London West Area Quaker Meeting

Trustees' Annual Report & Accounts 2025

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

References

Registered Name

London West Area Quaker Meeting

Reporting Period

1st January 2025-- 31st December 2025

Charity Commission Registration Number 1134215

Principal Office

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

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

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

Names of all those acting as trustees during 2025

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

Names of key officers in 2025

Area Meeting Clerk: Gerry Millar
Clerk of Trustees: Bessie White
Treasurer: Clare Scott Booth
Safeguarding Officer: Richard Lasson

Names and addresses of other relevant organisations

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

Independent Examiner: Tom Bora, Chartered Management Accountant, 111 Watling Gate, 297-303 Edgware Road, LONDON NW9 6NB

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

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

1.Introduction

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

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

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

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

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

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

2. Governance

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

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

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

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

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

2.2 Policies for the induction and training of trustees:

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

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

2.3 The organisational nature of the charity

The nature of the Quaker Business Method

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

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

The holding of Area Meeting in session

All Quakers who are recorded as being in formal membership of LWAQM are entitled

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

Meetings specifically dedicated to the discernment of issues and problems are known as Meetings for Worship for Business or as Meetings for Worship for Church Affairs, (as opposed to the usual Meeting for Worship held in stillness in accordance with the Quaker tradition).

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

The Area Meeting met in session on six occasions in 2025 when any LQM minutes were considered, along with any other business which came directly to the Area Meeting (e.g. marriage applications, membership applications). The minutes of the Area Meeting were sent to LQMs for information or action or, if appropriate, onward to Meeting for Sufferings for further consideration and discernment.

The holding of trustees' meetings

The trustees met as a Trustees' Meeting on six occasions in 2025.

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

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

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

Each of these LQMs has its own treasurer/bookkeeper and bank accounts. The Area Meeting also has its own treasurer and bank account. In preparing the 2025 Annual Accounts, LQM accounts, together with one half share of the ownership of Jordan Burial Ground (see para 4.3 below), are consolidated to produce an Account for the whole charity.

Trustees are accountable at law for the proper use of all the resources throughout the Area Meeting. Whilst the practical day-to-day oversight is delegated to individual LQMs and their Treasurers and the management committee in the case of Jordans Burial Ground, Trustees are conscious of their overall responsibility for the whole of the charity's business.

There are currently (2025) about sixty-nine Area Quaker Meetings covering England, Wales and Scotland. Each of the AQMs registered with the Charity Commission is autonomous. Each AQM's trustees bears final responsibility for everything that occurs within their Area Meetings.

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

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

LWAQM paid a set fee quota to LQPT in 2025 as its contribution to the overall maintenance costs of Quaker Meeting Houses in London. In turn each LQM was asked to pay a quota to the Area Meeting to meet this cost. All LQMs in the seven Area Meetings in London subscribe to LQPT's supervision and maintenance of their premises in a similar manner. The level of the quota is set by LQPT with regard to the number of members in each area meeting.

2.5 Risk assessment

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

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

Trustees are aware that many roles within the Society are undertaken by a limited number of people. It is becoming increasingly difficult to fill all roles. For a number of years difficulties have been experienced in filling the role of treasurer within Local Meetings (with some Local Meetings sharing the services of a single Member) and also at Area Meeting level. In recent years some external bookkeeping has been purchased to support the work of Local Meeting Treasurers. The Area Meeting is actively engaged with the other Area Meetings in London on a project to merge, forming one single London Area Meeting, including London Quakers Property Trust, which would be supported by professional finance and other staff. It is hoped that the new body, Quakers in London, will be set up by early 2027 after which the LWAQM charity will be laid down.

3. Objectives and Activities

3.1 The objects of the charity

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

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

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

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

3.2 Grant-making policies

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

There are no policies which decide whether support should be offered by the Area Meeting or its constituent local meetings for non-Quaker organisations. The LQMs and the AQM decide on a case-by-case basis whether they wish to support non-Quaker

activities which provide services which facilitate realisation of Quaker beliefs and values. Only small donations are made from the LQMs' own resources unless as a consequence of a tested and adopted concern. LQMs may make special collections acting as agent for other non-Quaker causes.

4. Achievements and performance

4.1 Membership Statistics

The membership statistics for the preceding year are drawn up annually. The 2025 figures were recorded at London West AQM and circulated with the minutes. At the end of 2025, 236 members were recorded. A further 156, including 14 children and young people were regular attenders at our meetings for worship.

4.2 Changes to Meetings

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

4.3 Jordans Burial Ground

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

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

Leading up to the merger of the seven Area Meetings in London to form a new single Area Meeting for London (see 6.2 below), LWAM agreed at its Meeting held on 15th February 2026 to transfer its share of the Jordans Burial Ground to Chilterns Area Meeting which will take over full ownership and responsibility of the Burial ground. The other co-owner, North West London Area Meeting has also agreed to transfer their share of the ownership of Jordans Burial Ground to Chilterns Area Meeting.

4.4 Public Meetings for Worship

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

LQM	Location	For whom	When	How often	Length
Brentford & Isleworth	Friends Meeting House, Quakers Lane, London Rd, Isleworth, TW7 5AZ Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	Twice per Month except August	One hour
Ealing	Friends Meeting House, 17 Woodville Rd, W5 2SE Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
		Children	Sunday at 10.30 AM	First Sunday of the month	50 mins. Then 10 mins with adults
Hammersmith	Friends Meeting House, 30-32 Bradmore Park Rd W6 0DT	Adults	Sunday at 11.00 AM	Weekly	One hour
Harrow	Friends Meeting House, 456 Rayners Lane, HAS SOT Blended Meetings on Zoom on the 1st and 3rd Sundays of each month and on-line Meetings on every Thursday	Adults	Sunday at 10.30 AM Thursday at 7.00 PM	Weekly	One hour 30 mins
Staines and Egham	Friends Meeting House, 9 Limes Rd, Egharn, Surrey.	Adults	Sunday at 11.00 AM	Weekly	One hour
Uxbridge	Friends Meeting House, York Rd, Uxbridge UB8 1OW Blended meeting on Zoom	Adults	Sunday at 10.30 AM	Weekly	One hour
Westminster	Friends Meeting House, 52 St. Martins Lane, WC2N4EA Blended meeting on Zoom on second and fourth Sundays Separate in person and Zoom meetings on other Sundays	Adults	Sunday at 11.00 AM	Weekly	One hour
	In person meeting	Adults	Tuesday at 1.00 PM	Bi-Monthly	Half an hour
	Blended meeting on Zoom	Adults	Wednesday at 6.15 PM	Weekly	45 minutes
	In person weekly except in August	Children	Sunday at 11.00 AM	Weekly	One hour

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

4.5 Reports from Local Meetings

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

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

Brentford and Isleworth

Brentford and Isleworth Local Meeting continues to hold blended Meetings for Worship each Sunday. New attenders are a much valued part of the life of the Meeting.

Occasional shared lunches have been held after Meeting for Worship on Sundays. Some are followed by participation, by those who can, in practical projects in the Meeting House grounds. Such activities are a simple way of involving members and attenders. A picnic under our weeping cherry tree also afforded enjoyment of our grounds.

Brentford and Isleworth again took part in London Open House this year. This is a positive event in the calendar and is led enthusiastically by the wardens who reported that 42 people attended, staying rather longer to enjoy conversation and the Meeting House and grounds.

Ealing

Ealing Local Meeting continues to hold blended Meetings for Worship on Sundays and has welcomed visitors both online and in person. Online enables participation in meeting for worship for those who otherwise would not be able to do so. 'Afterwords' continues to offer an additional opportunity to contribute to ministry.

There have been two meetings for worship for all ages. During this year we have not had any families with young children attending.

Shared lunches are held once a month and are well attended offering Friends and Attenders an opportunity to get to know each other.

A book group continues to meet bi-monthly, reading and discussing a wide variety of literature, both fiction and non-fiction.

Study sessions have been held on various subjects including Quakers and other faiths,
We have offered a monthly opportunity, after meeting for worship, for Quaker questions, thinking particularly of new attenders. There have been several new attenders this year.
Ealing Meeting has employed a part time meeting house manager from the beginning of this year which has been a significant support for our premises committee. The manager's work has helped to restore lettings after the underpinning to the Garden Room was completed.

We continue to hire out a room to Sophie Hayes Foundation for their work and to pay for this letting from Ealing Meeting funds.

Hammersmith

2025 was a very successful year for Hammersmith, with a considerable increase in attendance, partly from curious passers-by, but also from web searches -- plus publicity and word-of- mouth resulting from such activities as our close working relationship with the local Council, our relationship with Woodbrook on the Road, Women's Night, our outreach to Refugees and to Ukrainians, London Open House, etc.

Our new Premises manager, Magdalena Szklarczyk, has done an excellent job both in considerably increasing our hirings and also in exceeding her income target by 50% -- resulting in a year-end total of £68,000. This was no doubt helped by our modern facilities, which include a state-of the–art kitchen, flexible room arrangements and two overhead projectors in the Library and Garden Room, plus a huge monitor for the Meeting Room itself.

We replaced our troublesome old wooden door with a brand new sliding glass one; which not only works better but also increases the light in the entrance foyer. At the same time we also introduced soundproofing panels into both the Garden Room and the Foyer; both of which had an echo problem.

We also set the garden to grass, replacing the previous wild flower experiment – which sadly never looked any better than a mess, and which made the garden unusable for all practical purposes.

Harrow

Our Meetings for Worship were held regularly each Sunday and Thursday – the Thursday Meetings were held on-line and were blended on the first and third Sundays of the month. Attendance in the Meeting House for worship ranges from 6 (rarely) up to 15 with on-line attendance varying from 4 up to 7. The on-line facility to join us for worship has been particularly valued by Friends who are unable, either long-term or temporarily, to attend worship in the Meeting House.

On the second and fourth Sundays, immediately after Worship, we continued to hold our 'conversation' sessions for Friends who wished to remain behind in the Meeting House. The topics discussed are chosen by attendees at the time and cover religious as well as secular issues.

Harrow Friends hosted Area Meeting in November and were delighted that Liz Njuguna-Wyatt was able to join us on-line and share with us the work that she and Nim are undertaking in their local community in Kenya to 'Follow a Vision'. We valued the opportunity to meet with Friends from within the Area Meeting over lunch, and have enjoyed holding shared lunches in the Meeting House on a number of occasions after worship on Sundays. These shared lunches usually facilitate informal conversations regarding matters important to Harrow Meeting such as the health of the

Meeting and the retention of our Meeting House. During the year we have also been considering the effect on our Meeting by the forthcoming establishment of the pan-London Are Meeting – Quakers in London – and the part that Harrow Quakers will play in the new Area Meeting.

We believe that, at the moment, it is important to the welfare of the Meeting that we keep our Meeting House – not only for our own use for worship, maintaining our valuable library and to hold various committee meetings but also for use by the wider community in Harrow. Our Meeting House is in constant use by local community organisations seven days a week which provides a significant income to LQPT to enable the funding of any repair and remedial work not only on Harrow Meeting House but on other Meeting Houses in London.

Staines and Egham

The main feature of our Meeting in 2025 has been low attendance at Meeting for Worship both in person and on zoom, which led us in November to decide that we should give up our Meeting House. Arrangements for the sale and disposal of contents are now in hand.

We explored the possibility of meeting at a hired venue, but the one we chose did not feel very comfortable, was poorly attended, and did not attract any new people.

Various efforts to increase attendance at Meeting have yielded no results. For some time now we have had too few active members to fulfil the essential roles required to run the Meeting, and our income has not been sufficient to cover our AM/LQPT Quota. This has raised questions about the viability of the Meeting itself. The decision to lay it down after the sale of the Meeting House is completed will form part of our 2026 report.

Josh Selfe (Local Development Worker) visited and inspired us to hold Study Groups again. In September Neal Adolphus led a zoom session which was well attended and much appreciated. But no more have been held, and no more plans made to try another hired venue, because of various disruptions - Neal's health, family demands, and the hurricane in Jamaica which badly damaged Pat Ottey's house and for several weeks disrupted communications by email and zoom.

By the end of the year, so few people were able to attend Meeting in person that we have met only on zoom and not in the Meeting House. An email is sent out every Saturday to all our members and attenders letting them know who is going to host the zoom meeting and including the relevant link. Zoom attendance remains at between two and five people. Occasionally Meeting has to be cancelled altogether because there is no one to host it.

The Meeting House continues to be let out to our regular hirers, all of whom have been forewarned of the impending sale.

2026 - addendum

- At our MfWfB in February 2026 we minuted: 'When the sale is nearing completion we will arrange a Meeting for Worship for Business to discuss the laying down of the Meeting itself. All members will be encouraged to take part in that meeting.'
- Behind this Minute is the belief among the five of us (the Elders and PC Team) that the Meeting itself is no longer viable. Without a sudden influx of new and active Members, we don't have enough manpower and money to keep it going.
- The meeting has now agreed to close and is expected to be laid down in July 2026. Members will attend nearby Local Meetings depending on convenient transport links.

Uxbridge

2025 has been a year of growth for Uxbridge Friends.

The 'growth' was witnessed in the spiritual life of the Meeting. New Friends joining the Meeting added to the life of the Meeting both spiritually and in practical terms. The average number of Friends attending Meeting for Worship at Uxbridge nearly doubled. The 'new' Friends have shown great interest in Quakerism as well as feeling very attracted to the Quaker form of worship. Some have brought experiences from other faiths, and this added to their seeking and our enrichment. We established a regular worship sharing group exploring Quakerism and its testimonies.

The arrival of new energy has also motivated longer standing Friends wishing to give service and, for the first time in over 6 years, we were able to nominate to a Premises Committee with a Clerk, and the long-vacant post of Elder was filled.

Greater attention was given to the back log of tasks caring for the Meeting House that had remained undone, as it was only the most essential jobs we had the resource to undertake.
Uxbridge QM Has always seen its presence in the town centre as a resource to the community and our hiring of rooms has grown particularly to other faith groups. This includes the establishing of a community film night with efforts made to publicise and welcome our neighbours. A relationship with a local Mosque was developed.

Anti-social behaviour in our garden involving continuing minor damage to the Meeting House continued to worry us, but with support from L.Q.P.T. we installed enhanced security that reduced, but not eliminated, the problem. This matter sucked and diverted a lot of energy, especially earlier in the year but didn't divert us from our sense of growing strength.

Westminster

Numbers attending Meeting for Worship continue to grow during the year reaching 40-50 on most Sundays and 20-30 on Wednesdays with a small lunchtime Meeting on Tuesdays increased to twice per month in 2025.

Children's Meetings continue every week except in August.

Meeting for Worship for Business has been held blended nine times during the year with attendance between 15 and 30. The Meeting is able to fill key roles, new attenders are coming, and membership is increasing constantly.

Trans Friends who have been attending say that they feel very welcome. The Meeting feels stronger than it did pre-pandemic despite some long term attenders disappearing during the period when Meetings were on-line only.

Significant Acoustic work in the Meeting Room has made blended Meetings a much better experience and easier to run. Improved IT equipment has also been installed.

There is a book group, monthly worship sharing and one-off speakers and discussion sessions. Monthly 'Soup Sunday' is popular and the Christmas lunch was a great success.

London West Area Meeting (LWAM)

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

Area Meeting met in session for business six times in 2025. Between 20 and 40 Friends usually took part on each occasion, either in person or online. All Quakers who are recorded as being members of LWAQM are entitled (and encouraged) to take part in our business meetings. Attenders (those who attend Local Quaker Meetings regularly, but without being registered as members of the Society) are welcome to attend provided they have sought permission from the Area Meeting Clerk in advance, which is normally granted.

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

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

4.6 Sustainability throughout the Area Meeting and its Activities

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

5. Financial review

5.1 Annual Accounts for 2025

London West AQM's Total Funds (including those of its constituent Local Meetings) increased during the year from £806,483 at 1st January 2025 to £1,161,910 at 31st December 2025, an increase of £355,427.

This was largely due to recognizing a legacy of £400,000 to Uxbridge meeting. Otherwise deliberate spending of restricted, designated and general funds on specific charitable projects continued. At Hammersmith, further costs to set up the meeting house were funded from the Building Fund. The area meeting funded half the cost of the new business manager at Hammersmith from reserves. The post-holder has increased hirings at the new Hammersmith Meeting House, both to increase income to fund building expenses, and to benefit the local community. From 1 January 2026 this post is funded wholly by London Quaker Property Trust from the increased lettings income.

Gains on investments amounted to £23,809 (2024 gain £1,644). The overall movement in funds was a increase of £355,427 (2024 decrease of £82,581).

The funds were made up of £1,001,600 unrestricted (of which £790,688 was designated for particular purposes), £32,568 restricted and £127,742 endowment funds (in 2024 £604,919 unrestricted, £77.791 restricted and £123,773 endowment funds).

5.2 Principal funding sources

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

Voluntary donations, excluding legacies, of this nature in 2025 totalled £73,396 (2024 £82,146) and there was an income from legacies of £403,000 (2024 £3,900).

The Area Meeting itself has income from investments, but the majority of investments are held by Local Meetings. Income from investments for 2025 amounted to £13,411 (2024 £15,207).

London West AQM's funds are largely unrestricted though there are some restricted funds and endowment funds, mostly acquired as legacies over many years and connected to the maintenance and support of specific meeting houses, including the replacement of Hammersmith Meeting House, whose building fund (restricted) at the year-end stood at £20,602 (£66,174 at end 2024).

The Area Meeting was the lead sponsor for the West End Welcome Project, initiated by Westminster LM with the American International Church and the Bloomsbury Baptist Church. Funds raised are held in a restricted fund which had a balance of £3,063 at the end of 2025 (£3,117 at end 2024). These funds, raised from donations, were used for the expenses of a refugee Syrian family who arrived in 2021. Consideration is now being given to use of the remaining funds.

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

Apart from passing on quota contributions from local meetings to London Quakers Property Trust for the upkeep of all Quaker meeting houses London-wide, London West's direct expenditure in 2025 consisted mostly of supporting the Hammersmith Business Manager post and administrative support to enable the clerks and trustees to carry out the area meeting's business. A breakdown of AM income and expenditure is included at notes 2 and 3 of the accounts.

5.4 *Reserves policy*

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

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

Brentford & Isleworth

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

Ealing

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

Hammersmith

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

Harrow

When Harrow's reserves policy was established, £100,000 was 'earmarked' for dispersal to such Quaker and other causes as the Meeting itself discerns over the next 10 years. The remaining

£30,000+ is to be held for future 'closure' or other demands. This policy has been followed since the policy was established with the sum 'earmarked' for dispersal falling to around £5,000 by the end of 2025.

Staines & Egham

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

Uxbridge

Uxbridge's expenditure frequently exceeds their income from Ffriends (members) so they rely on legacy/reserve funds for ongoing survival. It is intended to keep reserves for ongoing regular costs as a LM, some for the spiritual well-being of the LM, including grants to local Friends for study etc., some for Meeting House upkeep, and some for local charities/worthy causes and Quaker organisations. Uxbridge recognised a large legacy in 2025 and will decide on its use in the coming months.

Westminster

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

London West Area Quaker Meeting

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

5.5 *Investment Policy*

London West AQM subscribes to the principles of investing in a socially, environmentally and ethically sound manner and retains Rathbone Greenbank Investment Management Ltd as its investment broker to invest funds held by Westminster Local Meeting.

6. Key Plans for the Future

6.1 Hammersmith Friends' Meeting House Redevelopment Project

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

6.2 Pan London Area Quaker Meeting

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

During 2025 these discussions have continued and Friends from London West AQM were heavily involved in developing proposals. It has now been agreed that all 7 Area Meetings in London, London Quakers and LQPT will merge to form one London Area Meeting to be called Quakers in London. The London Development Group formed of representatives of all those bodies are working to deliver this merger, which is expected to be achieved by the end of 2026.

7. Public Benefit Statement

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

8. The Reporting of Serious Incidents

In March 2025, police broke down the door of Westminster Meeting House, arrested six young women attending a Youth Demand welcome event in a room they had hired, and searched every room in the building.

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

LWAM and London Quakers Property Trust - the owner of all meeting houses in London - filed a joint serious incident report with the Charity Commission. Trustees considered the incident, revised hirings policies and decided to continue to hire to nonviolent groups carrying out direct action. Westminster Quakers worked with Quakers nationally to publicise what happened and raise issues linked to a broader concern about the reducing space around the right to protest. We held meetings with one of the deputy mayors of London, senior police, our local MP and a Home Office minister.

After year end, in March 2026, the police again raised Westminster Meeting House and this time arrested fifteen people from the group Take Back Power attending nonviolence direct action training. A Serious Incident Report has been submitted to the Charity Commission.

This time, we were uncomfortable that the group had changed some of its policies after making the original booking, and were concerned about tactics being used by the group and, specifically, the use of shoplifting which could be frightening for shop workers. We continue to believe that nonviolent direct action is an important way of protesting and will continue to hire to such groups where we are confident that their actions are nonviolent. Hirings guidelines are being reviewed again in light of the 2026 events.

9. Safeguarding

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

10. Acknowledgements

The trustees acknowledge with gratitude those Friends whose contributions made this annual report possible and whose work and upholding sustained the Area Meeting throughout 2025.

This report and the attached accounts were approved by the trustees on 13th July 2026 and the clerk was authorized to sign them.

Bessie White
Clerk

LONDON WEST AREA QUAKER MEETING (Religious Society of Friends)

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

Charity Number 1134215

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2025
SOFA

	Note	2025 Unrestricted funds £	Restricted funds £	Endowment funds £	TOTAL £
Incoming Resources					
Income from donations		73,396			73,396
Income from legacies		403,000			403,000
Investment income		10,268	787	2,356	13,411
Income from Quaker activities		29			29
					0
Total incoming resources	2	486,693	787	2,356	489,836
Resources Expended					
Charitable Activities	3	(109,726)	(46,413)	(2,079)	(158,218)
Other					
Total Resources Expended		(109,726)	(46,413)	(2,079)	(158,218)
Net (outgoing) incoming resources before transfers		376,967	(45,626)	277	331,618
Transfers between funds	8	41	402	(443)	0
Net incoming (outgoing) Resources		377,008	(45,224)	(166)	331,618
Recognised gains (losses) on investment assets		19,674		4,135	23,809
Net Movement in Funds		396,682	(45,224)	3,969	355,427
Balance b/f at 1 January 2025		604,918	77,791	123,774	806,483
Balance c/f at 31 December 2025		1,001,600	32,567	127,743	1,161,910

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

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

The notes form part of these financial statements

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2025

BALANCE SHEET 2025

	see note	2025	2024
FIXED ASSETS			
Investments	9	571,737	547,727
Land	10	8,500	8,500
		580,237	556,227
CURRENT ASSETS			
Debtors	4	405,861	7,379
Cash at bank and in hand	4	327,002	304,441
		732,863	311,820
CURRENT LIABILITIES			
Creditors Due within One Year	4	(150,265)	(60,709)
Net Current Assets		582,598	251,111
Creditors Due after One Year	4	(925)	(855)
NET ASSETS		1,161,910	806,483
FUNDS	8		
Unrestricted general	4	210,912	201,541
Unrestricted designated	4	790,688	403,378
Unrestricted total		1,001,600	604,919
Restricted	4	32,568	77,791
Endowment	4	127,742	123,773
TOTAL FUNDS		1,161,910	806,483

Approved by London West Area Meeting Trustees on

and signed on its behalf by

BESSIE WHITE
Bessie White, Co-Clerk

The notes form part of these financial statements

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2025

Note 3 Detail of Expenditure

	Unrestricted Expenditure 2025									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminste	Local meeting totals	Area Meeting	TOTAL
Charitable Activities										
LQPT Quota									53,964	53,964
AM Gathering									243	243
Conferences and training	202	545		144				891	866	1,757
Meeting expenses	679	355	1,180	946	1,521	934	15,423	21,038	406	21,444
Expenditure on premises not LQPT	2,000	2,068					2,154	6,222		6,222
Donations made										
Britain yearly Meeting		4,000		3,000				7,000		7,000
Other Quaker causes		300		3,100			6,650	10,050	200	10,250
Non Quaker causes	627	10		3,903			3,306	7,846		7,846
Governance costs										
Independent Examination								-	1,000	1,000
Other								-		-
Charitable activities TOTAL	**3,508**	**7,278**	**1,180**	**11,093**	**1,521**	**934**	**27,533**	**53,047**	**56,679**	**109,726**

	RESTRICTED EXPENDITURE								ENDOWMENT EXPENDITURE	
	2025				2024				2025	2024
	AM SWM Fund	AM WE Welcome	Hamm Building Fund	total	AM SWM Fund	AM WE Welcome	Hamm Building Fund	total	West minster	West minster
Expenditure on project	-	60	46,353	46,413	392	60	16,965	17,417	Donations to Britain Yearly Meeting and FWCC 2,079	1,878
Charitable activities TOTAL	**-**	**60**	**46,353**	**46,413**	***392***	***60***	***16,965***	***17,417***	***2,079***	***1,878***

	Unrestricted Expenditure 2024									
	Brentford& Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminste*	*Local meeting totals*	*Area Meeting*	*TOTAL*
Charitable Activities										
LQPT Quota									*53,153*	*53,153*
AM Gathering										
Conferences and training		*65*		*105*				*170*	*1,061*	*1,231*
Meeting expenses	*3,560*	*834*	*184*	*638*	*275*	*1,102*	*10,760*	*17,353*	*3,808*	*21,161*
Expenditure on premises not LQPT	*3,058*					*4,560*	*25,251*	*32,869*	*12,563*	*45,432*
Donations made										
Britain yearly Meeting		*2,500*		*5,000*			*15,000*	*22,500*		*22,500*
Other Quaker causes		*35*	*150*	*6,450*			*6,000*	*12,635*	*300*	*12,935*
Non Quaker causes	*607*	*10*		*4,745*		*250*	*3,159*	*8,771*		*8,771*
Governance costs										
Independent Examination								-	*1,500*	*1,500*
Other								-		*0*
Charitable activities TOTAL	*7,225*	*3,444*	*334*	*16,938*	*275*	*5,912*	*60,170*	*94,298*	*72,385*	*166,683*

Note 1 Accounting polices

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

b) Basis of preparation

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

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

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

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

d) Debtors and Creditors

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

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

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

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

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

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

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

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

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

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2025

Note 2 Analysis of income

	UNRESTRICTED INCOME 2025									
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	LM Totals 2025	AM	TOTAL 2025
	£	£	£	£	£	£	£	£	£	£
UNRESTRICTED FUNDS										
Incoming Resources										
Income from donations	10,457	10,655	4,464	11,100	3,181	3,015	30,064	72,936	460	73,396
Income from legacies	3,000					400,000		403,000		403,000
Investment income	767	81		671	204	43	7,900	9,666	602	10,268
Income from Quaker activites							29	29		29
										0
Total incoming resources	**14,224**	**10,736**	**4,464**	**11,771**	**3,385**	**403,058**	**37,993**	**485,631**	**1,062**	**486,693**

	RESTRICTED INCOME 2025		
	Hammer-smith Building Fund	West End Welcome	TOTAL
Income			
Income from grants and donations			-
Income from legacies			
Investment income	781	6	787
Income from Quaker activies			
Other income			
Total Incoming Resources	**781**	**6**	787

	ENDOWMENT INCOME 2025			
	AM General Purposes Fund	AM "Six Weeks Meeting" fund	Westminster	TOTAL
	41	402	1,913	2,356
	41	**402**	**1,913**	**2,356**

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

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

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

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

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

	UNRESTRICTED INCOME 2024									
	Brentford& Isleworth	*Ealing*	*Hammer-smith*	*Harrow*	*Staines &Egham*	*Uxbridge*	*Westminster*	*LM Totals 202*	*AM*	TOTAL 2024
	£	£	£	£	£	£	£	£	£	£
UNRESTRICTED FUNDS										
Incoming Resources										
Income from donations	*11,090*	*9,992*	*5,851*	*15,858*	*3,105*	*2,545*	*33,165*	*81,606*	*540*	82146
Income from legacies		*2,900*					*1,000*	*3,900*		3900
Investment income	*787*	*81*		*1,023*	*229*	*44*	*8,653*	*10,817*	*933*	11750
Income from Quaker activites	*25*		*395*				*80*	*500*		500
Total incoming resources	***11,902***	***12,973***	***6,246***	***16,881***	***3,334***	***2,589***	***42,898***	***96,823***	***1,473***	***98,296***

	RESTRICTED INCOME 2024		
	Hammer-smith Building Fund	*West End Welcome*	*TOTAL*
Income			
Income from grants and donations			*0*
Income from legacies			
Investment income	*940*	*6*	*946*
Income from Quaker activies			
Other income			
Total Incoming Resources	***940***	***6***	***946***

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

London West Area Quaker Meeting: Consolidated Accounts for year ended 31 December 2025

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

CURRENT YEAR	2025										
	Brentford &Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	Local Meeting Total	Area Meeting	Jordans Burial Ground	TOTAL
	£	£	£	£	£	£	£	£	£	£	£
FIXED ASSETS											
Investments	21,298				4,892		527,876	554,066	17,671		571,737
Land										8,500	8,500
	21,298	0	0	0	4,892	0	527,876	554,066	17,671	8,500	580,237
CURRENT ASSETS											
Debtors		1,644	(68)	2,035	2,182	400,000		405,793	68		405,861
Cash	17,517	24,667	156,190	43,773	1,509	24,053	12,472	280,181	46,821		327,002
	17,517	26,311	156,122	45,808	3,691	424,053	12,472	685,974	46,889		732,863
CURRENT LIABILITIES											
Creditors Due within One Year	(5,095)	(6,755)	(124,150)	(6,780)	(800)	(5,685)		(149,265)	(1,000)		(150,265)
Net Current Assets	12,422	19,556	31,972	39,028	2,891	418,368	12,472	536,709	45,889		582,598
Creditors Due after One Year		(380)		(545)				(925)			(925)
Net Assets	33,720	19,176	31,972	38,483	7,783	418,368	540,348	1,089,850	63,560	8,500	1,161,910
FUNDS											
Unrestricted- general	30,720	15,099	11,370	38,483	1,661	18,368	52,906	168,607	42,305		210,912
Unrestricted - designated	3,000	4,077			6,122	400,000	377,489	790,688			790,688
Unrestricted - total	33,720	19,176	11,370	38,483	7,783	418,368	430,395	959,295	42,305		1,001,600
Restricted			20,602					20,602	3,466	8,500	32,568
Endowment							109,953	109,953	17,789		127,742
Total Funds	33,720	19,176	31,972	38,483	7,783	418,368	540,348	1,089,850	63,560	8,500	1,161,910

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

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

Note 5 Net rents paid to London Quakers Property Trust (LQPT) by Local Meetings 2025

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

	2025							
	Brentford& Isleworth	Ealing	Hammer-smith	Harrow	Staines &Egham	Uxbridge	Westminster	2024 Totals
Hires and other income	**30,504**	**27,749**	**61,297**	**27,749**	**0**	**24,906**	**215,202**	**387,407**
Expenses								
Salaries/fees							22,212	**22,212**
Caretakers remuneration				5,908				**5,908**
Cleaning	187	9,912		3,292		1,731	19,001	**34,123**
Repairs & Maintenance	1,311	390		895		1,378	13,420	**17,394**
Equipment renewals	651	60					1,327	**2,038**
Annual test and servicing		355					650	**1,005**
Garden costs	5,989	1,407		265				**7,661**
Waste collection		838					3,177	**4,015**
Electricity							5,780	**5,780**
Gas						4,211	7,505	**11,716**
Water	256	258				345	2,260	**3,119**
Print & Stationery						20	304	**324**
Post & Telephone	1,024	535		130		932	1,409	**4,030**
Council Tax		240					1,346	**1,586**
Other	8,204		196		1,546	398	3,247	**13,591**
Total Expenses	**17,622**	**13,995**	**196**	**10,490**	**1,546**	**9,015**	**81,638**	**134,502**
Net rents to LQPT	**12,882**	**13,754**	**61,101**	**17,259**	**(1,546)**	**15,891**	**133,564**	**252,905**

Hammersmith expenses were almost entirely paid directly by LQPT and do not appear here.

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

Note 6 Staff cost and Trustees renumeration and expenses

Staff costs:	**2025**	***2024***
Salaries & Wages	48,032	*42,336*
Socal Security Costs	5,303	*3,332*
Employers contribution to pension scheme	2,844	*2,388*
TOTAL	56,179	*48,056*
Recharged to London Quakers Property Trust	*(£56,179)*	*(£35,493)*
Cost to London West Area Meeting	*£ -*	*£ 12,563*

The full staff costs are shown because the staff are employees of London West Area Meeting. However the full cost of one member of staff was treated as an expense of hiring and reclaimed from LQPT out of hiring income (see note 5). The cost of the other member of staff was borne 50:50 by LWAM and LQPT in 2024 but treated fully as an expense of hiring reclaimed from LQPT in 2025.

No employee received total employee benefits (excluding employer pension costs) of more than £60,000
The average number of employees during the year was 2 (2024: 2)

No Charity Trustee received any renumeration or other benefit from the charity (2024: nil)
One trustee (2024: one) was reimbursed expenses totalling £68 (2024: £16)
No remuneration was paid to key management personnel during the current or previous year.

Note 7 Related Party Transactions

There are no related party transactions to disclose for 2025 (2024 none)
There are no donations from related parties which are outside the normal course of business or given with conditions

Note 8 Movement in Funds

	2025					
	At start of year	income	gains	Expend /losses	Transfers	End of year
Endowment Funds						
AM General Purposes	1,645	41			(41)	1,645
AM "Six Weeks Meeting" Fund	16,144	402			(402)	16,144
Westminster D &D Lee Memorial Fund	105,985	1,913	4,135	(2,079)		109,954
TOTAL endowment funds	**123,774**	**2,356**	**4,135**	**(2,079)**	**(443)**	**127,743**
Restricted Funds						
AM "Six weeks Meeting fund" Income	0				402	402
Hammersmith Building Fund	66,174	781		(46,353)		20,602
West End Welcome	3,117	6		(60)		3,063
Jordans Burial Ground	8,500					8,500
TOTAL Restricted Funds	**77,791**	**787**		**(46,413)**	**402**	**32,567**
Unrestricted Funds						
Designated Fund						
B&I Meeting House	25,000				-25,000	0
B&I legacy	500	3,000			-500	3,000
Ealing Libby's Fund for courses and training	4,622			(545)		4,077
S&E towards Spiritual and educational development of the Meeting	6,122					6,122
Westminster Bequest Fund	367,635		14,343	(4,489)		377,489
Uxbridge legacy fund	0	400,000				400,000
Total Designated funds	**403,879**	**403,000**	**14,343**	**(5,034)**	**(25,500)**	**790,688**
General Fund	**201,039**	**83,693**	**5,331**	**(104,692)**	**25,541**	**210,912**
TOTAL **Unrestricted**	**604,918**	**486,693**	**19,674**	**(109,726)**	**41**	**1,001,600**
TOTAL FUNDS	**806,483**	**489,836**	**23,809**	**(158,218)**	**0**	**1,161,910**

	2024					
	At start of year	*Income*	*Gains*	*Expend /losses*	*Transfers*	*End of year*
	1,645	*40*			*(40)*	*1,645*
	16,144	*392*			*(392)*	*16,144*
	105,468	*2,079*	*316*	*(1,878)*		*105,985*
	123,257	***2,511***	***316***	***(1,878)***	***(432)***	***123,774***
	0			*(392)*	*392*	*0*
	82,199	*940*		*(16,965)*		*66,174*
	3,171	*6*		*(60)*		*3,117*
	8,500					*8,500*
	93,870	***946***		***(17,417)***	***392***	***77,791***
	25,000					*25,000*
	500					*500*
	4,687			*(65)*		*4,622*
	6,122					*6,122*
	386,502			*(18,867)*		*367,635*
	0					*0*
	422,811	***0***	***0***	***(18,932)***	***0***	***403,879***
	249,126	***98,296***	***1,328***	***(147,751)***	***40***	***201,039***
	671,937	***98,296***	***1,328***	***(166,683)***	***40***	***604,918***
	889,064	***101,753***	***1,644***	***(185,978)***	***0***	***806,483***

Note 9 Investments

		2025		2024	
Investments (all Westminster held by except*)					
Cash held at Rathbones		6,457		8,296	
British Government stock		68,653		88,643	
Overseas Govt Bonds				0	
High Quality Investment Grade					
	Goldman Sachs Sovereign Green Bd R Hgd I Inc	15,632		15,860	
	Edentree Inv Mgmt Resp & Sust Dtd Bd B Inc	13,691		13,476	
	Total Liquidity		**104,433**		**126,275**
Equity-type risk					
	Edentree Inv Mgmt Resp & Sust Sterling Bd B Inc	21,501		14,926	
	Rathbone Unit Trust Ethical Bond S Inc			15,630	
	Rathbone Asset Management Ethical Bond C Inc	21,449			
	Fixed income total		**42,950**		**30,556**
	Home REIT 1p Ord			56	
	CT UK ICVC V Responsible UK Inc 2			78,680	
	Janus Henderson UK Responsible Inc I Inc	85,187		75,065	
		85,187		**153,801**	
B&I*	F&C Responsible UK Income Fund (BMO)	21,298		18,695	
AM*	Eden Tree UK A Amity Income fund	17,671		16,286	
S&E*	COIF Charities Deposit	4,892		4,691	
		43,861		**39,672**	
	Uk Investment Companies total		**129,048**		**193,473**
	Equity Trustees Fund Services AllianceBern Sust US Inc	51,512		80,373	
	First Sentier Investors Asia Pacific All Cap B Acc			10,784	
	Janus Henderson Investments US Sust Equity S Acc	83,367			
	Edentree Inv Mgmt Resp & Sust Europe Equity B Inc	27,420			
	Impax Funds Environmental Mkts A			8,876	
	Janus Henderson Investments Gbl Sustainability	66,701		40,851	
	JD Hambro Capital Mgmt Regnan Gbl Eqty Impact F Acc			10,889	
	Pictet Asset Mgt Gbl Environment Opps J DY Inc	30,578		10,361	
	Schroder Investment Mgt Global Energy			4,992	
	Global Investments total		**259,578**		**167,126**
	Digital 9 Infrastructure plc				
	Foresight Sustainable				
	Greencoat UK Wind plc ord shares	3,630		4,725	
	Renewables Infrastructure Npv ord shares	2,136		2,660	
	Mayfair Capital Property Inc Trust for Charity	8,166		8,041	
	Trium UCITS Platfom PLC ESG Emissions Improv SI	21,796		14,871	
	Diversifiers total		**35,728**		**30,297**
Total			**571,737**		547,727
	Book cost		£491,149		£487,712

Note 10 Jordans Burial Ground

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

STATEMENT OF FINANCIAL ACTIVITIES

	2025	***2024***
INCOME		
Area Meeting Contributions	3,450	*3,290*
Donations	1,440	*260*
Dividends	278	*273*
Digging Fees	540	*0*
Headstones	5,093	*7,192*
	10,801	***11,015***
EXPENDITURE		
Upkeep of Burial Ground	2,857	*3,023*
Digging fees	540	
Headstones	5,093	*6,508*
Paths and Landscaping		
Sundries	500	
Bad debt		
	8,990	***9,531***
BALANCE SHEET	**2025**	***2024***
Net incoming resources	1,811	*1,484*
Movement in debtors		*(1,772)*
Unrealised gains on investments	(492)	*257*
NET MOVEMENT IN FUNDS	1,319	*(31)*
BALANCE BROUGHT FORWARD	14,916	*14,947*
BALANCE CARRIED FORWARD	**16,235**	***14,916***
HELD AS		
COIF Charities Ethical investment Fund	9,131	*9,623*
Cash at Bank	7,104	*5,293*
Debtors		
Creditors		
	16,235	***14,916***

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

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

I report on the accounts of the trust for the year ended 31 December 2025

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

It is responsibility to:
(i) examine the accounts under section 145 of the 2011 Charities Act (the Act):
(ii) to follow the procedure laid down in the general Directions given by the Charity Commission under section 145 of the Act; and
(iii) to state whether particular matters have come to my attention.

Basis of independent examiner's report
My examination was carried out in accordance with the general Directions given by the Charity Commission.
An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those

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

.....
..... Signed

11/04/2026
..... Dated

TOM BORA

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

TOM BORA MANAGEMENT ACCOUNTANTS LTD