

CARSHALTON OLD RECTORY ASSOCIATION

England & Wales · Charity number 1165834

Details

Other names CORA

Status Registered

Legal form CIO

Registered 2016-03-02

Register [View on the Charity Commission register](#)

Contact

Address Flat 5
31 Camden Road
Sutton
Surrey
SM1 2SH

Phone 07703220526

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Website <http://www.savetheoldrectory.com/>

Activities

Objects: 1. TO PRESERVE THE OLD RECTORY, A GRADE II LISTED HISTORIC BUILDING IN THE CARSHALTON CONSERVATION AREA.2. TO OPEN THE BUILDING TO THE PUBLIC AND TO PROMOTE THE ARTS, HERITAGE AND CONSERVATION OF THE AREA FOR EDUCATION AND PUBLIC ENJOYMENT.

Activities: The preservation of the Old Rectory, a listed building, in Carshalton, London Borough of Sutton and educating people about the building, its owners and its place in local history.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Arts/culture/heritage/science, Environment/conservation/heritage
- **Who:** The General Public/mankind

Geography

- Sutton

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05		£115	£119	-
2024-04-05		£448	£211	-
2023-04-05		£468	£672	-
2022-04-05		£317	£0	-
2021-04-05		£324	£151	-

Trustees

Name	Role	Appointed
John Phillips	Chair	2016-03-02
DEREK CHANNON YEO		2016-03-02
JEAN CAROLE KNIGHT		2016-03-02
JULIA GERTZ		2016-03-02
LAURENCE ELLIOTT		2016-03-02
Susan Horne		2021-07-14

CARSHALTON OLD RECTORY ASSOCIATION

England & Wales - Charity number 1165834

Accounts

Carshalton Old Rectory Association: Trustees' Report for 2024-5

Registration number 1165834.

Objectives and Activities

The objects of CORA are:

1. To preserve the Old Rectory, a Grade II* listed historic building in the Carshalton Conservation area.
2. To open the building to the public and to promote the arts, heritage and conservation of the area for education and public enjoyment.

CORA does not have any paid staff and is wholly reliant on the work of volunteers.

Achievements and Performance

The trustees and members were greatly saddened by the death, in June 2024, of Sue Kelsall who had been an active trustee and diligent treasurer since CORA was founded. Laurence Elliot has taken over as treasurer.

During 2024, CORA tried to convince the Council not to sell the Old Rectory but to find an alternative use for the house. However, once the Landmark Trust had withdrawn their interest in the building, the house was put up for sale by private treaty and a buyer found. There was widespread condemnation of the sale and shock at the low price agreed as well as the identity of the intended buyer. The Chairman wrote to every Sutton Councillor and the Chief Executive to object. Our members were notified by newsletter and the information was posted on Facebook.

At a full Council meeting, the sale of the Old Rectory was approved, although there has since been a delay on the conveyancing and we are not yet certain if the sale has been completed. The buyer is the owner of DCL Insurance who is intending to convert it into offices. CORA is gravely concerned for the future of the Old Rectory as the new buyer also owns the Fox and Hounds in Carshalton High Street which has been left empty, neglected and decaying for several years and is now in a very poor state. The Old Rectory is a particularly vulnerable building as it is surrounded by trees and, if the valley gutters are not kept clear, water will run through the inside of the building causing rapid decay.

The new buyer will probably need to apply for listed building consent to carry out alterations and repairs, but no application has so far been registered.

To keep our members up-to-date, regular newsletters are produced by Sue Horne. These include a range of articles on local history for added interest and each new issue is put on the website. The CORA Facebook page is updated when there is news to pass on.

Financial Review

The income for the year was £115 and the expenditure was £119 leaving a deficit of £4. There was £1317 in the bank and £45 cash at the end of the year.

Structure, Governance and Management

CORA is a Charitable Incorporated Organisation governed by a constitution following the Association Model.

The initial trustees were drawn from other organisations which were active in the local area but they acted on a personal basis and not as representatives of those groups.

Plans for the future

We will continue to monitor the condition of the outside of the building and will await any application for listed building consent for repairs or alterations. We will continue to do what we can to protect the building and ensure its future.

Reference and Administrative details

Charity name	Carshalton Old Rectory Association
Other name the charity uses	CORA
Registered charity number	1165834
Charity's principal address	Flat 5 31 Camden Road Sutton SM1 2SH
Secretary	Sue Horne

Names of the charity trustees who managed the charity in 2024-5

John Richard Phillips (Chairman)
Laurence Elliott (Treasurer)
Susan Horne (Secretary)
Julia Heather Gertz
Jean Carole Knight
Derek Channon Yeo

There are no corporate trustees and there are no trustees holding title to property belonging to the charity.

Funds held as custodian trustees on behalf of others

CORA does not hold any funds on behalf of other people or organisations.

John Phillips on behalf of the Trustees 27 June 2025

Carshalton Old Rectory Association

Income and Expenditure 6 April 2024 – 5 April 2025

	2025	2024
	£	£
Income:		
Subscriptions and donations	10	385
Gift aid	-	49
Book sales	100	14
Postcard sales	5	-
Total	115	448
Expenditure:		
AGM refreshments	-	44
Website	-	95
Printing, postage and stationery	-	24
Other	30	30
Cost of books sold	89	18
Total	119	211
(Deficit)/surplus for the year	(4)	237

Statement of financial position – 5th April 2025

	Quantity	2025	2024
		£	£
Assets:			
Opening stock	47	280	-
New stock	-	-	298
Cost of sales	(15)	(89)	(18)
Closing stock	32	191	280
Cash at bank		1,317	1,277
Cash in hand		45	-
Net current assets		1,553	1,557
Creditors		-	-
Net Assets		1,553	1,557
Funds:			
Opening funds		1,557	1,320
(Deficit)/surplus for the year		(4)	237
Closing funds		1,553	1,557

CARSHALTON OLD RECTORY ASSOCIATION

England & Wales - Charity number 1165834

Accounts

Carshalton Old Rectory Association: Trustees' Report for 2023-4

Registration number 1165834.

Objectives and Activities

The objects of CORA are:

1. To preserve the Old Rectory, a Grade II* listed historic building in the Carshalton Conservation area.
2. To open the building to the public and to promote the arts, heritage and conservation of the area for education and public enjoyment.

CORA does not have any paid staff and is wholly reliant on the work of volunteers.

Achievements and Performance

When news of the proposal to sell the Old Rectory was announced, CORA held various meetings with Council representatives to look for an alternative solution. We also publicised the proposed sale to the wider public on our website and on Facebook as well as at the 2023 Eco Fair and Frost Fair, where information leaflets were distributed.

At our suggestion, the Council approached the Landmark Trust to see if they might be interested in taking on the building. CORA contributed to the Council's submission to the Trust. Landmark expressed interest and sent two representatives to look at the house but despite liking the building, they subsequently decided not to take it on. The Council therefore proposed to test the market and put the house up for sale as a private residence, with the report expected to go to Council committee for approval in the early autumn. We could not support this proposal. There are inherent dangers in selling to a private buyer that would, in our view, put the Grade II* listed building at risk, particularly if the buyer underestimates the costs involved. Should the restoration fail, there would be no way to retrieve the situation once the house is sold.

Throughout the year, CORA continued to monitor the general state of the building and tried to ensure that the Council carried out essential repairs. To keep in touch with the ward Councillors and lobby them where necessary, Sue Kelsall regularly attended the Local Area Committee.

Publicising the Old Rectory has been a priority since CORA began. Consequently, we have reprinted Sue Horne's history of the Old Rectory - *A Respectable Parsonage House* - which is on sale at Honeywood Museum and at any events we attend.

Regular newsletters are also produced by Sue Horne to keep members informed. A range of articles on local history are included for added interest and each new issue is put on the website. The CORA Facebook page is updated when there is news to pass on.

We had a stall at the Coronation Community event at Honeywood, the Eco Fair in August and the Frost Fair in December.

Financial Review

The income for the year was £448 and the expenditure was £211 leaving a surplus of £237. Of the 50 re-printed copies of *A Respectable Parsonage House* we have sold two and given one copy to the Landmark representatives. There was £1277.27 in the bank at the end of the year.

Structure, Governance and Management

CORA is a Charitable Incorporated Organisation governed by a constitution following the Association Model.

The initial trustees were drawn from other organisations which were active in the local area but they acted on a personal basis and not as representatives of those groups.

Plans for the future

We will continue to oppose the Council's plans to sell the Old Rectory and keep on looking for other ways to save the building. Once the results of the Council's trial marketing of the house are known, we will then decide what we can best do to protect the Old Rectory.

Reference and Administrative details

Charity name	Carshalton Old Rectory Association
Other name the charity uses	CORA
Registered charity number	1165834
Charity's principal address	Flat 5 31 Camden Road Sutton SM1 2SH
Secretary	Sue Horne

Names of the charity trustees who managed the charity in 2022-3

John Richard Phillips (Chairman)

Susan Margaret Kelsall (Treasurer)

Susan Horne (Secretary)

Laurence Elliott

Julia Heather Gertz

Jean Carole Knight

Derek Channon Yeo

There are no corporate trustees and there are no trustees holding title to property belonging to the charity.

Funds held as custodian trustees on behalf of others

CORA does not hold any funds on behalf of other people or organisations.

John Phillips on behalf of the Trustees 28 May 2024

Carshalton Old Rectory Association

Income and Expenditure 6 April 2023 – 5 April 2024

	2024	2023
	£	£
Income:		
Subscriptions and donations	385	275
Gift aid	49	44
Book sales	14	149
Total	448	468
Expenditure:		
AGM refreshments	44	45
Website	95	235
Printing, postage and stationery	24	208
Other	30	59
Cost of books sold	18	123
Total	211	672
Surplus/(deficit) for the year	237	(202)

Statement of financial position – 5th April 2024

	Quantity	2024	2023
		£	£
Assets:			
Opening stock	0	-	123
New stock	50	298	-
Cost of sales	(3)	(18)	(123)
Closing stock	47	280	-
Cash at bank		1,277	1,459
Net current assets		1,557	1,459
Creditors		-	(139)
Net Assets		1,557	1,320
Funds:			
Opening funds		1,320	1,522
Surplus/(deficit) for the year		237	(202)
Closing funds		1,557	1,320

CARSHALTON OLD RECTORY ASSOCIATION

England & Wales - Charity number 1165834

Accounts

Carshalton Old Rectory Association – 16 May 2023

Trustees' Report for 2022-3

Registration number 1165834.

Objectives and Activities

The objects of CORA are:

1. To preserve the Old Rectory, a Grade II* listed historic building in the Carshalton Conservation area.
2. To open the building to the public and to promote the arts, heritage and conservation of the area for education and public enjoyment.

CORA does not have any paid staff and is wholly reliant on the work of volunteers.

Achievements and Performance

The Council's officers have talked about appointing consultants to find a viable use for the building which is consistent with its Grade II* listing. This was to lead to a report to Strategy Committee in the early part of this year. However, we are not aware of any consultants being appointed and no report has been taken to committee. We have the impression that the Council's Property Services people are heavily committed to other projects and that the Old Rectory is on the back burner.

Last year, the Secretary, Sue Horne, tried to interest the London and South East Region of the National Trust in the Old Rectory. This resulted in the plight of the house being drawn to the attention of the London Historic Buildings Trust. LHBT is the only London-wide building preservation trust. They are concerned primarily with buildings at risk but have recently extended their remit to include all types of heritage. They look for new uses for difficult buildings, often working closely with Historic England. We have had a meeting with their project officer where she suggested seeking a grant to carry out an options appraisal on the future use of the building. She will be speaking to the Council to sound out their views. This is likely to take place in late May so we are awaiting developments.

Sue Horne has continued to send out regular newsletters.

CORA has continued to keep a close eye on the building and ongoing developments.

Financial Review

The income for the year was £468 and the expenditure was £672 leaving a deficit of £202. We sold all our stock of *A Respectable Parsonage House* so there was no stock in hand at the end of the year (since then we have reprinted 50 copies). There was £1,459 in the bank at the end of the year.

Structure, Governance and Management

CORA is a Charitable Incorporated Organisation governed by a constitution following the Association Model.

The initial trustees were drawn from other organisations which were active in the local area but they acted on a personal basis and not as representatives of those groups.

Plans for the future

We hope that ideas and support from London Historic Buildings Trust will help us find a new

future for the Old Rectory which is consistent with its historic importance.

If the Council submits a planning application, CORA will examine it in detail, consider its impact on the historic fabric and decide on the best course of action.

Reference and Administrative details

Charity name	Carshalton Old Rectory Association
Other name the charity uses	CORA
Registered charity number	1165834
Charity's principal address	Flat 5 31 Camden Road Sutton SM1 2SH
Secretary	Sue Horne

Names of the charity trustees who managed the charity in 2022-3

John Richard Phillips (Chairman)
Susan Margaret Kelsall (Treasurer)
Susan Horne (Secretary)
Laurence Elliott
Julia Heather Gertz
Jean Carole Knight
John Shepley Thornton (died 31 March 2023).
Derek Channon Yeo

There are no corporate trustees and there are no trustees holding title to property belonging to the charity.

Funds held as custodian trustees on behalf of others

CORA does not hold any funds on behalf of other people or organisations.

John Phillips on behalf of the Trustees
16 May 2023

Carshalton Old Rectory Association

Income and Expenditure 6 April 2022 – 5 April 2023

	2023	2022
	£	£
Income:		
Subscriptions and donations	275	270
Gift aid	44	47
Book sales	149	-
Total	468	317
Expenditure:		
AGM refreshments	45	-
Website	235	-
Printing, postage and stationery	208	-
Other	59	-
Cost of books sold	123	-
Total	672	0
(Deficit)/surplus for the year	(202)	317

Statement of financial position – 5th April 2023

	Quantity	2023	2022
		£	£
Assets:			
Opening stock	19	123	123
Cost of sales	(19)	(123)	-
Closing stock	0	-	123
Cash at bank		1,459	1,399
Net current assets		1,459	1,522
Creditors		(139)	-
Net Assets		1,320	1,522
Funds:			
Opening funds		1,522	1,205
(Deficit)/surplus for the year		(202)	317
Closing funds		1,320	1,522

CARSHALTON OLD RECTORY ASSOCIATION

England & Wales - Charity number 1165834

Accounts

Carshalton Old Rectory Association

Trustees' Report for 2021-2

Registration number 1165834.

Objectives and Activities

The objects of CORA are:

1. To preserve the Old Rectory, a Grade II* listed historic building in the Carshalton Conservation area.
2. To open the building to the public and to promote the arts, heritage and conservation of the area for education and public enjoyment.

The COVID-19 virus has continued to cause disruption. The 2021 AGM had to be held by post and email and the meetings of the trustees have continued to be held on Zoom.

Sue Horne, our secretary, has continued to send out regular newsletters.

CORA does not have any paid staff and is wholly reliant on the work of volunteers.

Achievements and Performance

The Council now recognises that converting the Old Rectory into flats is not financially viable within the limitations set by the grade II* listing. Their activities have been impeded by Covid and they do not seem to have made any significant progress on identifying a new long-term use for the building.

CORA has continued to keep a close eye on developments. We arranged for the ward councillors to look at the inside of the building although the visit was limited to the areas not occupied by the guardians. We have worked with the ward councillors to press for repairs to be done. This has had a significant effect. The Council has cleared the gutters, done some work on the drains, removed the ivy from the west elevation and repaired some woodwork. This has reduced deterioration and put the building in a more stable state, at least for the short term.

We continue to monitor the building and await proposals from the Council.

Financial Review

The income for the year was £317. There was no expenditure and we did not sell any further copies of *A Respectable Parsonage House*, so the stock was unchanged. There was £1,399 in hand at the end of the year.

Structure, Governance and Management

CORA is a Charitable Incorporated Organisation governed by a constitution following the Association Model.

The initial trustees were drawn from other organisations which were active in the local area but they acted on a personal basis and not as representatives of those groups.

Plans for the future

We will continue to try to persuade the Council to recognise the importance of the Old Rectory and to look at wider options for the future of the building.

If the Council submits a planning application, CORA will examine it in detail, consider its impact on the historic fabric and decide on the best course of action.

Reference and Administrative details

Charity name	Carshalton Old Rectory Association
Other name the charity uses	CORA
Registered charity number	1165834
Charity's principal address	Flat 5 31 Camden Road Sutton SM1 2SH
Secretary	Susan Horne

Names of the charity trustees who managed the charity in 2019-20

John Richard Phillips (Chairman)
Susan Margaret Kelsall (Treasurer)
Susan Horne (Secretary)
Laurence Elliott
Julia Heather Gertz
Jean Carole Knight
John Shepley Thornton
Derek Channon Yeo

There are no corporate trustees and there are no trustees holding title to property belonging to the charity.

Funds held as custodian trustees on behalf of others

CORA does not hold any funds on behalf of other people or organisations.

John Phillips on behalf of the Trustees
24 May 2022

Carshalton Old Rectory Association

Income and Expenditure 6 April 2021 – 5 April 2022

	2022	2021
	£	£
Income:		
Subscriptions and donations	270	250
Gift aid	47	46
Book sales	-	28
Total	317	324
Expenditure:		
AGM refreshments	-	-
Website	-	125
Cost of books sold	-	26
Total	0	151
Surplus for the year	317	173

Statement of financial position – 5th April 2022

	Quantity	2022	2021
		£	£
Assets:			
Opening stock	19	123	149
Cost of sales	-	-	(26)
Closing stock	19	123	123
Cash at bank		1,399	1082
Net current assets		1,522	1,205
Creditors		-	-
Net Assets		1,522	1,205
Funds:			
Opening funds		1,205	1,032
Surplus for the year		317	173
Closing funds		1,522	1,205

CARSHALTON OLD RECTORY ASSOCIATION

England & Wales - Charity number 1165834

Accounts

Carshalton Old Rectory Association

Trustees' Report for 2020-1

Registration number 1165834.

Objectives and Activities

The objects of CORA are:

1. To preserve the Old Rectory, a Grade II* listed historic building in the Carshalton Conservation area.
2. To open the building to the public and to promote the arts, heritage and conservation of the area for education and public enjoyment.

The COVID-19 virus has caused so many things to be put on hold that almost nothing has happened in the past year. The Council appear to have put the development of their plans for the building on hold.

The 2020 AGM had to be held by post as it was impossible to conduct a safe in person meeting. The trustees have met using Zoom.

Sue Horne, our secretary, has continued to send out regular newsletters.

CORA does not have any paid staff and is wholly reliant on the work of volunteers.

Achievements and Performance

We have tried to keep in contact with the Council's members and officers but the virus has meant that there have been no significant developments.

Financial Review

The income for the year was £324 and expenditure was £151 leaving a surplus of £173. We sold some further copies of the history of the Old Rectory, so the value of the stock was reduced from £149 to £123. We have £1,082 cash in hand.

Structure, Governance and Management

CORA is a Charitable Incorporated Organisation governed by a constitution following the Association Model.

The initial trustees were drawn from other organisations which were active in the local area but they acted on a personal basis and not as representatives of those groups.

Plans for the future

The lack of activity has meant that we are in more or less the same positions as last year. We hope that the COVID restrictions will end in the forthcoming year and we will resume our efforts to persuade the Council to recognise the importance of the Old Rectory, look at wider options for the future of the building and convince them to reconsider their exiting plans for conversion into flats.

If the Council submits a planning application, CORA will examine it in detail, consider its impact on the historic fabric and decide on the best course of action.

Reference and Administrative details

Charity name	Carshalton Old Rectory Association
Other name the charity uses	CORA
Registered charity number	1165834
Charity's principal address	Flat 5 31 Camden Road Sutton SM1 2SH
Secretary	Sue Horne

Names of the charity trustees who managed the charity in 2019-20

John Richard Phillips (Chairman)
Susan Margaret Kelsall (Treasurer)
Laurence Elliott
Julia Heather Gertz
Susan Keyte
Jean Carole Knight
John Shepley Thornton
Derek Channon Yeo

All the trustees acted for the whole period except Susan Keyte who resigned in July for personal reasons.

There are no corporate trustees and there are no trustees holding title to property belonging to the charity.

Funds held as custodian trustees on behalf of others

CORA does not hold any funds on behalf of other people or organisations.

John Phillips on behalf of the Trustees
7 June 2021

Carshalton Old Rectory Association

Income and Expenditure 6 April 2020 – 5 April 2021

	2021	2020
	£	£
Income:		
Subscriptions and donations	250	243
Gift aid	46	28
Book sales	28	165
Total	324	436
Expenditure:		
AGM refreshments	-	7
Website	125	95
Cost of books sold	26	176
Total	151	278
Surplus for the year	173	158

Statement of financial position – 31st March 2021

	Quantity	2021	2020
		£	£
Assets:			
Opening stock	23	149	325
Cost of sales	(4)	(26)	(176)
Closing stock	19	123	149
Cash at bank		1,082	883
Net current assets		1,205	1,032
Creditors		-	-
Net Assets		1,205	1,032
Funds:			
Opening funds		1,032	874
Surplus for the year		173	158
Closing funds		1,205	1,032