2 Going concern

There are no material uncertainties that cast any doubt on the charity's ability to continue as a going concern.

1.3 Change of accounting policy

The accounts present a true and fair view and the accounting policies adopted, outlined in note 2, are unchanged. However, we now consider that one of our properties, acquired last year and shown as an investment property, is better regarded as of social benefit and is now recognised as a tangible fixed asset.

1.4 Changes to accounting estimates

No changes to accounting estimates have occurred in the reporting period .

1.5 Material prior year errors

No material prior year errors have been identified in the reporting period.

2.1 Reconciliation with previous generally accepted accounting practice

Not applicable.

2.2 Income

Recognition of income	This is included in the Statement of Financial Activities (SoFA) when: <ul style="list-style-type: none"> - the charity becomes entitled to the resources; - it is more likely than not that the trustees will receive the resources; and - the monetary value can be measured with sufficient reliability.
Offsetting	There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102.
Grants and donations	Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP). The charity does not receive performance related grants.
Legacies	Legacies are included in the SoFA when receipt is probable, i.e., when there has been grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met.
Government grants	The charity does not receive government grants.
Tax reclaims on donations and gifts	Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise.
Contractual income and performance related grants	The charity does not receive contractual income or performance related grants.
Donated goods	Donated goods are measured at fair value (the amount for which the asset could be exchanged) unless impractical to do so. The charity does not have donated goods for distribution to beneficiaries. The charity does not accept donated goods for resale. Goods donated for on-going use by the charity are most likely to be library books which are included for insurance purposes but not considered to have any value in accounting terms. The charity receives no other gifts in kind.
Donated services and facilities	The charity does not receive donated services or facilities.
Support costs	The charity has incurred expenditure on support costs.
Volunteer help	The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.
Income from interest, royalties and dividends	This is included in the accounts when receipt is probable and the amount receivable can be measured reliably.
Income from membership subscriptions	The charity does not have membership subscriptions. All contributions from members are recognised in Donations and Legacies.
Settlement of insurance claims	Insurance claims are only included in the SoFA when the general income recognition criteria are met (5.10-5.12 FRS102 SORP) and are included as an item of other income in the SoFA.
Investment gains and losses	This includes any realised or unrealised gains or losses on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

2.3 Expenditure and liabilities

Liability recognition	Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.
Governance and support costs	Support costs have been allocated between costs of raising funds and costs of Quaker activities. Governance costs comprise all costs involving public accountability of the charity and its compliance with regulation and good practice. Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, eg allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.
Grants with performance conditions	Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specified service or output.
Grants payable without performance conditions	Where there are no conditions attaching to the grant that enables the donor charity to realistically avoid the commitment, a liability for the full funding obligation must be recognised.
Redundancy cost	The charity made no redundancy payments during the reporting period.
Deferred income	No material item of deferred income has been included in the accounts.
Creditors	The charity has creditors which are measured at settlement amounts less any trade discounts.
Provisions for liabilities	A liability is measured on recognition at its historical cost and then subsequently measured at the best estimate of the amount required to settle the obligation at the reporting date.
Basic financial instruments	The charity accounts for basic financial instruments on initial recognition as per paragraph 10.7 FRS102 SORP. Subsequent measurement is as per paragraphs 11.17 to 11.19, FRS102 SORP.

2.4 Assets

Tangible fixed assets for use by charity	The charity has fixed assets. Buildings are valued at cost; fixtures & fittings are written off at time of purchase.
Intangible fixed assets	The charity has no intangible fixed assets.
Heritage assets	The charity has no heritage assets.
Investments	Fixed asset investments in quoted shares, traded bonds and similar investments are valued initially at cost and subsequently at fair value (their market value) at the year end. The same treatment is applied to unlisted investments unless fair value cannot be measured reliably in which case it is measured at cost less impairment. Investments held for resale or pending their sale and cash and cash equivalents with a maturity date of less than 1 year are treated as current asset investments.
	Investment property consists of buildings held for rental income, capital appreciation, or both, rather than for the charity's own use. Investment properties are measured initially at cost and subsequently at fair value, with movements recognised in the Statement of Financial Activities. Properties are not depreciated but are revalued and reviewed according to market conditions every 5 years.
Stocks and work in progress	Stocks held for sale as part of non-charitable trade are measured at the lower of cost or net realisable value. Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock. Work in progress is valued at cost less any foreseeable loss that is likely to occur on the contract.
Debtors	Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

Current asset investments	<p>The charity has investments which it holds for resale or pending their sale and cash and cash equivalents with a maturity date less than one year. These include cash on deposit and cash equivalents with a maturity date of less than one year held for investment purposes rather than to meet short term cash commitments as they fall due.</p> <p>They are valued at fair value except where they qualify as basic financial instruments.</p>
Note 3	Analysis of income

	Unrestricted funds F01	Restricted funds F02	Endowment funds F03	Total funds F04	Prior year funds F05
Donations and legacies					
Donations	73,180.17	0.00	0.00	73,180.17	80,720.99
Gift Aid	8,381.15	0.00	0.00	8,381.15	10,729.29
Legacies	1,000.00	0.00	0.00	1,000.00	0.00
Other voluntary income	715.00	0.00	0.00	715.00	1,285.00
Total	83,276.32	0.00	0.00	83,276.32	92,735.28
Charitable activities					
Sales	1,131.50	0.00	0.00	1,131.50	277.50
Other generated income	0.00	0.00	0.00	0.00	299.78
Total	1,131.50	0.00	0.00	1,131.50	577.28
Other trading activities					
Lettings	46,259.50	0.00	0.00	46,259.50	39,134.84
Other trade income	0.00	0.00	0.00	0.00	0.00
Total	46,259.50	0.00	0.00	46,259.50	39,134.84
Income from investments					
Dividends	174.46	336.58	0.00	511.04	546.14
Interest	104.54	0.00	0.00	104.54	545.49
Rent & lease income	14,289.88	0.00	0.00	14,289.88	12,517.90
Other investment income	0.00	0.00	0.00	0.00	0.00
Total	14,568.88	336.58	0.00	14,905.46	13,609.53
Separate material item of income					
	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00
Other					
	2,781.60	0.00	0.00	2,781.60	24,991.89
Total	2,781.60	0.00	0.00	2,781.60	24,991.89
Total income	148,017.80	336.58	0.00	148,354.38	171,048.82

Note 4 Analysis of receipts of government grants

The charity does not receive government grants.

Note 5 Donated goods, facilities and services

The charity does not receive donated goods, facilities or services.

Note 6 Analysis of expenditure

	Unrestricted funds F01	Restricted funds F02	Endowment funds F03	Total funds F04	Prior year funds F05
Expenditure on raising funds					
Information provision	3,177.98	0.00	0.00	3,177.98	898.76
Tenancy expenses	300.00	0.00	0.00	300.00	169.00
Investment Management fees	0.00	0.00	0.00	0.00	0.00
Other costs of generating funds	0.00	0.00	0.00	0.00	249.00
Support costs allocated	38,286.69	0.00	0.00	38,286.69	49,922.45
Total	41,764.67	0.00	0.00	41,764.67	51,239.21
Expenditure on charitable activities					
External committees/conferences	859.30	0.00	0.00	859.30	1,257.85
Quaker role training	2,262.39	0.00	0.00	2,262.39	1,509.99
Personal spiritual growth	113.00	0.00	0.00	113.00	134.65
Subscriptions	1,282.36	0.00	0.00	1,282.36	1,072.69
Internal committees	541.55	0.00	0.00	541.55	2,399.36
Library	985.08	0.00	0.00	985.08	1,051.37
Newsletter	56.64	0.00	0.00	56.64	0.00
Catering	28.24	0.00	0.00	28.24	55.10
Officers' expenses	193.10	0.00	0.00	193.10	566.49
Events organised	(256.12)	0.00	0.00	(256.12)	386.45
Outreach	137.40	0.00	0.00	137.40	389.34
Grants to individuals	0.00	0.00	0.00	0.00	83.89
Donations to BYM	56,371.71	0.00	0.00	56,371.71	101,450.00
Other Quaker donations	11,147.00	0.00	0.00	11,147.00	4,600.00
Non-Quaker donations	395.00	0.00	0.00	395.00	3,285.10
Supplies	774.09	0.00	0.00	774.09	689.23
Other costs of Quaker activities	330.13	0.00	0.00	330.13	1,670.00
Support costs allocated	38,889.42	0.00	0.00	38,889.42	38,817.33
Total	114,110.29	0.00	0.00	114,110.29	159,418.84
Separate material item of expense					
	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00
Other					
	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00
Total expenditure	155,874.96	0.00	0.00	155,874.96	210,658.05

Note 7 Extraordinary items

None

Note 8 Funds received as agent

No funds raised acting as agent are for a related party

		This year £	Last year £
Amount raised acting as agent	AaA to AM	0.00	0.00
	AaA to BYM	60.00	60.00
	AaA Other Quaker	355.36	489.91
	AaA non-Quaker	580.28	3,473.85
TOTAL raised		995.64	4,023.76
Amount paid out acting as agent	AaA to AM	0.00	0.00
	AaA to BYM	131.30	60.00
	AaA Other Quaker	408.69	465.48
	AaA non-Quaker	543.87	3,499.85
TOTAL paid out		1,083.86	4,025.33
Difference within year		(88.22)	(1.57)
Acting as Agent balance awaiting distribution		247.17	220.29

Note 9 Support costs

	Unrestricted funds F01	Restricted funds F02	Endowment funds F03	Total funds F04	Prior year funds F05
Support costs					
Utilities	6,103.59	0.00	0.00	6,103.59	8,218.03
Insurance	10,828.29	0.00	0.00	10,828.29	8,024.41
Cleaning	7,343.40	0.00	0.00	7,343.40	6,336.52
Gardening	8,384.01	0.00	0.00	8,384.01	1,506.00
Equipment & Furniture	1,669.54	0.00	0.00	1,669.54	5,920.91
Premises	24,367.28	0.00	0.00	24,367.28	44,859.40
Staff salaries	14,657.95	0.00	0.00	14,657.95	10,901.67
Staff NI	0.00	0.00	0.00	0.00	0.00
Staff Pensions	624.95	0.00	0.00	624.95	0.00
Bank charges	300.70	0.00	0.00	300.70	259.30
Fees for examination	830.00	0.00	0.00	830.00	767.00
Other costs of governance	2,552.94	0.00	0.00	2,552.94	0.00
Trustees' expenses	0.00	0.00	0.00	0.00	0.00
Other support costs	(486.54)	0.00	0.00	(486.54)	1,946.54
Total	77,176.11	0.00	0.00	77,176.11	88,739.78
Allocation of support costs					
To the costs of raising funds	38,286.69	0.00	0.00	38,286.69	49,922.45
To the costs of Quaker activities	38,889.42	0.00	0.00	38,889.42	38,817.33
Total	77,176.11	0.00	0.00	77,176.11	88,739.78

Note 10 Details of certain items of expenditure

	This year £	Last year £
Fees for independent examination	830.00	767.00

Note 11 Paid employees

	This year £	Last year £
Staff costs		
Salaries and wages	14,657.95	10,901.67
Social security costs	0.00	0.00
Pension costs (defined contribution scheme)	0.00	0.00

No employees received employee benefits (excluding employer pension costs) of more than £60,000
No management personnel are paid for their services to the charity.

Note 12 Defined contribution pension scheme

None

Note 13 Grant making

No grants are made that in aggregate form a material part of the charitable activities undertaken

However, it is convenient to show the extent of grants and donations here

	This year £	Last year £
Grants and donations		
Grants to individuals	0.00	83.89
Donations to Britain Yearly Meeting	56,371.71	101,450.00
Donations to Quaker organisations	11,147.00	4,600.00
Donations to non-Quaker organisations	395.00	3,285.10

Note 14 Tangible fixed assets

	Unrestricted funds F01	Restricted funds F02	Endowment funds F03	Total funds F04	Prior year funds F05
Tangible fixed assets					
Tangible assets at start of year	901,814.25	0.00	0.00	901,814.25	944,691.04
Additions	265,000.00	0.00	0.00	265,000.00	0.00
Disposals	0.00	0.00	0.00	0.00	79,899.00
Revaluations	0.00	0.00	0.00	0.00	37,022.21
Transfers	0.00	0.00	0.00	0.00	0.00
Tangible assets at end of year	1,166,814.25	0.00	0.00	1,166,814.25	901,814.25

Note 15 Intangible assets

There are no intangible assets

Note 16 Heritage assets

There are no heritage assets

Note 17 Investment assets

	Unrestricted funds F01	Restricted funds F02	Endowment funds F03	Total funds F04	Prior year funds F05
Cash & cash equivalents					
Investment assets at start of year	174,397.25	10,566.70	0.00	184,963.95	103,652.52
Additions	0.00	0.00	0.00	0.00	82,500.00
Disposals	0.00	0.00	0.00	0.00	0.00
Revaluations	5,700.63	2,034.45	0.00	7,735.08	(1,188.57)
Investment assets at end of year	180,097.88	12,601.15	0.00	192,699.03	184,963.95
Investment properties					
Investment assets at start of year	796,260.00	0.00	0.00	796,260.00	531,260.00
Additions	0.00	0.00	0.00	0.00	266,802.12
Disposals	265,000.00	0.00	0.00	265,000.00	0.00
Revaluations	0.00	0.00	0.00	0.00	(1,802.12)
Investment assets at end of year	531,260.00	0.00	0.00	531,260.00	796,260.00
Total investment assets	711,357.88	12,601.15	0.00	723,959.03	981,223.95

Note 18 Stocks

No stocks are held

Note 19 Debtors and prepayments

	Unrestricted funds F01	Restricted funds F02	Endowment funds F03	Total funds F04	Prior year funds F05
Debtors	11,529.05	0.00	0.00	11,529.05	11,231.41
TOTAL	11,529.05	0.00	0.00	11,529.05	11,231.41

Note 20 Creditors and accruals

	Unrestricted funds F01	Restricted funds F02	Endowment funds F03	Total funds F04	Prior year funds F05
Creditors due within one year	1,944.61	0.00	0.00	1,944.61	18,763.19
Creditors due after one year	0.00	0.00	0.00	0.00	0.00
TOTAL	1,944.61	0.00	0.00	1,944.61	18,763.19

Note 21 Provisions for liabilities and charges

None

Note 22 Other disclosures for debtors, creditors & other basic financial instruments

None

Note 23 Contingent liabilities and contingent assets

None

Note 24 Cash at bank and in hand

	Cash Book £	Adjustments £	This year £	Last year £
Account 1 - Current	388,247.12	3,895.56	392,142.68	340,655.02
Account 2 - Deposit	147,913.94	0.00	147,913.94	220,237.62
Account 3 - None	3.28	0.00	3.28	0.00
Account 4 - None	0.00	0.00	0.00	0.00
Cash in hand	93.65		93.65	90.37
TOTAL	536,257.99	3,895.56	540,153.55	560,983.01
Acting as Agent - balance held			247.17	335.39
Charity funds - balance held			539,906.38	560,647.62

Note 25 Fair value of assets and liabilities

Not applicable

Note 26 Events after the end of the reporting period

None

Note 27 Charity funds

Fund	B/F	Income	Expenditure	Transfers	Gains/losses	C/F
General	1,014,316.82	34,213.45	26,516.99	0.00	1,725.82	1,023,739.10
S&M (BMO)	12,322.37	336.58	0.00	0.00	2,069.54	14,728.49
M&M Morris	8,681.40	0.00	0.00	0.00	0.00	8,681.40
D-D (M&G)	1,021.41	0.00	0.00	0.00	(35.09)	986.32
OKE held	3,600.62	(1,179.92)	0.00	0.00	0.00	2,420.70
TOTAL	2,436,154.04	148,354.38	155,874.96	0.00	7,735.08	2,436,368.54

Note 28 Transactions with trustees and related parties

None

Note 29 Additional disclosures

None

Independent examiner's report on accounts

I report on my examination of the accounts of *Devon Area* Meeting
(‘the Meeting’) for the year ended 31 December 2021.

Responsibilities and basis of report

The Meeting is responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (‘the Act’).

I report in respect of my examination of the Meeting’s accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than any disclosed overleaf) giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Meeting as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a ‘true and fair’ view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:



Name:

Olga Noon

Relevant professional qualification or membership of professional bodies (if any):

1-2ZETOL

Address:

*9 Dry Close
Cranbrook
EX5 7EN*

Date:

18/10/22

Give here brief details of any material matters of concern that need to be disclosed following the examination. (see CC32, Independent examination of charity accounts: directions and guidance for examiners):