

Carshalton Old Rectory Association

Trustees' Report for 2019-20

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.

This has mainly been a year of watching and waiting. At the end of the last reporting year, in the spring of 2019, the Council put up a report to Strategy and Resources Committee. This proposed the transfer of the Old Rectory to Sutton Living at zero value. It also said that if the conversion into flats was still unviable then the building would be transferred to a private developer on a long lease. CORA sent in a letter objecting to this and several members attended the Committee meeting and were acknowledged as being present by the Council Leader. The Council agreed not to transfer the building without first coming back to the Strategy and Resources Committee.

We had subsequent correspondence with the Leader of the Council. We are aware that the Council has discussed their plans with Historic England who clearly had reservations about them, as in correspondence with Sutton's Chief Executive she acknowledged to us that '...we have received feedback from Historic England regarding the scheme proposals. This has resulted in a further delay while additional information is gathered having to take into account Historic England's position. We (the Council) are continuing to engage with Historic England and this will require further viability work seeking specialist advice.' Further developments are awaited.

We have been very concerned about the deterioration of the building particularly the western face of the roof where slipped slates left a gap for rain to get in. We wrote to the Council reminding them of their responsibility to maintain the listed building and also contacted Historic England. The most urgent repairs have now been carried out.

In June 2019, the Council produced a Carshalton Village Conservation Area Character Appraisal and Management Plan which hardly mentioned the Rectory. We commented, as did many of our members, and managed to improve the wording to strengthen the planning protection of the building.

Sue Horne has been sending out regular newsletters and had a stall at the Ecology Centre summer fair and the Christmas Frost Fair.

The year ended with the corona virus lockdown which has brought things to a halt and has also compelled us to carry out the AGM by mail.

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

Achievements and Performance

Our main achievements this year have been to get the essential repairs carried out to prevent the Old Rectory deteriorating to the point where it has no viable future. This

included the assurance that a new condition survey would be carried out. We have also kept in contact with the Council Leader, Chief Executive and Ward Councillors to seek the best outcome for the building and ensured the house is adequately represented in the new Carshalton Village Conservation Area Management Plan.

Financial Review

The income for the year was £435 and expenditure was £277 leaving a surplus of £158. We sold some further copies of the history of the Old Rectory, so the value of the stock was reduced from £325 to £149. We have £883 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

We continue to engage with London Borough of Sutton, seeking to persuade them to recognise the importance of the Old Rectory, look at wider options for the future of the building and convince them to reconsider their plans. Before the lockdown, we were in the process of arranging a meeting, now delayed. There was also to be a meeting between the local Ward Councillors, other key Councillors and Council Officers. As a result of our continuing contact with the local ward Councillors, we were able to prepare a detailed briefing paper for them for this meeting.

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.

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
12 June 2020

Carshalton Old Rectory Association

Income and Expenditure 6th April 2019 – 5th March 2020

<u>2018/19</u>		<u>2019/20</u>
	<u>Income</u>	
£166.95	Subscriptions and Donations	£243.00
£144.18	Gift Aid	£27.87
£310.35	Book Sales	£165.00
£621.48	Total	£435.87
	<u>Expenditure</u>	
£ 7.58	AGM refreshments	£6.79
£ 78.55	Website	£95.40
£716.68	Cost of books sold	£175.50
£16.40	Postage for books	£0.00
£819.21	Total	£277.69
<u>£197.73</u>	<u>Deficit/Surplus for the year</u>	£158.18

Funds at 31st March 2020

<u>Stock</u>	<u>Quantity</u>	
Opening stock (at £6.50)	50	£325.00
Cost of sales	27	£175.50
Closing stock (at £6.50)	23	£149.50
<u>Balance Sheet</u>		
Cash in bank		£883.07
Stock (23 books)		£149.50
Net assets		£1,032.57
<u>Funds</u>		
Opening funds (at 1 st April 2019)		£874.39
Surplus for the year		£158.18
Closing funds (at 31st March 2020)		£1,032.57