



Company number: 6942084

Charity Number: 1141797

London Quakers Property Trust

Report and financial statements

For the year ended 31 December 2022

London Quakers Property Trust

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For the year ended 31 December 2022

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London Quakers Property Trust

Reference and administrative information

For the year ended 31 December 2022

Company number 6942084
Country of incorporation England and Wales

Charity number 1141797
Country of registration (England & Wales, Scotland or Northern Ireland)

Registered office and operational address Friends House
Euston Road
London
NW1 2BJ

Trustees: Trustees, who are also directors under company law, who served during the year and up to the date of this report were as follows:

Mary Bernadette O'Shea	- <i>Clerk</i>
Richard Martin	- <i>Treasurer</i>
Linda Craig	
Michael Charles	
Randal Barker	until March 2023
Jenny Moy	
Peter Daniels	
Denise James-Mason	
John Smith	
Anne Wilkinson	from October 2022
Oliver Griffiths	until January 2022 and from October 2022
George Barrow	from January 2023
Bob Page	From March 2023
Sarah Totterdell	until January 2022
Susan Balmer	until February 2022
David Robson	until March 2022
Christine Downes-Grainger	until June 2022
Jonathan Pettigrew	until December 2022

Staff:

Senior Manager	Beatriz Fernandez	from June 2022
Interim Manager	Oliver Griffiths	from January 2022 to June 2022
Manager	John Dash	to March 2022
Property Manager	John Dash	from April 2022 to January 2023
Project Manager	Kathleen Russell	to May 2022
Premises support	Vanessa Traini	from May 2022
Finance Officer	Shamini Perinparaj	ACMA CGMA

London Quakers Property Trust

Reference and administrative information

For the year ended 31 December 2022

Bankers

CAF Bank Limited
Kings Hill
West Malling
Kent
ME19 4TA

Virgin Money
Jubilee House
Gosforth
Newcastle upon Tyne
NE3 4PL

Triodos Bank
Deanery Road
Bristol
BS1 SAS

Charity Bank
182 High Street
Tonbridge
TN9 1BE

Nationwide Bank
Nationwide House,
Pipers Way,
Swindon,
SN38 1NW

Shawbrook Bank
Lutea House,
Warley Hill Business Park,
The Drive, Great Warley,
Brentwood CM13 3BE

Solicitors

Russell-Cooke LLP
2 Putney Hill
Putney
London
SW15 6AB

Investment Managers

Rathbone Greenbank Investments
10 Queen Square
Bristol
BS1 4NT

Auditor

Sayer Vincent LLP
Chartered Accountants and Statutory Auditor
Invicta House
108-114 Golden Lane
LONDON
EC1Y 0TL

The trustees present their report and the audited financial statements for the year ended 31 December 2022.

Reference and administrative information set out on page 1 forms part of this report. The financial statements comply with current statutory requirements, the memorandum and articles of association, the requirements of a directors' report as required under company law, and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Trustees' annual report

For the year ended 31 December 2022

Clerk's statement

Dear Friends

As Clerk to LQPT I am pleased to again contribute to the annual report. As you will see from the content of the report 2022 was a busy year as we began to get back to normal working after the challenges of the pandemic. 2022 was a year where Premises Committees reconvened in person and set about re-establishing connections with new and old hirers. The income to the pooled funds increased, not yet back to the pre-pandemic level but definitely heading in the right direction. Our thanks are extended to all those who serve on Premises Committees and support the day to day running of our meeting houses.

2022 was a demanding year for trustees as we dealt with the final discernment relating to the new staffing structure; and convened a new staffing committee that took responsibility for implementing our long awaiting staffing changes and made appointments of our new staff: in May 22, Vanessa Traini joined us as the Premises Support Officer and in June 22, Beatriz Fernandez joined as the LQPT Senior Manager. I am delighted to say that the feedback from friends across London has been really positive and further more we now have an LQPT website and a one-stop email address for all enquiries at enquiries@lqpt.org.

Let me use this opportunity to say a few words about John Dash who finished with LQPT in January 2023. We are sorry to lose his broad experience and knowledge of property management and his detailed knowledge of the LQPT estate. We are grateful for his 17 years of committed service.

I would also like to thank Kath Russell, who finished her work as part-time Project Manager in May 2022, for bringing her expertise and knowledge to the service of LQPT.

Other significant trustee endeavours include the work of the Building Options Group in securing a short-term lease for the former Meeting House at Harlow and recommending the disposal of the Purley and Edgware Meeting Houses. Our Governance Committee did significant work to update the Articles of Association. At a Board level we committed to reviewing the 2019 LQPT Strategy and established a committee to take that work forward in 2023.

Let me end with a word of thanks to those trustees who finished their terms of service in 2022: Jon Pettigrew who clerked the Governance Committee, Christine Downes-Grainger who clerked the Staffing Committee and David Robson, clerk to Finance Committee. My personal thanks to you all for your day to day support and on behalf of the trustee body our collective thanks for the care, intelligence and prayerful contributions you made to our discernment.

In friendship

Bernadette O'Shea

Objectives and activities

Purposes and aims

London Quakers Property Trust's (LQPT) prime objective is to advance the religious purposes of the Religious Society of Friends (Quakers) in Britain. To achieve this, its main activity is to maintain, repair, preserve and insure the Quaker Meeting Houses, and other properties within the London area and to help pay for rented accommodation where appropriate.

The Trustees' stated vision for London Quakers Property Trust is:

of working supportively with the London Quaker community to create a network of welcoming, well maintained sustainable and appropriate community buildings that lift the spirits.

Some will be beautiful and exciting as buildings; the historic Meeting Houses will root us in our past; some will be simple and ordinary; some will be rented rooms, but all will be friendly and welcoming.

We will achieve this by working constructively and joyfully together with members, attenders, Local and Area Meetings, releasing creativity and reducing the burden of maintenance, and our impact on the environment. Our buildings and structures will, we hope, empower us rather than burden us all, and help us to increase our spiritual reach across all of London's communities. In William Penn's words, we seek "spiritual utility" so that we embody a glorious future for us and a new generation of Friends.

The prime objective is carried out through a system of pooled funds. LQPT receives all the rents and other income generated by the properties, and its investments, and pays the expenses of maintaining and operating the properties. All these funds and expenses are pooled into the General Fund, supplemented with an annual Quota levied on each Area Meeting according to its numerical membership. Quarterly financial returns are all sent directly from each Meeting House to LQPT with Area Meetings managing the Quota payments.

The trustees review the aims, objectives and activities of the charity each year. This report looks at what the charity has achieved and the outcomes of its work in the reporting period. The trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it is set up to help. The review also helps the trustees ensure the charity's aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Within the Trust are eight properties which are classed 'specie trusts' and permanent endowments, and so are treated in our accounts as restricted funds. They are together called the "Six Weeks Meeting Charities": Bunhill Fields (part) – 1661 endowment, Croydon Meeting House and Adult School Hall, Epping Meeting House and burial ground, Hammersmith Meeting House, Kingston Meeting House, Uxbridge Meeting House, Long Lane Burial Ground, Walthamstow Meeting House (part).

The Charity Commission Scheme of 2016 governing the Six Weeks Meeting Charities and "altering and affecting" London Quakers Property Trust sets out the details.

Trustees' annual report

For the year ended 31 December 2022

Any money generated by these eight properties must, in the first instance, be spent on their maintenance. It has been agreed with the Charity Commission, however, that any surplus income arising may be accumulated and applied by LQPT as sole trustee for the upkeep and maintenance of all its properties. Any deficit arising, on the other hand, would be repaid to the specie trust out of the General Fund.

The General Fund is used for the maintenance and repair of all the property in the care of LQPT including the eight permanent endowment properties. (Ref: Note 20)

The Scheme also vested in the Trust all land which had previously been held by Friends Trusts Limited as nominee.

LQPT receives the net proceeds from the sale of any property, also into the pooled funds being held in trust for the benefit of all the Area Meetings.

Local management and oversight of the individual properties owned by LQPT is entrusted to (voluntary) Premises Committees which are appointed by each Area Meeting for each of the Local Meetings that occupy a Meeting House. Some of the Meeting Houses have paid staff who support the committees. As from 2023, LQPT will have its own in-house building surveyor but will continue to engage the services of surveyors and other professionals to conduct planned maintenance work in all of its properties and, if necessary, other professional services will be engaged to ensure the proper maintenance, refurbishment and alteration of all its places for worship.

Achievements and performance

2022 was a very busy year for LQPT. There was a major change and increase in staffing capacity; two new roles were created and one role was changed. The full staff complement will be three full time members of staff and one part time as follows: Senior Manager (part time), Premises Support Officer (full time), Building Surveyor (full time), Finance Officer (full Time). This was seen as a necessary change to better respond to the needs of the Quakers in London and the buildings.

For meetings in London, it was also a busy year, as in person worship and events became fully possible again. Many meetings have invested in technology to allow them to continue to meet online and hybrid (in person and online). This has been supported by LQPT. The returns from meetings showed a gradual return towards pre-pandemic hiring levels, although there is still a way to go. Local expenditure increased in the year, mainly due to fast rising utilities costs.

In response to feedback from Local Meetings, to increase support to Premises Committees, a new website and updated newsletter have been launched, a number of one-one visits have been made to support meetings with specific issues, and a regular online drop-in session with the Premises Support Officer now takes place. This is in addition to the annual meeting of Premises Clerks, which can now happen in person again.

During the year, major works resulting from quinquennial surveys were carried out in four meeting houses: Walthamstow, Muswell Hill, Winchmore Hill, and Finchley, and flats were refurbished at Wandsworth, Sutton, and Finchley. Six quinquennial surveys were carried out at Brentford and Isleworth, Hampstead, Bunhill Fields, Croydon, Wanstead and Wandsworth. A log of all works is now available to Premises Committee Clerks in the Quaker App resource.

Three meeting houses were vacant in 2022– at Harlow meeting house, the building has been leased to a community group for a period of three years. Valuations are being prepared for Edgware and Purley meeting houses, which will be sold in 2023.

HR and administrative support continue to be outsourced, and a review of all external contracts has taken place.

Trustees have continued in their own governance development, including an away day at Friends House, in which a skills audit was conducted. The trustees wish to increase skills on the board in certain area, such as property management & investment, however, they are also mindful that Area Meetings, who appoint the Trustees, are increasingly finding it difficult to appoint trustees either to LQPT or to their own Trustee bodies. Trustees have been glad to be able to meet face to face again and also to retain the facility for hybrid meetings wherever possible.

Other issues

Pan London Governance

LQPT's future direction is impacted by work currently being undertaken to bring together the 9 separate charities (seven Area Meetings, LQPT and London Quakers) which currently cover Quakers in London into a single charity. The Pan London Governance Group (of which LQPT is part) has been analysing and proposing changes to the current organisation of the Quaker structures across London. Two proposals were initially sent for consultation with all affected parties and a final proposal will be sent out for consultation with Area Meetings, LQPT and London Quakers in 2023. There are ongoing discussions on how systems could be changed to implement this amalgamation into a single charity, should that be agreed. LQPT supports the work of the Pan London Governance Group (PLG) and recognises that any decision will impact its governance structures and operations. . Any possible merger is very unlikely to be within 12 months, as the consultation is still ongoing. Legal advice has been sought to be prepared for any merger.

Equality, Diversity & Inclusion

LQPT Trustees are appointed by the member Area Meetings from their membership. A small number can be co-opted. They must all be members of the Religious Society of Friends (Quakers) in Britain. Trustees are from diverse career paths and backgrounds and from all sections of the community, regardless of age, disability, ethnicity, gender, gender expression, sexual orientation and transgender status. Trustees are actively considering what more could be done to ensure the group is as diverse and inclusive as possible.

Financial Review

2022 showed overall an improved financial result. There was a continued recovery in our room hire income from the effects of the Covid pandemic, though not fully back yet to 2019 levels. The running costs of the meeting houses increased in part due to energy prices and also increased paid staff. The major works on the properties this year were less than previously. The increase in our central staff costs reflects the raised staff numbers to better serve the local meetings, but only for part of the year. The net effects of these different trends is an operating surplus of £95k before revaluations. In line with property prices in London in 2022, the revaluations have added another £310k giving total net income for the year of £405k.

2023 is likely to show a different operating result as meeting house costs, our central staff costs and the major works on the meeting houses are all expected to be higher. Our expectations of future deficits are reflected in, and covered by, the reserves we have maintained as explained below

INCOME

Donations and legacies

During 2022, LQPT received the regular annual grant of £20,000 from North East Thames Quaker Trust. We received a donation of £23,173 from Kingston Friends Trust towards the Richmond meeting house access project cost. We also received a donation of £27,505 from the Westminster Meeting House to cover the cost of a new boiler installed at Westminster MH. Tottenham meeting house paid us £4,800 towards the cost of tree works done at their garden.

Charitable activities

The gross income generated by the room hire was £956k in 2022 – an increase of £426k (80%) on 2021 (Note 3)

The income from investment property rents increased by £49k (38%). This is mainly due to 3 new flats at the Forest Hill meeting house being rented from the start the year. Bank interest received increased by £2.5k (29%) (Note5).

Fundraising

LQPT income is made up of the surplus generated from use of the Meeting Houses, some investment income and an annual 'quota' or voluntary contribution levied on the membership via the Area Meetings. It does not therefore carry out any fundraising.

EXPENDITURE

Charitable activities (Note 6a)

Expenditure incurred by local meetings amounted to £535k during the year, an increase of 29% (£119k) on 2021. This is partly due to utility costs and increased paid staff in our meetings.

The increase in Meeting House room hire income compared to last year resulted in a net rent of £421k. The net rent figure for 2021 was £114k.

Major and minor repairs to Meeting Houses totalled £506k during the year, a 31% decrease on 2021 (£729k). This is due to planned scaling back of major works, in light of prudent financial management. We spent £64k on Wandsworth flat, £44k on Sutton flat, £30k on Harlow flat, £67k on Muswell Hill MH, £56k on Walthamstow MH and £30k on Finchley MH.

ASSETS

Meeting House insured replacement valuations

The value of the meeting houses transferred from Six Weeks Meeting at the start of 2017 is the deemed cost for LQPT. See note 1 (j).

Investments (Note 16)

The investment portfolio is managed under our ethical investment policy as shown in note 16.

LQPT investment portfolio's value decreased by £120k. Investment income (dividends) increased by £1.5k compared to last year.

Investment properties have been shown separately. In the 2019 accounts flats that form part of Meeting Houses but are currently let out commercially to generate income for the trust were added to the list of investment properties. The value of the remaining section of the building still being used for the charitable purposes was reduced by a percentage of the deemed cost according to floor area. In 2019 a formula was used to assess the value of these flats. In 2020 local estate agents were asked to provide commercial sale valuations. In the current year their value was increased by 6% based on the data from the Office for National Statistics. Three meeting houses (Edgware, Harlow & Purley) are shown under investments as they are no longer used for Quaker worship. They were professionally valued in 2021.

Cash at bank

At the end of 2022, LQPT's cash at bank totalled £2.475m – a decrease of £69k on the year-end total for 2021. Cash and short-term deposits worth £69k were used up in 2022.

Debtors

Debtors increased by £125k at the end of the year compared to last year. Net rents receivable increased by £60k compared to 2021. It also includes total donation of £48k due from Kingston Friends Trust and Westminster meeting house.

Creditors

Creditors decreased by £32k at the end of the year compared to 2021.

Cash flow

Net income from operational activities amounted to £-264k by the end of the year (2021: -£735k).

Support costs

The above cost increased by £44k in 2022 compared to 2021. This is due to staff costs increasing by £54k.

Principal risks and uncertainties

LQPT has an established Risk Register which is reviewed by Trustees at regular intervals. This was reviewed by Trustees in March 2023.

The key controls used include:

- Formal agenda for Trustee meetings including an annual timetable of matters requiring regular review.
- Formal written policies and procedures in the form of the LQPT Handbook and other policy documents. These are subject to a rolling review.
- Budgeting, forecasting, cash flow planning and planning of major work via Quinquennial surveys of Meeting Houses and a programme of maintenance work.
- reporting of the financial position to the Finance Committee and to Trustees.
- Authorisation procedures, including authorisation of all major items of expenditure, by the Trustees in advance of work commencing, set within an annual budget.
- On-going oversight by Finance Committee of all expenditure related transactions whether regular, planned or exceptional.
- Prior approval by Finance Committee of all new deposit account activities.
- Monthly reconciliation of all bank accounts.
- Monitoring Key Performance Indicators (KPIs) including net rents and analyzing local expenditure, particularly repairs and maintenance and equipment renewal costs, to identify trends and uncontrolled and over-budget expenditure.
- An annual audit undertaken by accredited external Auditors.
- Detailed Terms of Reference for all Committees.

The most significant ongoing risks identified in 2023 and their mitigating actions are:

- 1) Reliance on volunteers to manage buildings locally. There are difficulties in finding people with the necessary skills and time.
 - Mitigation: LQPT funding increased use of paid support in the operation of Meeting Houses. Remodelling of LQPT staff team and increase in capacity of staff, including a specialist post to support Premises Committees.
- 2) Failure to meet statutory requirements relating to health and safety obligations relating to Meeting Houses.
 - Mitigation: Ensure LM are supported to complete all annual health and safety checks and financially manage their buildings, including investigating contracts to cover checks at all meeting house.
- 3) Long term, LQPT has insufficient funds to meet requirements.
 - Mitigation: Sale of vacant meeting houses. Ongoing development of long-term forecast scenarios. Engagement with Area Meetings over the longer-term strategy for fewer meetings houses, but with greater investment in those that remain.

Reserves policy and going concern

Reserves are maintained for:

1. LQPT's potential contributions to foreseeable major (capital) projects for new meeting houses or for major improvements to them.
2. Commitments and contingencies not recognised as liabilities in the accounts.
3. Estimated shortfall in the next five years in the investment income, quota and net rents receivable compared to the expenditure on the quinquennial surveys, other maintenance expenditure on the properties and on LQPT's central costs.
4. The uninsured risks arising from the management of the meeting houses, based on past experience with the buildings, contractors' insolvencies and staff and on recent experience of 18 months of disruption resulting from the covid-19 outbreak.
5. Working capital covering five months' forecast expenditure.

Trustees estimate that currently about £4 million is needed to cover the 5 matters listed above. The available reserves are estimated as follows:

	£ million
Total funds per the balance sheet	39.3
Less:	
Endowment and restricted funds	11.6
Other meeting houses	17.3
Investment properties that are part of meeting houses	4.6
Available reserves	5.8
Represented by:	
Other investment properties	2.6
Investment portfolio	0.6
Cash and other net current assets	2.6
Total	5.8

Going concern

The activities at the meeting houses are still recovering from the covid-19 disruption which also produced a backlog of major works. Forecasts have been prepared for the next 5 years showing continuing deficits, but the level of losses in that period are more than covered by the available reserves as noted above. The trustees have put in place a reorganisation of LQPT's staffing and a review of the strategy. They will be making further changes as a consequence aiming to bring the operating income and expenditure more in balance. The trustees consider that the charity is a going concern and the financial statements should be drawn up on that basis.

Plans for the future

During 2022 and early 2023 the trustees identified the need to improve communications with its members. Member engagement and communications will continue to be a priority for 2023. Trustees and staff will consult with area meetings and staff and trustees will review and implement improved communication with members.

In January 2020 LQPT Trustees approved a 10 Year Strategy document. The strategic direction of **fewer but better** meeting houses was developed with and accepted by all seven member Area Meetings. However, during 2022, trustees discerned that a refresh of the strategy was needed, especially to clarify “fewer but better” and to ensure that Area and Local Meetings are fully supported in considering what accommodation, which might not be a meeting house, will enable them to thrive as a worshipping community. This review will take place in late 2023/early 2024.

The 2023 priorities set by Trustees include the following:

1) Communications

- Implementation of the new approach to communications with LQPT's service users, mainly Premises Committees (Website, Newsletter, social media, drop in sessions with LQPT staff.
- Implementation of the new system for dealing with all enquiries to LQPT through one managed email enquiry portal
- Implementation of the complaints procedure with a view to establishing a standard for this in 2024
- Yearly feedback from members about LQPT's work (a survey was completed in late 2022/early 2023)

2) Estate Management

- Ensure LQPT delivers the Quinquennial programme on time and within budget.
- Disposal of Purley and Edgware Meetings houses and prepare plans for Harlow Meeting House when the lease ends in Sept 2025.
- In light of the energy crisis and our commitment to being a carbon-neutral organisation, rekindle LQPT's work on sustainability.

5) Governance & Trustees Support

- Strengthen the trustee body by identifying what skills are needed and prioritise the appointment of new trustees from under-represented AMs.
- Review the approach to engagement and consultation with member representatives and to make further amendments to LQPT's Articles to reflect this.

Structure, governance and management

Historical background:

On 1st January 2017 LQPT took over the assets, liabilities and operations of Six Weeks Meeting. The origins of SWM date back to 1671 when it was established by George Fox, who later clarified its prime responsibility for property in his advice of 1690. Monthly Meetings, both in the City of London and in the county of Middlesex, were asked to choose faithful Friends to attend to SWM's business. The principles of mutual help and mutual responsibility through a system of pooled funds were to be the basis of SWM's operation.

The birth of London Quakers Property Trust

London Quakers Property Trust (LQPT) is a registered charity and company limited by guarantee incorporated on 23rd June 2009 and registered as a charity on 9th May 2011. The company was established under a memorandum of association which established the objects and powers of the charitable company and is governed under its articles of association. It exists to maintain, repair, preserve and insure the Quaker Meeting Houses and their contents within the London area.

The Area Meetings in the London Area which make up London Quakers Property Trust are currently: London West Area Meeting, North West London Area Meeting, North London Area Meeting, North East Thames Area Meeting, South East London Area Meeting, South London Area Meeting, Kingston & Wandsworth Area Meeting. The seven Area Meetings are the members of the company. They each appoint a 'member's representative'.

The Trustees of LQPT are appointed by the seven Area Meetings within the London area. All Trustees are members of the Religious Society of Friends (Quakers). Each Area Meeting is asked to appoint two or three Trustees to serve for a period of three years with the possibility of being reappointed twice for a total of up to nine years. Area Meetings use a Quaker Nominations Process to appoint new Trustees.

All new Trustees are provided with a pack of information regarding the role of a Trustee, the activities of LQPT over the last year, recent annual accounts, reports and background information on the history and function of LQPT. Trustees report back to their Area Meetings on the activities of LQPT at least once a year.

The Clerk of LQPT Trustees is appointed by the Trustees as are the Treasurer and Assistant Clerk, to serve for a period of three years (usually). Trustees meet five to six times a year. There are currently sub-committees considering the following specific areas: Finance, Governance, Strategy, Staffing, Building Options and Nominations. The Officers (Clerk, Assistant Clerk and Treasurer) meet with the Manager midway between the five or six annual Trustees meetings.

LQPT Trustees make decisions, in meetings held as meetings for worship for business in accordance with Quaker Faith & Practice, on major matters including establishing policies and strategy. Staff have delegated powers to make routine day-to-day decisions.

Related parties and relationships with other organisations

Pollard & Dickson Trust

Trustees of LQPT are also managing Trustees of the Pollard & Dickson Trust (PDT). The Staff of LQPT spend a portion of their time on work for PDT, which remits to LQPT a sum equivalent to approximately 3% of the latter's administrative, financial, office rental and operating expenses.

Area Meetings

The Trustees of London Quakers Property Trust are appointed by the seven Area Meetings in the LQPT area. London Quakers Property Trust is accountable to the constituent Area Meetings through their appointed Trustees and general meetings of members representatives, for careful stewardship of the pooled funds and assets which London Quakers Property Trust holds on their behalf.

Remuneration policy for key management personnel

All Trustees give of their time freely and no trustee remuneration was made in the year. Details of Trustees' expenses are disclosed in Note 10 to the accounts.

The day-to-day administration of LQPT is delegated to the LQPT Staff.

The pay of the charity's staff is reviewed annually by trustees.

Statement of responsibilities of the trustees

The trustees (who are also directors of London Quakers Property Trust for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities SORP.
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditor is unaware.
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

London Quakers Property Trust

Trustees' annual report

For the year ended 31 December 2022

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The trustees' annual report has been approved by the trustees on 17th July 2023, by minute LQPT23/33 and signed on their behalf by

Mary Bernadette O'Shea
Trustee – Clerk

Richard Martin
Trustee - Treasurer

Independent auditor's report

To the members of

London Quakers Property Trust

Opinion

We have audited the financial statements of London Quakers Property Trust (the 'charitable company') for the year ended 31 December 2022 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- Give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of its incoming resources and application of resources, including its income and expenditure for the year then ended
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice
- Have been prepared in accordance with the requirements of the Companies Act 2006

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on London Quaker Property Trust's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Independent auditor's report

To the members of

London Quakers Property Trust

Other Information

The other information comprises the information included in the trustees' annual report, than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- The information given in the trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- The trustees' annual report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The financial statements are not in agreement with the accounting records and returns; or
- Certain disclosures of trustees' remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit; or
- The directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the trustees' annual report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities set out in the trustees' annual report, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Independent auditor's report

To the members of

London Quakers Property Trust

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud are set out below.

Capability of the audit in detecting irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We enquired of management, and the finance committee, which included obtaining and reviewing supporting documentation, concerning the charity's policies and procedures relating to:
 - Identifying, evaluating, and complying with laws and regulations and whether they were aware of any instances of non-compliance;
 - Detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected, or alleged fraud;
 - The internal controls established to mitigate risks related to fraud or non-compliance with laws and regulations.
- We inspected the minutes of meetings of those charged with governance.
- We obtained an understanding of the legal and regulatory framework that the charity operates in, focusing on those laws and regulations that had a material effect on the financial statements or that had a fundamental effect on the operations of the charity from our professional and sector experience.
- We communicated applicable laws and regulations throughout the audit team and remained alert to any indications of non-compliance throughout the audit.
- We reviewed any reports made to regulators.
- We reviewed the financial statement disclosures and tested these to supporting documentation to assess compliance with applicable laws and regulations.
- We performed analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

Independent auditor's report

To the members of

London Quakers Property Trust

- In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments, assessed whether the judgements made in making accounting estimates are indicative of a potential bias and tested significant transactions that are unusual or those outside the normal course of business.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's members as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Joanna Pittman (Senior statutory auditor)

7 September 2023

for and on behalf of Sayer Vincent LLP, Statutory Auditor

Invicta House, 108-114 Golden Lane, LONDON, EC1Y 0TL

London Quakers Property Trust

Statement of financial activities (incorporating an income and expenditure account)

For the year ended 31 December 2022

				2022			2021
	Note	Unrestricted £	Restricted & Endowments £	Total £	Unrestricted £	Restricted & Endowments £	Total £
Income and endowments from:							
Donations and legacies	2	20,000	55,478	75,478	20,000	167,583	187,583
Charitable activities	3	752,803	413,889	1,166,692	522,791	217,842	740,633
Other Income	4	19,493	–	19,493	8,246	–	8,246
Investments	5	189,494	12,306	201,800	132,331	16,361	148,692
Total income		981,789	481,674	1,463,463	683,368	401,786	1,085,154
Expenditure on:							
Raising funds	6	40,958	–	40,958	29,494	–	29,494
Charitable activities	6	1,094,717	233,063	1,327,781	1,064,736	311,758	1,376,494
Fixed Asset disposal	6	–	–	–	315,000	–	315,000
Total expenditure		1,135,675	233,063	1,368,738	1,409,230	311,758	1,720,988
Net Income before net gains on investments		(153,886)	248,610	94,725	(725,862)	90,028	(635,834)
Net gains on investments	16	(120,011)	–	(120,011)	67,331	–	67,331
Revaluation of Freehold properties	14	–	–	–	25,303	–	25,303
Revaluation of investment properties	15	413,028	17,159	430,188	995,813	11,000	1,006,813
Net income for the year		139,132	265,769	404,902	362,586	101,028	463,613
Transfers between funds	20a	249,051	(249,051)	–	90,028	(90,028)	–
Net income / (expenditure) before other recognised gains and losses		388,183	16,718	404,902	452,614	10,999	463,613
Net movement in funds		388,183	16,718	404,901	452,614	10,999	463,613
Reconciliation of funds:							
Total funds brought forward		27,357,124	11,544,910	38,902,034	26,904,511	11,533,910	38,438,420
Total funds carried forward		27,745,306	11,561,629	39,306,935	27,357,124	11,544,910	38,902,034

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in Note 20a to the financial statements.

Income and expenditure on the endowment funds are outlined in note 7.

London Quakers Property Trust

Balance sheet

Company no. 06942084

As at 31 December 2022

	Note	£	2022 £	£	2021 £
Fixed assets:					
Tangible assets	14		28,423,196		28,423,196
Investment properties	15		7,620,056		7,189,868
Investments	16		622,823		735,961
			<u>36,666,074</u>		<u>36,349,025</u>
Current assets:					
Debtors	17	336,550		211,384	
Cash at bank and in hand		2,474,670		2,543,880	
		<u>2,811,221</u>		<u>2,755,264</u>	
Liabilities:					
Creditors: amounts falling due within one year	18	(170,360)		(202,255)	
				<u></u>	
Net current assets			<u>2,640,861</u>		<u>2,553,009</u>
Total net assets			<u><u>39,306,935</u></u>		<u><u>38,902,034</u></u>
The funds of the charity:	20a				
Endowment funds		11,534,669		11,517,509	
Restricted Funds		26,960		27,401	
Total Endowment and Restricted Funds			<u>11,561,629</u>		<u>11,544,910</u>
Unrestricted income funds:					
Designated funds		21,939,387		21,676,060	
General funds		5,805,919		5,681,064	
		<u></u>		<u></u>	
Total unrestricted funds			<u>27,745,306</u>		<u>27,357,124</u>
Total charity funds			<u><u>39,306,935</u></u>		<u><u>38,902,034</u></u>

Approved by the trustees on 17 July 2023 and signed on their behalf by

Bernadette O'Shea
Chair

Richard Martin
Treasurer

London Quakers Property Trust

Statement of cash flows

For the year ended 31 December 2022

	Note	2022 £	£	2021 £	£
Cash flows from operating activities					
Net income for the reporting period (as per the statement of financial activities)		404,902		463,613	
Gains on investment and revaluation		(310,177)		(1,099,447)	
Disposal of fixed assets		–		315,000	
Dividends received		(12,466)		(10,995)	
Interest received		(11,482)		(8,915)	
Rents from investment properties		(177,852)		(128,782)	
(Increase)/decrease in debtors		(125,167)		(79,231)	
Increase/(decrease) in creditors		(31,895)		(186,169)	
Net cash used in operating activities			(264,137)		(734,926)
Cash flows from investing activities:					
Payments to acquire investments		(97,360)		(77,787)	
Receipts from sale of investments		88,818		65,193	
Receipts from redemption of short term deposits		–		500,000	
Cost of construction of investment properties		–		(264,000)	
Interest received		11,482		8,915	
Dividends received		12,466		10,995	
Rents from investment properties		177,852		128,782	
Movement in cash investment balances		1,669		7,324	
Net cash provided by investing activities			194,927		379,422
Change in cash and cash equivalents in the year			(69,210)		(355,504)
Cash and cash equivalents at the beginning of the year			2,543,880		2,899,384
Cash and cash equivalents at the end of the year			2,474,670		2,543,880

1 Accounting policies

a) Statutory information

London Quakers Property Trust is a charitable company limited by guarantee and is incorporated in England and Wales.

The registered office address and principal place of business, is Friends House 173, Euston Road, London, NW1 2BJ.

b) Basis of preparation

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) (Charities SORP FRS 102), The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy or note.

In applying the financial reporting framework, the trustees have made a number of subjective judgements, for example in respect of significant accounting estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The nature of the estimation means the actual outcomes could differ from those estimates. Any significant estimates and judgements affecting these financial statements are detailed within the relevant accounting policy below.

c) Public benefit entity

The charity meets the definition of a public benefit entity under FRS 102.

d) Going concern

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period that would affect the going concern assumption.

e) Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the income have been met, it is probable that the income will be received and that the amount can be measured reliably.

Income from grants, whether 'capital' grants or 'revenue' grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

For legacies, entitlement is taken as the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executor(s) to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when the amount can be measured reliably and the charity has been notified of the executor's intention to make a distribution. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Income received in advance of the provision of a specified service is deferred until the criteria for income recognition are met.

Income from lettings is recognised on a quarterly as reported and remitted by each meeting house administrator.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank.

1 Accounting policies (continued)

f) Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity;

g) Fund accounting

Endowment funds are restricted funds in which the capital must be preserved, these are to be used for specific purposes as laid down by the donor. Income from these is permitted to be transferred to unrestricted funds on a quarterly basis. Expenditure which meets the criteria laid down by the donor is charged to the fund.

Unrestricted funds are donations and other incoming resources received or generated for the charitable purposes.

Restricted funds are donations and other incoming resources received to be spent on a particular meeting house. It also includes funds received from Area Meetings to be spent on the Pan London Project.

Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

h) Expenditure and irrecoverable VAT

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds relate to the costs incurred by the charity in management of the properties and investment portfolio.
- Expenditure on charitable activities includes the costs of maintaining and operating the properties, these are undertaken to further the purposes of the charity and their associated support costs
- Other expenditure represents those items not falling into any other heading

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

i) Allocation of support costs

Resources expended are allocated to the particular activity where the cost relates directly to that activity. However, the cost of overall direction and administration of each activity, comprising the salary and overhead costs of the central function, is apportioned on the following basis which are an estimate, based on expenditure, of the amount attributable to each activity.

Where information about the aims, objectives and projects of the charity is provided to potential beneficiaries, the costs associated with this publicity are allocated to charitable expenditure.

Support and governance costs are re-allocated to each of the activities on the following basis which is an estimate, based on staff time, of the amount attributable to each activity:

- | | |
|-------------------------|------|
| ● Charitable activities | 100% |
|-------------------------|------|

Governance costs are the costs associated with the governance arrangements of the charity. These costs are associated with constitutional and statutory requirements and include any costs associated with the strategic management of the charity's activities.

1 Accounting policies (continued)

j) Tangible fixed assets

The land and buildings of the meeting houses are included at cost subject to depreciation. The value of the meeting houses transferred from Six Weeks Meeting at the start of 2017 is the deemed cost for LQPT. Given the value of the land element in the carrying value and the programme of maintenance of the buildings, any depreciation in relation to the meeting houses is considered immaterial. Works to the properties are not capitalised, as they are maintaining the property to a reasonable standard, so no depreciation is charged against MH's value, further to this a significant value of each property is in land, which has infinite useful economic life. Major additions to those meeting houses will be included at their cost and depreciated over their expected life.

Items of equipment are capitalised where the purchase price exceeds £5,000. Depreciation costs are allocated to activities on the basis of the use of the related assets in those activities. Assets are reviewed for impairment if circumstances indicate their carrying value may exceed their net realisable value and value in use. Major components are treated as a separate asset where they have significantly different patterns of consumption of economic benefits and are depreciated separately over its useful life.

Following the change in accounting standards mixed use properties (held for charitable purposes and investment) must now be split and the two components presented separately. For LQPT this has applied to the flats attached to meeting houses that are rented out externally. Amounts representing the flats have been transferred from tangible fixed assets to investment properties and they have been revalued from deemed cost to fair value.

k) Investment properties

Investment properties are measured initially at cost and subsequently included in the balance sheet at fair value. Investment properties are not depreciated. Any change in fair value is recognised in the statement of financial activities. The valuation method used to determine fair value will be stated in the notes to the accounts.

l) Listed investments

Investments are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing quoted market price. Any change in fair value will be recognised in the statement of financial activities. Investment gains and losses, whether realised or unrealised, are combined and shown in the heading "Net gains/(losses) on investments" in the statement of financial activities. The charity does not acquire put options, derivatives or other complex financial instruments.

m) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

n) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account. Short terms deposits are cash investments with a maturity of more than 3 months and up to 1 year.

o) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

p) Pensions

Employer contribution of up to 8% is made into a defined contribution pension scheme operated by NEST.

2 Income from donations and legacies

	Unrestricted £	Restricted £	2022 Total £	Unrestricted £	Restricted £	2021 Total £
Donations and legacies	–	55,478	55,478	–	167,583	167,583
Grants from Trusts	20,000	–	20,000	20,000	–	20,000
	<u>20,000</u>	<u>55,478</u>	<u>75,478</u>	<u>20,000</u>	<u>167,583</u>	<u>187,583</u>

3 Income from charitable activities

	Unrestricted £	Endowments £	2022 Total £	Unrestricted £	Endowments £	2021 Total £
Meeting House lettings	542,563	413,889	956,452	312,493	217,842	530,335
Quota	210,240	–	210,240	210,298	–	210,298
	<u>752,803</u>	<u>413,889</u>	<u>1,166,692</u>	<u>522,791</u>	<u>217,842</u>	<u>740,633</u>

4 Income from other trading activities

	Unrestricted £	Endowments £	2022 Total £	Unrestricted £	Endowments £	2021 Total £
Pollard & Dickson admin fee	2,589	–	2,589	2,351	–	2,351
Ground rents	2,065	–	2,065	2,130	–	2,130
Other income	14,839	–	14,839	3,765	–	3,765
	<u>19,493</u>	<u>–</u>	<u>19,493</u>	<u>8,246</u>	<u>–</u>	<u>8,246</u>

5 Income from investments

	Unrestricted £	Endowments £	2022 Total £	Unrestricted £	Endowments £	2021 Total £
Bank interest	11,482	–	11,482	8,915	–	8,915
Income from investment property	165,546	12,306	177,852	112,421	16,361	128,782
Dividends	12,466	–	12,466	10,995	–	10,995
	<u>189,494</u>	<u>12,306</u>	<u>201,800</u>	<u>132,331</u>	<u>16,361</u>	<u>148,692</u>

London Quakers Property Trust

Notes to the financial statements

For the year ended 31 December 2022

6a Analysis of expenditure (current year)

	Raising funds £	Charitable activities £	Fixed asset Disposal £	Governance costs £	Support costs £	2022 Total £	2021 Total £
Staff costs (Note 10)	–	–	–	7,238	137,521	144,759	87,062
Investment management	5,591	–	–	–	–	5,591	5,882
Investment property management costs	15,559	–	–	–	–	15,559	7,818
Investment property expenditure	19,807	–	–	–	–	19,807	15,793
Direct costs							
Local MH expenditure	–	534,801	–	–	–	534,801	416,353
Major repairs, minor improvements	–	506,371	–	–	–	506,371	729,488
Insurance	–	34,263	–	–	–	34,263	37,665
Surveyor's fees & expenses	–	23,401	–	–	–	23,401	9,624
Support costs							
Bank charges	–	–	–	–	95	95	110
Office rent	–	–	–	–	6,468	6,468	6,280
Printing, stationery & consumables	–	–	–	–	799	799	1,660
Office Equipment	–	–	–	–	1,798	1,798	–
Consultancy	–	–	–	–	22,326	22,326	11,046
Legal & professional fees	–	–	–	–	25,213	25,213	51,366
Meeting costs	–	–	–	–	617	617	183
Sundry	–	–	–	–	673	673	3,014
Staff Recruitment & Training	–	–	–	–	1,607	1,607	222
Staff Travel	–	–	–	–	637	637	–
Auditors Remuneration	–	–	–	11,700	–	11,700	13,800
Trustees expenses	–	–	–	–	–	–	–
New Website	–	–	–	–	7,623	7,623	6,336
Software for MHs & LQPT	–	–	–	–	4,189	4,189	2,285
London Quakers Project	–	–	–	–	441	441	–
Fixed Asset Disposal (Leigh on Sea)	–	–	–	–	–	–	315,000
	40,958	1,098,835	–	18,938	210,007	1,368,738	1,720,988
Governance costs	–	18,938	–	–	–	–	–
Support costs	–	210,007	–	–	–	–	–
Total expenditure 2022	40,958	1,327,780	–	–	–	1,368,738	–
Total expenditure 2021	29,494	1,376,494	315,000	–	–	–	1,720,988

Note: Leigh on Sea meeting house has been transferred to Mid Essex Area Meeting.

London Quakers Property Trust

Notes to the financial statements

For the year ended 31 December 2022

6b Analysis of expenditure (prior year)

	Raising funds £	Charitable activities £	Fixed asset Disposal £	Governance costs £	Support costs £	2021 Total £
Staff costs (Note 10)	-	-	-	4,353	82,709	87,062
Investment management	5,882	-	-	-	-	5,882
Investment property management costs	7,818	-	-	-	-	7,818
Direct costs						
Local MH expenditure	15,793	416,353	-	-	-	432,146
Major repairs, minor improvements	-	729,488	-	-	-	729,488
Insurance	-	37,665	-	-	-	37,665
Surveyor's fees & expenses	-	9,624	-	-	-	9,624
Support costs						
Bank charges	-	-	-	-	110	110
Office rent	-	-	-	-	6,280	6,280
Printing, stationery & consumables	-	-	-	-	1,660	1,660
Office Equipment	-	-	-	-	-	-
Consultancy	-	-	-	-	11,046	11,046
Legal & professional fees	-	-	-	-	51,366	51,366
Meeting costs	-	-	-	-	183	183
Sundry	-	-	-	-	3,014	3,014
Staff Recruitment & Training	-	-	-	-	222	222
Auditors Remuneration	-	-	-	13,800	-	13,800
Trustees expenses	-	-	-	-	-	-
New Website	-	-	-	-	6,336	6,336
New software for MHs	-	-	-	-	2,285	2,285
London Quakers Project	-	-	-	-	441.45	-
Fixed Asset Disposal (Forest Hill)	-	-	-	-	-	-
Fixed Asset Disposal (Leigh on Sea)	-	-	315,000	-	-	315,000
	29,494	1,193,130	315,000	18,153	165,652	1,720,988
Governance costs		18,153	-	(18,153)	(165,211)	-
Support costs		165,652	-	-	-	-
Total expenditure 2021	29,494	1,376,936	315,000	-	-	1,720,988

7a Endowment fund income & expenditure by Meeting House

			2022	2021
	Gross rent	Local running	Net rent	Net rent
	£	cost	£	£
		£		
Bunhill Fields	6,601	4,519	2,082	563
Croydon	125,353	52,817	72,536	38,812
Epping	11,368	3,526	7,842	5,693
Hammersmith	5,800	7,973	(2,173)	(4,451)
Kingston	136,461	45,587	90,875	34,026
Uxbridge	43,821	10,066	33,755	(3,311)
Walthamstow	84,484	50,229	34,256	2,335
	<u>413,889</u>	<u>174,717</u>	<u>239,172</u>	<u>73,667</u>

7b Endowment fund income & expenditure by Meeting House (prior year)

			2021
	Gross rent	Local running	Net rent
	£	cost	£
		£	
Bunhill Fields	4,878	4,315	563
Croydon	88,825	50,013	38,812
Epping	8,841	3,148	5,693
Hammersmith	84	4,535	(4,451)
Kingston	63,541	29,515	34,026
Uxbridge	5,780	9,091	(3,311)
Walthamstow	45,893	43,558	2,335
	<u>217,842</u>	<u>144,175</u>	<u>73,667</u>

8a Income & expenditure by Meeting House

			2022	2021
	Gross rent	Local running	Net rent	Net rent
	£	cost	£	£
		£		
Bethnal Green	-	803	(803)	(832)
Blackheath	39,474	28,528	10,946	2,331
Brentfd&Islwth	24,149	19,026	5,123	4,471
Bromley	26,083	11,033	15,050	15,303
Ealing	25,634	14,186	11,448	(216)
Epsom	-	454	(454)	-
Esher	2,169	7,079	(4,910)	(5,770)
Finchley	9,922	10,531	(608)	(169)
Forest Hill	20,202	19,489	713	(5,839)
Golders Green	7,689	14,263	(6,574)	(8,057)
Hampstead	33,975	16,353	17,622	3,275
Harlow	-	-	-	660
Harrow	24,143	11,662	12,481	4,382
Leigh on Sea	-	-	-	1,319
Muswell Hill	32,356	26,760	5,596	7,620
New Barnet	13,124	8,954	4,170	6,772
Purley	2,475	1,219	1,256	2,049
Richmond	381	3,783	(3,402)	(2,068)
Romford	23,239	7,003	16,236	13,537
Staines&Egham	2,079	5,921	(3,842)	(2,301)
Stoke Newington	-	6,085	(6,085)	(3,320)
Streatham	9,247	5,165	4,082	1,126
Sutton	15,753	12,681	3,072	1,791
Tottenham	6,459	4,658	1,801	(25)
Wandsworth	8,859	5,161	3,699	(2,680)
Wanstead	69,386	34,391	34,995	16,424
Westminster	117,810	56,984	60,826	(445)
Wimbledon	5,161	3,148	2,013	1,115
Winchmore Hill	22,795	24,772	(1,977)	(10,903)
	542,563	360,088	182,475	39,550

8b Income & expenditure by Meeting House (prior year)

	Gross rent £	Local running £	2021 Net rent £
Bethnal Green	-	832	(832)
Blackheath	24,059	21,728	2,331
Brentfd&Islwth	23,125	18,654	4,471
Bromley	23,680	8,377	15,303
Ealing	12,182	12,398	(216)
Esher	231	6,001	(5,770)
Finchley	7,400	7,569	(169)
Forest Hill	5,729	11,568	(5,839)
Golders Green	3,860	11,917	(8,057)
Hampstead	14,600	11,325	3,275
Harlow	8,699	8,039	660
Harrow	14,888	10,506	4,382
Leigh on Sea	5,038	3,719	1,319
Muswell Hill	20,680	13,060	7,620
New Barnet	13,340	6,568	6,772
Purley	2,700	651	2,049
Richmond	-	2,068	(2,068)
Romford	18,206	4,669	13,537
Staines&Egham	1,336	3,637	(2,301)
Stoke Newington	-	3,320	(3,320)
Streatham	5,139	4,013	1,126
Sutton	10,546	8,755	1,791
Tottenham	4,830	4,855	(25)
Wandsworth	3,171	5,851	(2,680)
Wanstead	38,934	22,510	16,424
Westminster	37,974	38,419	(445)
Wimbledon	3,659	2,544	1,115
Winchmore Hill	8,488	19,391	(10,903)
	<u>312,493</u>	<u>272,943</u>	<u>39,550</u>

9 Net income for the year

This is stated after charging :

	2022 £	2021 £
Auditor's remuneration (excluding VAT):		
Audit	9,200	11,500

10 Analysis of staff costs, trustee remuneration and expenses, and the cost of key management personnel

Staff costs were as follows:

	2022 £	2021 £
Salaries and wages	127,129	77,563
Employer's national insurance contributions	9,213	4,292
Employer's contribution to defined contribution pension schemes	8,417	5,207
	144,759	87,062

No employee earned more than £60,000 during the year (2021: nil).

The total employee benefits (including pension contributions and employer's national insurance) of the key management personnel were £144,759 (2021: £87,062).

The charity trustees were neither paid nor received any other benefits from employment with the charity in the year (2021: £nil). One charity trustee received payment for professional or other services supplied to the charity £15,689 (2021: £nil).

Trustees' expenses represents the payment or reimbursement of travel and subsistence costs totalling £0 (2021: £nil) incurred by 2022 (2021: 0) members relating to attendance at meetings of the trustees.

11 Staff numbers

The average number of employees (head count based on number of staff employed) during the year was 4 (2021: 2).

Staff are split across the activities of the charity as follows (full time equivalent basis):

	2022 No.	2021 No.
Management and Administration	3.6	2.0
	3.6	2.0

12 Related party transactions

The Pollard and Dickson Trust and London Quakers Property Trust are connected charities, in that the charities are controlled by the same trustees. A management charge of £2,589 has been made by London Quakers Property Trust, in respect of the year ended 31 December 2022 (2021: £2,351). There balance outstanding at the year end £4,940 (2021: £2,351).

Total quota received in 2022 from Area Meetings was £210,298 (2021: £210,298) and amount outstanding was £45,226 (2021: £6,656).

There are no other related party transactions to disclose for 2022 (2021: none).

There are no donations from related parties which are outside the normal course of business and no restricted donations from related parties.

13 Taxation

The charity is exempt from corporation tax as all its income is charitable and is applied for charitable purposes.

14 Tangible fixed assets

	Assets in construction £	Endowment Properties £	Freehold Property £	Total £
Deemed cost				
At the start of the year	–	11,156,003	17,267,193	28,423,196
Additions in year	–	–	–	–
Transfers to investment properties	–	–	–	–
Disposals in year	–	–	–	–
Revaluation during the year	–	–	–	–
At the end of the year	–	11,156,003	17,267,193	28,423,196
Depreciation				
At the start of the year	–	–	–	–
Charge for the year	–	–	–	–
Eliminated on disposal	–	–	–	–
At the end of the year	–	–	–	–
Net book value				
At the end of the year	–	11,156,003	17,267,193	28,423,196
At the start of the year	–	11,156,003	17,267,193	28,423,196

All of the above assets are used for charitable purposes.

No depreciation is charged on properties due to the high residual value of the land and the programme of regular maintenance carried out.

15 Investment properties

	2022 £	2021 £
Fair value at the start of the year	7,189,868	4,475,068
Transfers from fixed assets	–	1,707,987
Revaluation during the year	430,188	1,006,813
Fair value at the end of the year	7,620,056	7,189,868

The historical cost of the investment properties is £3,483,125 (2021: £3,483,125).

Harlow MH, Purley MH and Edgware MH were professionally valued in 2021. In the current year, valuation was obtained for 33, The Close from an estate agent. In the current year the value of mixed use properties was increased by 6% being the general increase in house prices in London reported by the Office for National Statistics.

16 Listed investments

	2022 £	2021 £
Fair value at the start of the year	735,961	663,360
Additions at cost	97,360	77,787
Disposal proceeds	(88,818)	(65,193)
Net gain on change in fair value	(120,011)	67,331
	624,492	743,285
Movement in cash balance	(1,669)	(7,324)
Fair value at the end of the year	622,823	735,961
Historical cost of listed investments	524,186	508,025

Listed investments comprise:

	2022 £	2021 £
British government stocks	78,025	61,811
Non-government bonds	120,672	135,571
Global investments	144,360	204,751
Collective & unit trusts	91,852	111,727
Equities	150,907	183,423
Cash balances	37,008	38,677
	622,824	735,960

Listed investments (individual detail)

	Cost £	2022 Market Value £	2021 Market Value £
British government stocks			
UK Gilts UCITS EFT	12,385	10,490	13,914
Treasury – 1% gilt bonds 22/04/24	9,168.57	9,300	–
Treasury – 1/4% gilt bonds 31/01/25	9,043.94	9,298	–
Treasury 7/8% stock 22/10/29	12,274	10,062	12,042
Treasury 7/8% Green Gilt 31/07/33	6,501	6,160	2,176
2.5% IL Treasury Stock 2024	18,774	20,906	20,321
Treasury 1/8% IL stock 22/03/29	7,989	7,047	7,784
Treasury 1/8% Gilt stock 10/08/31	5,732	4,762	5,574
	81,867	78,025	61,811
Non-government bonds			
Aberdeen Std Fund – Global IL Bond	17,835	15,288	19,287
EIB 2.5% bond	–	–	12,250
Deutsche Bahn Finance	12,611	10,668	12,082
Euro Investment Bank 1.375% snr 07/03/2035	15,249	15,263	–
Kreditanst Fur Wie	6,199	5,310	5,972
Lion Trust Investment	24,426	20,004	25,597
Rathbone Unit Trust Management	24,999	20,000	25,098
Royal London Unit Trusts	24,923	16,249	20,230
Lombard Odier Funds	8,343	12,264	8,127
Mirova Funds	7,055	5,626	6,928
	141,639	120,672	135,571

16 Listed investments (continued)

Global investments

Responsible Global Equity	13,568	31,210	58,174
Fund Partners Ltd (IM WHEB)	22,226	42,053	50,621
Impax Environmental	6,536	17,619	22,974
Janus Henderson Global	18,604	36,423	43,135
Schroder Investment Management	6,710	10,092	9,374
Stewart Investors – Asia sustainability B acc	6,341	6,963	7,280
Stewart Investors	13,422	–	13,193
	87,406	144,360	204,751

Collective & unit trusts

Alliance Trust (Liontrust Investments Ltd)	8,214	12,678	17,528
Brown Advisory Fund	11,533	20,026	51,676
Digital 9 Infrastructure plc	6,000	5,184	6,828
Ecofins Renew	5,017	4,677	5,053
Greencoat UK Wind plc	7,205	9,003	8,328
Harmony Energy Income TST plc	5,500	6,793	5,473
Legg Mason Global Funds	20,391	20,955	–
Renewables Infrastructure	6,184	6,536	6,758
Octopus Renew Infra Trust	6,136	6,000	10,083
	76,180	91,852	111,727

Equities

Bellway PLC	4,744	3,815	6,672
Coats plc	4,345	6,090	6,366
Civitas Social Housing	3,982	2,513	3,859
Clinigen Group	5,947	–	4,120
Experian plc	6,179	6,189	7,990
GlaxoSmithKline	12,759	11,501	16,065
Genuit Group	7,970.19	4,215	–
Haleon plc	–	3,274	–
Halma plc	8,365	7,896	–
Hikma Pharmaceuticals	4,838	3,570	5,103
Home Reit plc	4,083	2,283	11,843
Intertek Group plc	7,955	8,068	–
Keller Group plc	5,701	7,280	8,964
Legal & General	2,869	4,990	5,950
Londonmetric Property Plc	5,118	5,801	9,542
Marshall's Group	6,308	2,765	6,510
Marks & Spencer	–	–	8,678
National Grid	3,546	6,483	6,889
Prudential plc	5,958	5,581	6,309
Relx Plc	1,947	9,381	9,848
Smith (D.S)	5,567	6,137	7,327
Smith & Nephew	5,772	5,991	6,985
SSE	2,324	5,564	5,359
Spirax – Sarco Engineering plc	6,237	11,667	17,655
Unilever	6,405	14,637	13,809
Victrex Plc	3,720	3,194	4,888
Vodafone	4,454	2,022	2,694
	137,093	150,907	183,424

17 Debtors

	2022 £	2021 £
Trade debtors	336,550	194,392
Prepayments	–	16,992
	336,550	211,384

18 Creditors: amounts falling due within one year

	2022 £	2021 £
Trade creditors	117,644	146,907
Taxation and social security	4,183	2,098
Accruals	48,533	53,250
	170,360	202,255

19a Analysis of net assets between funds (current year)

	General unrestricted £	Designated £	Restricted & Endowment £	Total funds £
Tangible fixed assets	–	17,267,193	11,156,003	28,423,196
Investment properties	2,644,700	4,672,196	303,160	7,620,056
Investments	622,824	–	–	622,824
Net current assets	2,538,395	–	102,466	2,640,861
Net assets at 31 December 2022	5,805,919	21,939,389	11,561,629	39,306,937

19b Analysis of net assets between funds (prior year)

	General unrestricted £	Designated £	Endowment £	Total funds £
Tangible fixed assets	–	17,267,193	11,156,003	28,423,196
Investment properties	2,495,001	4,408,867	286,000	7,189,868
Investments	735,961	–	–	735,961
Net current assets	2,450,102	–	102,907	2,553,009
Net assets at 31 December 2021	5,681,064	21,676,060	11,544,910	38,902,034

20a Movements in funds (current year)

	At 1st January 2021 £	Income & gains £	Expenditure & losses £	Transfers £	At 31 December 2022 £
Endowment funds:					
Bunhill Fields	326,015	6,601	4,519	(2,082)	326,015
Croydon	4,352,289	154,819	55,244	(82,415)	4,369,449
Epping	508,363	11,368	3,526	(7,842)	508,363
Hammersmith	2,990,000	5,800	7,973	2,173	2,990,000
Kingston	1,971,880	136,461	45,587	(90,875)	1,971,880
Uxbridge	619,157	43,821	10,066	(33,755)	619,157
Walthamstow	749,805	84,484	50,229	(34,256)	749,805
Total endowment funds	11,517,509	443,355	177,143	(249,051)	11,534,669
Restricted Funds					
Pan London Quakers Project	27,401	-	441	-	26,960
Richmond	-	23,173	23,173	-	-
Tottenham	-	4,800	4,800	-	-
Westminster	-	27,505	27,505	-	-
Total Restricted funds	27,401	55,478	55,919	-	26,960
Unrestricted funds:					
<u>Designated funds</u>					
Non-endowment fund trust properties	17,267,193	-	-	-	17,267,193
Investment property	4,408,867	263,328	-	-	4,672,194
Investments	-	-	-	-	-
Capital Funds	-	-	-	-	-
Total Designated funds	21,676,059	263,328	-	-	21,939,387
General funds	5,681,064	1,011,479	1,135,675	249,051	5,805,919
Total unrestricted funds	27,357,123	1,274,806	1,135,675	249,051	27,745,306
Total funds	38,902,033	1,773,639	1,368,738	-	39,306,935

The narrative to explain the purpose of each fund is given at the foot of the note below.

The designated funds represent the fixed assets of the charities (being the Meeting Houses in its care) together with those investment properties that are integral to the buildings of the Meeting Houses. As at the end of 2021 the trustees have decided that all the remaining unrestricted funds should be merged together as the general pooled funds which form the available reserves of LQPT (see page 12 of the Trustees' Report).

Purposes of endowment funds

In the formation of LQPT there are 8 properties that form the "Six Weeks Meeting Charities". Under schemes dated 16 November 2016 the running costs and everyday maintenance are paid out of the individual income of each building before any surplus is transferred to the general fund each quarter.

Purpose of the restricted funds

Restricted funds represent donations and other incoming resources received to be spent on a particular meeting house. It also includes funds received from Area Meetings to be spent on the Pan London Project.

Transfer

Transfers from endowment fund to unrestricted funds represents the surplus or deficits recognised during the year.

20b Movements in funds (prior year)

	At 1 January 2021 £	Income & gains £	Expenditure & losses £	Transfers £	At 31 December 2021 £
Endowment funds					
Bunhill Fields	326,015	4,878	4,315	(563)	326,015
Croydon	4,341,289	116,186	50,013	(55,173)	4,352,289
Epping	508,363	8,841	3,148	(5,693)	508,363
Hammersmith	2,990,000	84	4,535	4,451	2,990,000
Kingston	1,971,880	63,541	29,515	(34,026)	1,971,880
Uxbridge	619,157	5,780	9,091	3,311	619,157
Walthamstow	749,805	45,893	43,558	(2,335)	749,805
Total restricted funds	11,506,509	245,203	144,175	(90,028)	11,517,509
Restricted Funds					
Pan London Quakers Project	27,401	-	-	-	27,401
Kingston	-	115,163	115,163	-	-
Streatham	-	52,420	52,420	-	-
	27,401	167,583	167,583	-	27,401
Unrestricted funds:					
<u>Designated funds</u>					
Non-endowment fund trust properties	19,000,876	-	315,000	(1,418,683)	17,267,193
Investment property	3,020,069	1,388,798	-	-	4,408,867
Investments	-	-	-	-	-
Capital Funds	-	-	-	-	-
Total designated funds	22,020,945	1,388,798	315,000	(1,418,683)	21,676,060
General funds	4,883,566	889,298	1,094,230	1,002,430	5,681,064
Total unrestricted funds	26,904,511	2,278,096	1,409,230	(416,253)	27,357,124
Total funds	38,438,421	2,690,882	1,720,987	(506,282)	38,902,034

Purposes of designated funds

The designated funds represent the fixed assets of the charity and other cash funds held for capital improvement.

21 Legal status of the charity

The charity is a company limited by guarantee and has no share capital.

22 Capital commitments

None