

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 However, once the Landmark Trust had withdrawn their interest in the building, the house was put up for sale by private treaty and a buyer found.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