Devon
Area Meeting

# Religious Society of Friends (Quakers) in Britain

# Devon Area Meeting

# Trustees' Annual Report and Accounts for the year ended 31 December 2025

**Charity Number: 1139955**

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Devon Area Meeting Accounts for 2024 (separate document)

# 1. Introduction

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

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

# 2. Names of Trustees and Other Administrative Information

**Address for Correspondence:**

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

**Managing Trustees:**

The following persons have served as Trustees during the period from 1st January 2024 to the date of this report or as otherwise indicated:

John Elford (Clerk), Sally Hartog, Emma Seaman, Robert Sharrock, Peter Lawrence, David Parkes (until 19th July 2025), John Scott (from 1st January 2026), Jacqueline Wilding-White (from 1st January 2026), Christopher Dent (from 1st January 2026)

**Officers:**

Clerking Team for 2025:
Barbara Sharrock, John Wade

Clerking Team for 2026:
Barbara Sharrock, John Wade (until July 2026)
Susan Johns, John Wade (from August 2026)

Treasurer: Peter Lawrence

**Meetings for Worship were held at:**

| | |
|---|---|
| Ashburton | Quaker Meeting House, Foales Court, North Street, Ashburton TQ13 7QE |
| Barnstaple | Pilton Bluecoat Academy, Abbey Road, Barnstaple EX31 1JU |
| Bideford | Ethelwynne Brown Close, Bideford EX39 4RH |
| Exeter | Friends Meeting House, Wynards Lane, Magdalen Street, Exeter EX2 4HU |
| Exmouth | The Open Door Centre, Church Street, Exmouth EX8 1PE |
| Honiton (worship group) | Methodist Church, Chapel Street, Honiton EX14 1EU |
| Kingsbridge | Quaker Meeting House, Leigham Terrace, 81b Fore Street, Kingsbridge TQ7 1AB |

| | |
|---|---|
| Moretonhampstead (worship group) | Moretonhampstead Community Club, 17 Court Street, Moretonhampstead TQ13 8NE |
| Newton Abbot | The Salvation Army Church & Community Centre, 30-32 Union Street, Newton Abbot TQ12 2JS |
| Okehampton | Ockment Centre, North Street, Okehampton EX20 1AR |
| Plymouth | Quaker House, 74 Mutley Plain, Plymouth PL4 6LF |
| Sidmouth | Twyford House, Coburg Road, Sidmouth EX10 8NF |
| Sticklepath (worship group) | St Mary's Church, 2 Cleave Cottages, Sticklepath, Okehampton EX20 2NL. |
| Tavistock | Quaker Meeting House, 4 Canal Road, Tavistock PL19 8AR |
| Torbay | Friends Meeting House, Tor Hill Lodge, 48 Tor Hill Road, Torquay TQ2 5RT |
| Totnes | Friends Meeting House, 3 Ticklemore Street, Totnes TQ9 5EJ; Rushbrook Day Centre, Station Road, Totnes TQ9 5HW; The Glade, Dartington North Woods, Totnes TQ9 6NS |

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

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

**Charitable Registration Number:** 1139955

## 3. Charitable object

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

## 4. Structure and Governance

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

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

## Financial Management

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

Each Local Meeting has an appointed Treasurer, and the annual accounts for each Local Meeting are inspected for approval by an independent examiner. Local Meetings are required to prepare an annual budget to include running costs and planned maintenance costs based on the recommendations arising from the most recent quinquennial inspection of their Meeting House if this is property owned by the Area Meeting. The central account of the Area Meeting is managed by the Area Meeting Treasurer, who also prepares the collated accounts for the whole of the charity including the 13 Local Meetings. Funds from the central account are used to support the charitable activities of the Area Meeting; to fund building improvements and major repairs; and to support Friends in attending conferences and training courses.

The Area Meeting Reserves Policy was established in 2012 and reconfirmed by Trustees in 2023: it provides the basis for clarifying the division of responsibility for financial planning between Devon Area Meeting and its constituent Local Meetings. The policy is that if a Local Meeting has surplus income over expenditure in any year, it is transferred to Area Meeting and a recommendation is then made by trustees on the amount that can be forwarded for use by our national body, Britain Yearly Meeting.

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

In addition to its six Meeting Houses, the Area Meeting owns the Swarthmore Centre in Plymouth, a building that was formerly the Plymouth Meeting House. Until September 2025 it was let on a commercial basis to an organisation which provides training, education and support to vulnerable and disadvantaged individuals to help them improve their lives. The organisation gave notice to terminate the lease with effect from September 2025; a new tenant, Devon & Cornwall Refugee Support, has taken a lease with effect from October 2026, with sub-tenants Plymouth Vineyard Church and Radical Ecology CIC. The rental income from the property is partly used to support the charitable objectives of Devon Area Meeting, and partly to

cover the cost of any major building works required on the property, on the six Meeting Houses that the Area Meeting owns, and on Tavistock Meeting House, which is rented on a long lease from West Devon Borough Council.

The financial statements for 2025 are submitted as a separate document.

## 5. Statement of Public Benefit

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

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

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

In addition to the holding of public Meetings for Worship, Devon Area Meeting is involved in many community projects and activities such as the service of prison chaplains in Devon and at national level. Quaker Chaplains also work as part of multi-faith teams to support hospital patients, university students and staff in these different institutional communities, with their service available to all.

There is a Quaker Visitor to Torbay Hospital, and part of the Quaker presence in Plymouth has been through the quiet Meeting for Worship held in the university, although this is currently in abeyance. In Exeter, a weekly lunchtime Meeting for Worship is held at the University in term time, which is organized by our Quaker University chaplain. The work of the hospital and university chaplains is much appreciated.

Support for refugees by many Meetings' active involvement in bodies such as Refugee Support Devon has led to various initiatives. Several Local Meetings have become Sanctuary meetings.

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

# 6. Summary of Activities during 2025

## 6.1 Activities within the Area Meeting and its Local Meetings

The practice of holding so-called 'blended meetings', where some Friends meet in the local Meeting House and other Friends participate online in the Meetings using video-conferencing platforms such as Zoom, has continued since the end of the coronavirus pandemic, and this seems likely to continue as it enables Friends with mobility issues to participate in Meetings for Worship. However, the majority of our Meetings for Worship are still held in person. Many Friends also join online Meetings based outside their local area, such as those arranged by Woodbrooke Quaker Study Centre.

Many Friends continue to be deeply involved in activities and organisations that bear witness to the Quaker Testimonies of Simplicity, Equality, Truth, Peace and Stewardship of the Earth, and supporting the vulnerable in their local communities in many different ways.

## 6.2 Trustees Business

Trustees met on six occasions during the year, alternating between in-person and online meetings. In addition to undertaking the more routine responsibilities, the main activities and concerns were as follows:

Swarthmore Centre, Plymouth

After the previous tenants left in September 2025 a suitable new tenant was sought, and as mentioned above, Devon & Cornwall Refugee Support are taking on a ten-year lease. In 2026 a considerable amount of repair and renovation work is being undertaken.

Safeguarding of children and vulnerable adults

The 2023 version of the Safeguarding Policy and Procedures for Area Meeting was updated by Trustees in March 2025. This will be revised again in 2026. A safeguarding issue that arose at one of our Local Meetings was referred to Friends House, and on the basis of a Risk Assessment one Member was excluded from Quaker meetings in Devon, to be reviewed periodically.

Compliance with Data Protection law and other statutory requirements for Local Meetings

Local Meeting Clerks have been made aware of Devon Area Meeting's Data Protection Policy. An annual checklist is circulated to remind Local Meetings of their responsibilities in respect of matters such as fire safety, health & safety, periodic electrical checks and the annual monitoring of any remaining (low-risk) asbestos following the comprehensive survey in 2023-24 of all properties owned by Devon Area Meeting.

Quinquennial Inspections of properties owned by Devon Area Meeting

A second round of surveys was commissioned to cover all Meeting Houses owned by Devon Area Meeting together with the Swarthmore Centre in Plymouth. This has now been completed.

## 7. Summary of financial position

Our income for 2025 was, at approximately £382,000, some 24% higher than in 2024. Almost all of this rise has come from significant one-off donations and legacies during the year. The amount of money spent during the year, particularly on raising funds and charitable activities, has risen during the year by 16%.

During the year 76% (85% in 2024) of our costs have been spent on charitable activities, including £105,000 given to Britain Yearly Meeting by Local Meetings throughout Devon and from our central funds (2024: £115,000). The cost of the maintenance and repair of our Quaker-owned properties has fallen by 23% this year, following significant repairs carried out in earlier years. Our hire of venues for Meetings for Worship and other Quaker activities has also fallen by 13% this year to £9,800 (2024: 11,300)

At Local Meeting level we keep reserves of 6 months' running costs, plus £5,000 if the Local Meeting manages a Meeting House (a total of about £140,000 over all the Local Meetings). Additionally, we keep approximately 2.5% of the insured value of our properties (£200,000) centrally for emergency building repairs, resulting in total planned reserves across the Area Meeting of approximately £340,000. Additionally, small sums are currently being held by Local Meetings for ongoing projects.

Our total fund value is currently £2.3 million (2024: £2.25million), of which £29,700 (2024: £30,500) is held in restricted funds. The combined bank balances of our thirteen Local Meetings total £382,000, as compared to £355,000 in 2024. During the year £3,600 has been given in grants to Friends by way of hardship grants and for other reasons. The figure in 2024 was £4,300.

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

**John Elford**
**Clerk to Trustees**

**Dated 19th October 2026**

**DAM Collated Accounts - Annual accounts - 2025**

A dependent branch of Devon Area Meeting
(Registered charity number 1139955)

Annual accounts for the period:
1 January 2025 to 31 December 2025

*(Version 6.6)*

## Section A — Statement of financial activities

| | | Unrestricted funds F01 | Restricted funds F02 | Endowment funds F03 | Total funds F04 | Prior year funds F05 |
|---|---|---|---|---|---|---|
| | **Incoming resources (Note 3)** | | | | | |
| S01 | Donations and legacies | 145 155 09 | 20 00 | 0 00 | 145 175 09 | 88 178 91 |
| S02 | Charitable activities | 1 692 89 | 0 00 | 0 00 | 1 692 89 | 1 461 72 |
| S03 | Other trading activities | 94 874 29 | 0 00 | 0 00 | 94 874 29 | 94 615 34 |
| S04 | Investments | 40 369 07 | 469 54 | 0 00 | 40 838 61 | 68 991 43 |
| S05 | Separate material item of income | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| S06 | Other | 768 29 | 0 00 | 0 00 | 768 29 | 640 32 |
| S07 | **Total** | 282 859 63 | 489 54 | 0 00 | 283 349 17 | 253 887 72 |
| | **Resources expended (Note 6)** | | | | | |
| S08 | Raising funds | 62 367 40 | 0 00 | 0 00 | 62 367 40 | 37 930 27 |
| S09 | Charitable activities | 196 118 67 | 1 250 00 | 0 00 | 197 368 67 | 214 779 72 |
| S10 | Separate material item of expense | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| S11 | Other | 87 00 | 0 00 | 0 00 | 87 00 | 0 00 |
| S12 | **Total** | 258 573 07 | 1 250 00 | 0 00 | 259 823 07 | 252 709 99 |
| S13 | ***Net income/(expenditure) before investment gains/(losses)*** | 24 286 56 | (760 46) | 0 00 | 23 526 10 | 1 177 73 |
| S14 | Net gains/(losses) on investments | 325 09 | 0 00 | 0 00 | 325 09 | 3 302 24 |
| S15 | ***Net income/(expenditure)*** | 24 611 65 | (760 46) | 0 00 | 23 851 19 | 4 479 97 |
| S16 | Extraordinary items | | | | 0 00 | 0 00 |
| S17 | Transfers between funds | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| | **Other recognised gains/(losses)** | | | | | |
| S18 | Gains and losses on revaluation of fixed assets for the charity's own use | 0 00 | 0 00 | 0 00 | 0 00 | |
| S19 | Transfers from/(to) Area Meeting | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| S19 | Other gains/(losses) | | | | 0 00 | 0 00 |
| S20 | ***Net movement in funds*** | 24 611 65 | (760 46) | 0 00 | 23 851 19 | 4 479 97 |
| | **Reconciliation of funds** | | | | | |
| S21 | Total funds brought forward | 2 244 472 70 | 30 437 60 | 0 00 | ########## | ########## |
| S22 | ***Total funds carried forward*** | 2 269 084 35 | 29 677 14 | 0 00 | ########## | ########## |

## Section B — Balance sheet

| | | Unrestricted funds F01 | Restricted funds F02 | Endowment funds F03 | Total funds F04 | Prior year funds F05 |
|---|---|---|---|---|---|---|
| | **Fixed assets** | | | | | |
| B01 | Intangible assets (Note 15) | | | | 0 00 | 0 00 |
| B02 | Tangible assets (Note 14) | 1 194 127 14 | 0 00 | 0 00 | ########## | ########## |
| B03 | Heritage Assets (Note 16) | | | | 0 00 | 0 00 |
| B04 | Investments (Note 17) | 531 260 00 | 0 00 | 0 00 | 531 260 00 | 531 260 00 |
| B05 | ***Total fixed assets*** | 1 725 387 14 | 0 00 | 0 00 | ########## | ########## |
| | **Current Assets** | | | | | |
| B06 | Stocks (Note 18) | | | | 0 00 | 0 00 |
| B07 | Debtors (Note 19) | 973 00 | 0 00 | 0 00 | 973 00 | 1 570 60 |
| B08 | Investments (Note 17.4) | 181 701 10 | 12 601 15 | 0 00 | 194 302 25 | 193 977 16 |
| B09 | Cash at bank and in hand (Note 24) | 361 749 31 | 17 075 99 | 0 00 | 378 825 30 | 354 324 25 |
| B10 | ***Total current assets*** | 544 423 41 | 29 677 14 | 0 00 | 574 100 55 | 549 872 01 |

| | | | | | | |
|---|---|---|---|---|---|---|
| B11 | Creditors: amounts falling due within one year (Note 20) | 726 20 | 0 00 | 0 00 | 726 20 | 348 85 |
| B12 | ***Net current assets/(liabilities)*** | 543 697 21 | 29 677 14 | 0 00 | 573 374 35 | 549 523 16 |
| B13 | ***Total assets less current liabilities*** | 2 269 084 35 | 29 677 14 | 0 00 | ########## | ########## |
| B14 | Creditors: amounts falling due after one year (Note 20) | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| B15 | Provision for liabilities | | | | 0 00 | 0 00 |
| B16 | ***Total net assets or liabilities*** | 2 269 084 35 | 29 677 14 | 0 00 | ########## | ########## |

**Funds of the charity**

| | | | | | | |
|---|---|---|---|---|---|---|
| B17 | Endowment funds (Note 27) | | | 0 00 | 0 00 | 0 00 |
| B18 | Restricted income funds (Note 27) | | 29 677 14 | | 29 677 14 | 30 437 60 |
| B19 | Unrestricted funds | 2 269 084 35 | | | ########## | ########## |
| B20 | Revaluation reserve | | | | 0 00 | 0 00 |
| B21 | ***Total funds*** | 2 269 084 35 | 29 677 14 | 0 00 | ########## | ########## |

| | |
|---|---|
| **Signed by one or two trustees on behalf of all the trustees**<br><br>(In the case of local meetings, signed by one or two officers of the meeting) | **Signature** |
| | **Printed name** |
| | **Date of approval** |
| | **Signature** |
| | **Printed name** |
| *Template : 6 6* | **Date of approval** |

## Section C Notes to the accounts

### Note 1 Basis of preparation

#### 1 1 Basis of accounting

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

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

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

#### 1 2 Going concern

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

#### 1 3 Change of accounting policy

The accounts present a true and fair view and the accounting policies adopted, outlined in note 2, are unchanged.

#### 1 4 Changes to accounting estimates

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

#### 1 5 Material prior year errors

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

### Note 2 Accounting policies

## 2 1 Reconciliation with previous generally accepted accounting practice

Not applicable.

## 2 2 Income

| | |
|---|---|
| **Recognition of income** | This is included in the Statement of Financial Activities (SoFA) when:<br>- the charity becomes entitled to the resources;<br>- it is more likely than not that the trustees will receive the resources; and<br>- the monetary value can be measured with sufficient reliability. |
| **Offsetting** | There has been no offsetting of assets and liabilities, or income and expenses, unless required or permitted by the FRS 102 SORP or FRS 102. |
| **Grants and donations** | Grants and donations are only included in the SoFA when the general income recognition criteria are met (5.10 to 5.12 FRS102 SORP).<br>The charity does not receive performance related grants. |
| **Legacies** | Legacies are included in the SoFA when receipt is probable, i.e., when there has been grant of probate, the executors have established that there are sufficient assets in the estate and any conditions attached to the legacy are either within the control of the charity or have been met. |
| **Government grants** | The charity does not receive government grants. |
| **Tax reclaims on donations and gifts** | Gift Aid receivable is included in income when there is a valid declaration from the donor. Any Gift Aid amount recovered on a donation is considered to be part of that gift and is treated as an addition to the same fund as the initial donation unless the donor or the terms of the appeal have specified otherwise. |
| **Contractual income and performance related grants** | The charity does not receive contractual income or performance related grants. |
| **Donated goods** | Donated goods are measured at fair value (the amount for which the asset could be exchanged) unless impractical to do so.<br>The charity does not have donated goods for distribution to beneficiaries.<br>The charity does not accept donated goods for resale.<br>Goods donated for on-going use by the charity are most likely to be library books which are included for insurance purposes but not considered to have any value in accounting terms.<br>The charity receives no other gifts in kind. |
| **Donated services and facilities** | The charity does not receive donated services or facilities. |
| **Support costs** | The charity has incurred expenditure on support costs. |
| **Volunteer help** | The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report. |
| **Income from interest, royalties and dividends** | This is included in the accounts when receipt is probable and the amount receivable can be measured reliably. |
| **Income from membership subscriptions** | The charity does not have membership subscriptions. All contributions from members are recognised in Donations and Legacies. |
| **Settlement of insurance claims** | Insurance claims are only included in the SoFA when the general income recognition criteria are met (5.10-5.12 FRS102 SORP) and are included as an item of other income in the SoFA. |
| **Investment gains and losses** | This includes any realised or unrealised gains or losses on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year. |

## 2 3 Expenditure and liabilities

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

## 2 4 Assets

| | |
|---|---|
| **Tangible fixed assets for use by charity** | The charity has fixed assets. Buildings are valued at cost; fixtures & fittings are written off at time of purchase. |
| **Intangible fixed assets** | The charity has no intangible fixed assets. |
| **Heritage assets** | The charity has no heritage assets. |
| **Investments** | Fixed asset investments in quoted shares, traded bonds and similar investments are valued initially at cost and subsequently at fair value (their market value) at the year end. The same treatment is applied to unlisted investments unless fair value cannot be measured reliably in which case it is measured at cost less impairment.<br><br>Investments held for resale or pending their sale and cash and cash equivalents with a maturity date of less than 1 year are treated as current asset investments. |
| **Stocks and work in progress** | Stocks held for sale as part of non-charitable trade are measured at the lower of cost or net realisable value.<br><br>Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock.<br><br>Work in progress is valued at cost less any foreseeable loss that is likely to occur on the contract. |
| **Debtors** | Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received. |
| **Current asset investments** | The charity has investments which it holds for resale or pending their sale and cash and cash equivalents with a maturity date less than one year. These include cash on deposit and cash equivalents with a maturity date of less than one year held for investment purposes rather than to meet short term cash commitments as they fall due.<br><br>They are valued at fair value except where they qualify as basic financial instruments. |

## Note 3 Analysis of income

| | Unrestricted funds F01 | Restricted funds F02 | Endowment funds F03 | Total funds F04 | Prior year funds F05 |
|---|---|---|---|---|---|
| **Donations and legacies** | | | | | |
| Donations | 75 272 35 | 20 00 | 0 00 | 75 292 35 | 73 178 21 |
| Gift Aid | 10 945 63 | 0 00 | 0 00 | 10 945 63 | 1 209 52 |
| Legacies | 58 937 11 | 0 00 | 0 00 | 58 937 11 | 13 791 18 |
| Other voluntary income | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| ***Total*** | 145 155 09 | 20 00 | 0 00 | 145 175 09 | 88 178 91 |
| **Charitable activities** | | | | | |
| Sales | 1 692 89 | 0 00 | 0 00 | 1 692 89 | 1 461 72 |
| Other generated income | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| ***Total*** | 1 692 89 | 0 00 | 0 00 | 1 692 89 | 1 461 72 |
| **Other trading activities** | | | | | |
| Lettings | 90 832 09 | 0 00 | 0 00 | 90 832 09 | 91 367 94 |
| Other trade income | 4 042 20 | 0 00 | 0 00 | 4 042 20 | 3 247 40 |
| ***Total*** | 94 874 29 | 0 00 | 0 00 | 94 874 29 | 94 615 34 |
| **Income from investments** | | | | | |
| Dividends | 0 00 | 469 54 | 0 00 | 469 54 | 690 11 |
| Interest | 2 089 03 | 0 00 | 0 00 | 2 089 03 | 2 519 74 |
| Rent & lease income | 37 969 06 | 0 00 | 0 00 | 37 969 06 | 65 781 58 |
| Other investment income | 310 98 | 0 00 | 0 00 | 310 98 | 0 00 |
| ***Total*** | 40 369 07 | 469 54 | 0 00 | 40 838 61 | 68 991 43 |
| **Separate material item of income** | | | | | |
| | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| | | | | 0 00 | |
| | | | | 0 00 | |
| | | | | 0 00 | |
| ***Total*** | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| **Other** | | | | | |
| | 768 29 | 0 00 | 0 00 | 768 29 | 640 32 |
| | | | | 0 00 | |
| | | | | 0 00 | |
| | | | | 0 00 | |
| ***Total*** | 768 29 | 0 00 | 0 00 | 768 29 | 640 32 |

| | | | | | |
|---|---|---|---|---|---|
| ***Total income*** | 282 859 63 | 489 54 | 0 00 | 283 349 17 | 253 887 72 |

**Prior year restricted income**

| | |
|---|---|
| | |
| | |
| | |

## Note 4 Analysis of receipts of government grants

The charity does not receive government grants.

## Note 5 Donated goods, facilities and services

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

## Note 6 Analysis of expenditure

| | Unrestricted funds F01 | Restricted funds F02 | Endowment funds F03 | Total funds F04 | Prior year funds F05 |
|---|---|---|---|---|---|
| **Expenditure on raising funds** | | | | | |
| Information provision | 3 566 58 | 0 00 | 0 00 | 3 566 58 | 2 594 40 |
| Tenancy expenses | 53 25 | 0 00 | 0 00 | 53 25 | 17 99 |
| Investment Management fees | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Other costs of generating funds | 35 005 23 | 0 00 | 0 00 | 35 005 23 | 7 077 92 |
| Support costs allocated | 23 742 34 | 0 00 | 0 00 | 23 742 34 | 28 239 96 |
| ***Total*** | 62 367 40 | 0 00 | 0 00 | 62 367 40 | 37 930 27 |
| **Expenditure on charitable activities** | | | | | |
| External committees/conferences | 375 00 | 0 00 | 0 00 | 375 00 | 397 00 |
| Quaker role training | 671 00 | 0 00 | 0 00 | 671 00 | 2 456 90 |
| Personal spiritual growth | 2 777 98 | 0 00 | 0 00 | 2 777 98 | 181 00 |
| Subscriptions | 820 75 | 0 00 | 0 00 | 820 75 | 808 54 |
| Internal committees | 705 33 | 0 00 | 0 00 | 705 33 | 554 41 |
| Library | 409 22 | 0 00 | 0 00 | 409 22 | 756 02 |
| Newsletter | 139 00 | 0 00 | 0 00 | 139 00 | 0 00 |
| Catering | 740 35 | 0 00 | 0 00 | 740 35 | 436 63 |
| Officers' expenses | 586 81 | 0 00 | 0 00 | 586 81 | 2 658 21 |
| Events organised | 50 00 | 0 00 | 0 00 | 50 00 | 924 28 |
| Outreach | 965 51 | 0 00 | 0 00 | 965 51 | 1 376 66 |
| Grants to individuals | 2 327 70 | 1 250 00 | 0 00 | 3 577 70 | 4 293 50 |
| Donations to BYM | 105 090 00 | 0 00 | 0 00 | 105 090 00 | 115 740 00 |
| Other Quaker donations | 2 747 00 | 0 00 | 0 00 | 2 747 00 | 1 557 60 |
| Non-Quaker donations | 4 285 76 | 0 00 | 0 00 | 4 285 76 | 5 449 49 |
| Supplies | 108 89 | 0 00 | 0 00 | 108 89 | 1 148 58 |
| Other costs of Quaker activities | 27 387 55 | 0 00 | 0 00 | 27 387 55 | 4 780 71 |
| Support costs allocated | 45 930 82 | 0 00 | 0 00 | 45 930 82 | 71 260 19 |
| ***Total*** | 196 118 67 | 1 250 00 | 0 00 | 197 368 67 | 214 779 72 |
| **Separate material item of expense** | | | | | |
| | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| | | | | 0 00 | |
| | | | | 0 00 | |
| | | | | 0 00 | |
| ***Total*** | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| **Other** | | | | | |
| | 87 00 | 0 00 | 0 00 | 87 00 | 0 00 |
| | | | | 0 00 | |
| | | | | 0 00 | |
| | | | | 0 00 | |
| ***Total*** | 87 00 | 0 00 | 0 00 | 87 00 | 0 00 |
| ***Total expenditure*** | 258 573 07 | 1 250 00 | 0 00 | 259 823 07 | 252 709 99 |

## Note 7 Extraordinary items

| | This year £ | Last year £ |
|---|---|---|
| Extraordinary item 1 | | |
| Extraordinary item 2 | | |
| Extraordinary item 3 | | |
| Extraordinary item 4 | | |

None

## Note 8 Funds received as agent

No funds raised acting as agent are for a related party

| | | This year £ | Last year £ |
|---|---|---|---|
| Amount raised acting as agent | AaA to AM | 280 00 | 0 00 |
| | AaA to BYM | 60 00 | 60 00 |
| | AaA Other Quaker | 1 290 84 | 671 79 |
| | AaA non-Quaker | 7 177 86 | 7 437 07 |
| | **TOTAL raised** | 8 808 70 | 8 168 86 |
| Amount paid out acting as agent | AaA to AM | 280 00 | 0 00 |
| | AaA to BYM | 120 00 | 222 30 |
| | AaA Other Quaker | 1 473 92 | 804 58 |
| | AaA non-Quaker | 6 116 28 | 6 699 85 |
| | **TOTAL paid out** | 7 990 20 | 7 726 73 |
| | **Difference within year** | 818 50 | 442 13 |
| Acting as Agent balance awaiting distribution | | 1 436 24 | 617 84 |

## Note 9 Support costs

| | Unrestricted funds F01 | Restricted funds F02 | Endowment funds F03 | Total funds F04 | Prior year funds F05 |
|---|---|---|---|---|---|
| **Support costs** | | | | | |
| Utilities | 7 646 58 | 0 00 | 0 00 | 7 646 58 | 16 004 68 |
| Insurance | 17 868 60 | 0 00 | 0 00 | 17 868 60 | 6 233 11 |
| Cleaning | 6 920 88 | 0 00 | 0 00 | 6 920 88 | 8 099 44 |
| Gardening | 4 958 00 | 0 00 | 0 00 | 4 958 00 | 1 251 00 |
| Equipment & Furniture | 2 027 72 | 0 00 | 0 00 | 2 027 72 | 3 400 31 |
| Premises | 27 874 88 | 0 00 | 0 00 | 27 874 88 | 34 619 80 |
| Staff salaries | 693 00 | 0 00 | 0 00 | 693 00 | 27 562 46 |
| Staff NI | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Staff Pensions | 0 00 | 0 00 | 0 00 | 0 00 | 485 55 |
| Bank charges | 118 60 | 0 00 | 0 00 | 118 60 | 352 30 |
| Fees for examination | 680 00 | 0 00 | 0 00 | 680 00 | 1 214 00 |
| Other costs of governance | 0 00 | 0 00 | 0 00 | 0 00 | 277 50 |
| Trustees' expenses | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Other support costs | 884 90 | 0 00 | 0 00 | 884 90 | 0 00 |
| ***Total*** | 69 673 16 | 0 00 | 0 00 | 69 673 16 | 99 500 15 |
| **Allocation of support costs** | | | | | |
| To the costs of raising funds | 23 742 34 | 0 00 | 0 00 | 23 742 34 | 28 239 96 |

| | | | | | | |
|---|---|---|---|---|---|---|
| To the costs of Quaker activities | | 45 930 82 | 0 00 | 0 00 | 45 930 82 | 71 260 19 |
| | ***Total*** | 69 673 16 | 0 00 | 0 00 | 69 673 16 | 99 500 15 |

## Note 10 Details of certain items of expenditure

| | This year £ | Last year £ |
|---|---|---|
| Fees for independent examination | 680 00 | 1 214 00 |

## Note 11 Paid employees

| | This year £ | Last year £ |
|---|---|---|
| **Staff costs** | | |
| Salaries and wages | 693 00 | 27 562 46 |
| Social security costs | 0 00 | 0 00 |
| Pension costs (defined contribution scheme) | 0 00 | 485 55 |

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

## Note 12 Defined contribution pension scheme

None

## Note 13 Grant making

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

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

| | This year £ | Last year £ |
|---|---|---|
| **Grants and donations** | | |
| Grants to individuals | 3 577 70 | 4 293 50 |
| Donations to Britain Yearly Meeting | 105 090 00 | 115 740 00 |
| Donations to Quaker organisations | 2 747 00 | 1 557 60 |
| Donations to non-Quaker organisations | 4 285 76 | 5 449 49 |

## Note 14 Tangible fixed assets

| | Unrestricted funds F01 | Restricted funds F02 | Endowment funds F03 | Total funds F04 | Prior year funds F05 |
|---|---|---|---|---|---|
| **Tangible fixed assets** | | | | | |
| Tangible assets at start of year | 1 194 127 14 | 0 00 | 0 00 | ########## | ########## |
| Additions | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Disposals | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Revaluations | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Transfers | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Tangible assets at end of year | 1 194 127 14 | 0 00 | 0 00 | ########## | ########## |

Meeting house values are based on historic cost. Here are their insured values:

| | Insured value |
|---|---|
| Ashburton | |
| Exeter | |
| Kingsbridge | |
| Plymouth | |
| Torbay | |
| Totnes | |
| **Total** | 0 |

## Note 15 Intangible assets

There are no intangible assets

## Note 16 Heritage assets

There are no heritage assets

## Note 17 Investment assets

| | Unrestricted funds F01 | Restricted funds F02 | Endowment funds F03 | Total funds F04 | Prior year funds F05 |
|---|---|---|---|---|---|
| **Cash & cash equivalents** | | | | | |
| Investment assets at start of year | 181 376 01 | 12 601 15 | 0 00 | 193 977 16 | 190 674 92 |
| Additions | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Disposals | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Revaluations | 325 09 | 0 00 | 0 00 | 325 09 | 3 302 24 |
| Investment assets at end of year | 181 701 10 | 12 601 15 | 0 00 | 194 302 25 | 193 977 16 |
| **Investment properties** | | | | | |
| Investment assets at start of year | 531 260 00 | 0 00 | 0 00 | 531 260 00 | 531 260 00 |
| Additions | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Disposals | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Revaluations | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| Investment assets at end of year | 531 260 00 | 0 00 | 0 00 | 531 260 00 | 531 260 00 |
| Total investment assets | 712 961 10 | 12 601 15 | 0 00 | 725 562 25 | 725 237 16 |

All these assets are shown at fair value.
Investment properties are held for the long term and their value is the trustees' best estimate taking into account the insured value. They are rented or leased to raise income for the charity.

Here are the insured values of our investment properties:

| | Insured value |
|---|---|
| Exmouth (43 Halsdon Road) | |
| Plymouth (Swarthmore Centre) | |
| **Total** | 0 |

## Note 18 Stocks

No stocks are held

## Note 19 Debtors and prepayments

| | Unrestricted funds F01 | Restricted funds F02 | Endowment funds F03 | Total funds F04 | Prior year funds F05 |
|---|---|---|---|---|---|
| Debtors | 973 00 | 0 00 | 0 00 | 973 00 | 1 570 60 |
| TOTAL | 973 00 | 0 00 | 0 00 | 973 00 | 1 570 60 |

## Note 20 Creditors and accruals

| | Unrestricted funds F01 | Restricted funds F02 | Endowment funds F03 | Total funds F04 | Prior year funds F05 |
|---|---|---|---|---|---|
| Creditors due within one year | 726 20 | 0 00 | 0 00 | 726 20 | 348 85 |
| Creditors due after one year | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| TOTAL | 726 20 | 0 00 | 0 00 | 726 20 | 348 85 |

## Note 21 Provisions for liabilities and charges

None

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

None

## Note 23 Contingent liabilities and contingent assets

None

## Note 24 Cash at bank and in hand

| | Cash Book £ | Adjustments £ | This year £ | Last year £ |
|---|---|---|---|---|
| Account 1 - Current | 198 337 69 | 1 920 96 | 200 258 65 | 172 956 91 |
| Account 2 - Deposit | 181 862 71 | 0 00 | 181 862 71 | 181 923 94 |
| Account 3 - Cash in Hand | 61 14 | 0 00 | 61 14 | 61 14 |
| Account 4 - None | 0 00 | 0 00 | 0 00 | 0 00 |
| Cash in hand | 0 00 | | 0 00 | 0 00 |
| TOTAL | 380 261 54 | 1 920 96 | 382 182 50 | 354 941 99 |

| | | |
|---|---|---|
| Acting as Agent - balance held | 1 436 24 | 617 74 |
| Charity funds - balance held | 380 746 26 | 354 324 25 |

## Note 25 Fair value of assets and liabilities

Not applicable

## Note 26 Events after the end of the reporting period

None

## Note 27 Charity funds

| Fund | B/F | Income | Expenditure | Transfers | Gains/losses | C/F |
|---|---|---|---|---|---|---|
| General | 1 074 481 90 | 75 881 23 | 77 144 63 | 0 00 | 0 00 | ########### |
| S&M (CTI) | 14 769 88 | 468 38 | 1 250 00 | 0 00 | 0 00 | 13 988 26 |
| M&M Morris | 8 681 40 | 0 00 | 0 00 | 0 00 | 0 00 | 8 681 40 |
| D-D (M&G) | 986 32 | 21 16 | 0 00 | 0 00 | 0 00 | 1 007 48 |
| OKE Held | (288 49) | 0 00 | 0 00 | 0 00 | 0 00 | (288 49) |
| SDM Held | (250 00) | 3 205 59 | 180 00 | 0 00 | 0 00 | 2 775 59 |
| Tavistock Welcomes | 9 000 00 | 0 00 | 0 00 | 0 00 | 0 00 | 9 000 00 |
| Ashburton | 263 532 68 | 9 810 55 | 12 350 48 | 0 00 | 0 00 | 260 992 75 |
| Barnstaple | 19 251 31 | (9 716 59) | 1 817 51 | 0 00 | 0 00 | 7 717 21 |
| Bideford | 2 403 74 | 2 969 47 | 1 662 46 | 0 00 | 0 00 | 3 710 75 |
| Exeter | 183 238 47 | 57 583 54 | 66 288 18 | 0 00 | 0 00 | 174 533 83 |
| Exmouth | 23 478 16 | 9 804 35 | 9 653 21 | 0 00 | 0 00 | 23 629 30 |
| Exmouth (Legacy) | 6 000 00 | 0 00 | 0 00 | 0 00 | 0 00 | 6 000 00 |
| Kingsbridge | 54 130 96 | 6 817 72 | 6 044 82 | 0 00 | 0 00 | 54 903 86 |
| Newton Abbot | 4 112 47 | 2 188 99 | 2 407 56 | 0 00 | 0 00 | 3 893 90 |
| Okehampton | 4 861 25 | 2 839 26 | 4 293 74 | 0 00 | 0 00 | 3 406 77 |
| Plymouth | 461 825 83 | 93 788 45 | 46 381 50 | 0 00 | 0 00 | 509 232 78 |
| Sidmouth | 11 029 46 | 0 00 | 0 00 | 0 00 | 0 00 | 11 029 46 |
| Tavistock | 10 239 42 | 9 571 83 | 10 285 01 | 0 00 | 0 00 | 9 526 24 |
| Torbay | 60 183 43 | 8 950 54 | 5 298 64 | 0 00 | 325 09 | 64 160 42 |
| Totnes | 63 242 11 | 9 164 70 | 14 765 33 | 0 00 | 0 00 | 57 641 48 |
| None | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| None | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| None | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| None | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 | 0 00 |
| TOTAL | 2 274 910 30 | 283 349 17 | 259 823 07 | 0 00 | 325 09 | ########### |

## Note 28 Transactions with trustees and related parties

None

## Note 29 Additional disclosures

None

## Independent examiner's report on accounts

I report on my examination of the accounts of Devon Area Meeting Collated accounts

('the Meeting') for the year ended 31 December 2025.

**Responsibilities and basis of report**

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

I report in respect of my examination of the Meeting's accounts carried out under section 145 of the2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

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

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

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

Signed:



Name: *Olya Noon*

Relevant professional qualification or membership of professional bodies (if any):
*CIMA 1-2ZET0L*

Address: *9 Dry Close, Cranbrook, Exeter, EX5 7EN*

Date: 18th October 2026

Give here brief details of any material matters of concern that need to be disclosed following the examination. (see CC32, Independent examination of charity accounts: directions and guidance for examiners): *none*