



LQPT Staffing Arrangement

Senior Manager - Beatriz Fernandez - seniormanager@lqpt.org (Monday, Tuesday, Wednesday & Thursday)

Building Surveyor - Richard Djan-Krofa - buildingsurveyor@lqpt.org (Monday, Tuesday & Wednesday)

Finance Officer - Shamini Perinparaj - finance@lqpt.org (Full-time)

Premises Support Officer - Vanessa Cecilia Traini - premises@lqpt.org (Full-time)

LQPT Update

Summer has finally arrived! The LQPT team has been working very hard to complete the delayed planned periodic maintenance for 2023 and planned works for 2024. You will see the list below, I am pleased to say that good progress has been achieved! Besides the lists below, the building surveyor has completed four MH surveys for works in 2025.

LQPT is finding that the cost of building works has increased significantly during 2024. Also, as fire and electrical regulations have progressed, we have various meeting houses in need of extensive electrical and fire prevention improvement work. These are costly.

LQPT trustees approved a deficit of £1 million for 2024, and we are working to try to bring the finances to a more manageable level. Deficits of this level are unsustainable. We are grateful to all the premises clerks who have worked with us to keep the maintenance works to what is absolutely necessary.

In this edition you will see a new section called “*Meet the LQPT Trustees*”, this space will feature one or two LQPT trustees each time for you to get to know them. On this occasion, the LQPT Clerk Caroline Nursey has written something about herself.

We hope you enjoy this issue!

Meet the LQPT Trustees

Hello from the new Clerk of LQPT,

There has been a lot to learn since I was appointed as Clerk to LQPT at the beginning of 2024. I'm an architect's daughter and grew up on a building site as he built a house around us, but that's about as far as my knowledge goes! Much of our work is done through our committees – finance, staffing, building options, strategy, governance, and nominations - and I am grateful for the experience and hard work of my fellow trustees (appointed by each of the AMs across London) and our small staff team.

It's a challenging time for LQPT because costs have mushroomed, and income is only just getting up to pre-pandemic levels despite inflation over those years. Yet we want to make sure that Friends have the right places for worship across London whether that's in a meeting house or a room LQPT hires. Meeting houses need to be geographically where Quakers are now rather than where they lived in the past, and suitable for this century in terms of environmental impact, accessibility, and financial sustainability.

But I am used to challenges as I was Clerk of BYM when the pandemic hit alongside my day job as CEO of an international charity. I am sure that we as a community in London can work together to shape what will serve Quakers now and over the next few decades.

I remember a deep Meeting for Worship standing ankle-deep in mud at Greenham Common, and when I lived in Ghana, we worshipped under a thatch roof open to birdsong and the scents of the bush around us. There is not one pattern that works for all and sometimes it is difficult to distinguish between the worshipping community we love and the place where we worship.

I wish I could get around and worship with all meetings in London, but I have to balance that with going to Westminster where I am currently serving as clerk. Like many of us, I have too many roles (though the pressure is off since I retired from paid employment last year). Somehow we have to ensure that our meeting houses and our meetings are a blessing, not a burden.

In London, over the last forty years, I've worshipped regularly at Ealing, Walthamstow (at the time we were creating the new Meeting House), Bromley and Westminster. And I've been a premises clerk at two of those so I know the work that entails, and am grateful for those of you reading this who are serving on premises committees.

Caroline Nursey



Planned Periodic Maintenance 2024



NB: Those in italic have been carried forward from 2023.

Completed

- *Bunhill Fields MH: PPM*
- *Brentford & Isleworth MH: PPM*
- *Tottenham MH: PPM*
- *Hampstead MH: Warden flat*
- Richmond MH: PPM
- Winchmore Hill: Windows repair
- Wanstead MH: 97 metre galvanised metal fence built
- *Wanstead MH: PPM*
- Romford MH: PPM

In Progress

- *Croydon MH: PPM (September 2024)*
- Golders Green MH PPM (September 2024)
- Westminster MH PPM (September 2024)
- Wandsworth MH PPM (December 2024)
- *Hampstead MH PPM (September 2024)*

PPM & Other Works Expenditure To Date

Payments made up to August 16th, 2024. This excludes all costs incurred locally for work overseen by Premises Committees.

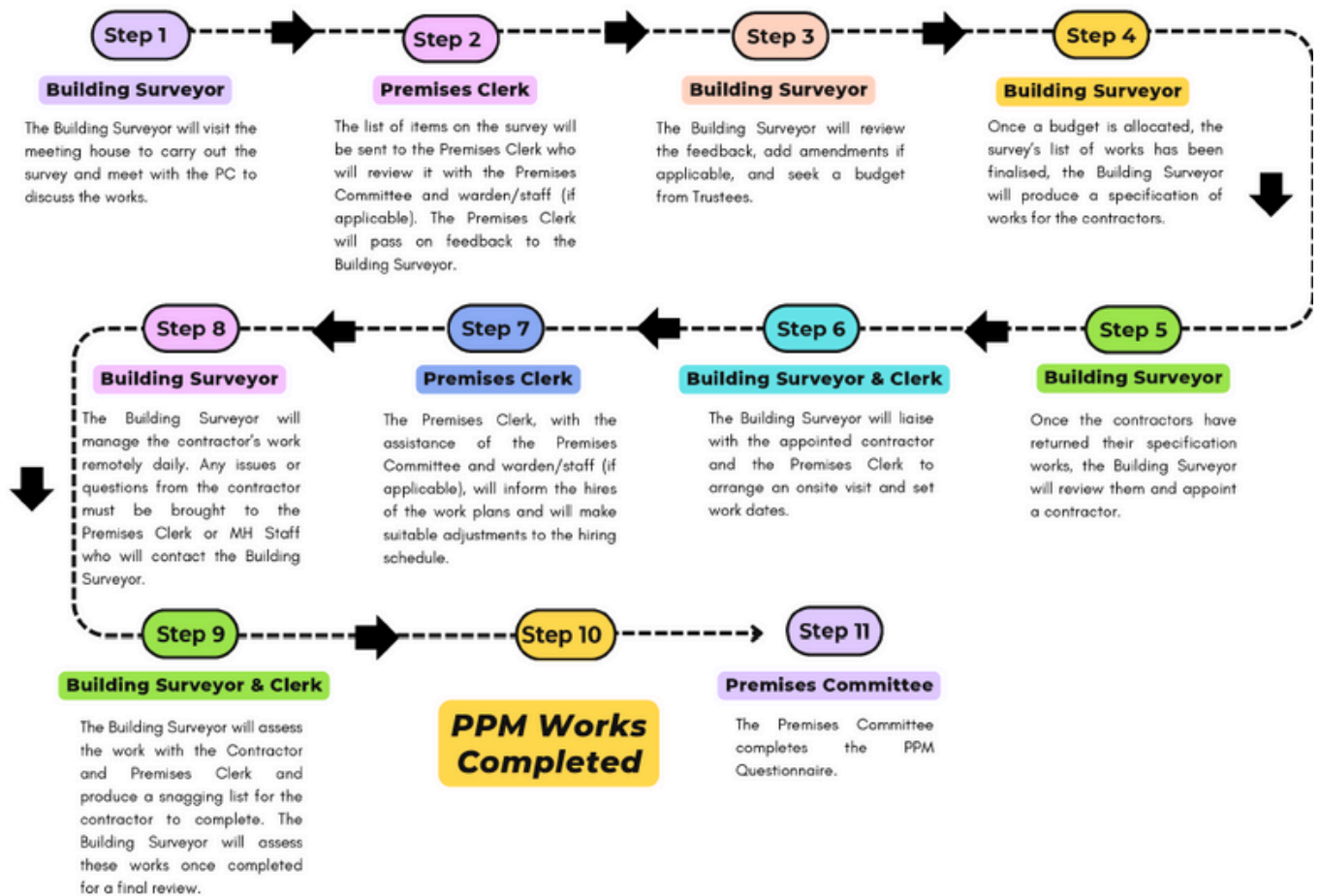
Meeting House	Details	Amount
Bunhill Fields	PPM for 2023 - <i>Completed</i>	£119,645
Brentford & Isleworth	PPM for 2023 - <i>Completed</i>	£46,887
Tottenham	PPM for 2023 - <i>Completed</i>	£46,041
Hampstead	Warden Flat - <i>Completed</i>	£43,942
Richmond	PPM for 2024 - <i>Completed</i>	£23,747
Wanstead	PPM for 2024 - <i>Completed</i>	£15,446
Croydon	PPM for 2023 - <i>In Progress</i>	£7,843
Golders Green	PPM for 2024 - <i>In Progress</i>	£7,711
Romford	PPM for 2024 - <i>In Progress</i>	£11,044
Wandsworth	PPM for 2024 - <i>In Progress</i>	£10,969
Ealing	Underpinning- <i>In Progress</i>	£20,333
Winchmore Hill	Window repairs - <i>In Progress</i>	£7,590
Westminster	PPM for 2024 - <i>In Progress</i>	£9,620
Total		£426,490

Planned Periodic Maintenance Process

Below is a Planned Periodic Maintenance (PPM) infographic illustrating the PPM process and the roles and responsibilities of all those involved.

Following the PPM works, LQPT will forward a PPM Questionnaire to the Premises Clerk. We are in the stages of creating a list of contractors and require your experience and input to ensure we only employ satisfactory contractors in future.

PPM Process



Emergency Works

The emergency budget for 2024 is £60,000. We have now totalled 36 emergency works this year. Below is a list of some of the emergency works we have completed this year:

- Uxbridge MH fire door installation
- Walthamstow MH boiler repairs
- Ealing MH plumbing repairs
- Ealing MH fire alarm and emergency lighting installation
- Uxbridge MH fire door installation
- Walthamstow MH boiler repairs



- Ealing MH plumbing repairs
- Sutton MH remedial EICR works
- Sutton MH emergency tree works
- Blackheath MH remedial EICR works

The emergency work up to now has totalled £34,925.

Former Meeting Houses

Purley Meeting House

Purley Meeting House had been on the market with different estate agents for a year. Therefore, trustees decided to sell the property via the Modern Method of Auction with Bairstow Eves.

The Trustees have accepted an offer of of £550,000, with the completion scheduled for September, and the monies will go into LQPT's pooled fund.



Esher Meeting House

The Local Meeting at Esher has decided to lay down their Meeting House. They will continue to meet for worship at the [Esher Adult Learning Centre](#) (paid for by LQPT). A plaque will be added to the Meeting House at the request of the Local Meeting. The Meeting House is currently on the market with [John D. Wood & Co.](#)

Some furniture items have found a new home at other Meeting Houses. The remaining items will be donated to local charities. Blue Door Property Guardians will live onsite until the Meeting House has sold. The money from the sale will be added to LQPT's pooled funds.

Quaker Organisation Roles & Responsibilities

LQPT

LQPT is a charity that holds the Quaker Meeting Houses and some associated accommodation in trust for the seven London Area Meetings, each covering a geographical segment of Greater London. LQPT ensures that Quakers in London have places to worship by maintaining and developing meeting houses and covering the costs for premises-free meetings to meet.

Area Meeting

All area meetings are separate charities, as well as worshipping communities. Like local meetings, they are all different and will reflect the local worshipping communities.

Area meetings:

- support local meetings
- appoint people to positions of responsibility, such as eldership and pastoral care.

- are responsible for appointing Quaker marriages, recording deaths, employing staff, and managing finances
- communicate on behalf of local Quakers with Meeting for Sufferings and Yearly Meeting.

Britain Yearly Meeting

Britain Yearly Meeting refers to both the annual gathering and the organisation. Quakers in Britain is the name the organisation is commonly known by. It is made up of different meetings, groups, and committees. Much of the work is done by volunteers within our worshipping community with support from Britain Yearly Meeting's paid staff. It employs about 150 staff of which the Recording Clerk as the most senior member. The work is funded by contributions from:

- individual Quakers
- Quaker meetings
- charitable trusts
- the café and letting rooms at Friends House
- investment income
- bequests and legacies

More information on Quaker structures can be found in Quaker Faith and Practice: <https://qfp.quaker.org.uk/chapter/4/> and <https://qfp.quaker.org.uk/chapter/6/>



Communications

LQPT continues to support the Premises Clerks in their daily work by providing opportunities for the staff to meet with them and have one-to-one meetings.

- Online drop-ins every fortnight
- Quarterly Online Meetings for Premises Committees (*the next meeting is September 25th*)
- LQPT Updates (Emailed)
- Quarterly Newsletter (Emailed)
- One-to-one online or in person meetings are available. *Please contact the staff member directly.*
- The LQPT website (www.lqpt.org) has all editions of the Quarterly Newsletter, the latest edition of the Meeting House Management Guide (MHMG), a link to the [Online Hub](#), information on Pollard & Dickson Trust, descriptions of each Meeting House, links to its website and its Heritage Survey.
- The LQPT Enquiries email is enquiries@lqpt.org.