Churcham and Bulley National School

The Rectory, 56 Byfords Road, Huntley, Gloucestershire. GL19 3EL

telephone: 01452 831527 *e-mail: rev.larabloom@gmail.com*

Registered Charity No.311688

Trustees' Annual Report for the period 1 January 2025 to 31 December 2025

Administration Details

Managing & Custodian Trustees. The following served as Managing & Custodian Trustees during the period of the report:

Name	Office	Appointing person or body
Reverend L S Bloom	Incumbent / Priest-in-Charge	The Bishop of Gloucester and the Dean & Chapter, Gloucester
Mrs R L Snell	Churchwarden	Churcham, Annual Meeting of Parishioners
Mrs F N Phillips	Churchwarden	Churcham, Annual Meeting of Parishioners

Structure, Governance and Management

Governing Document. The Charity originated with a Deed dated the 5th September 1855 conveying the site and premises of the Churcham and Bulley School. By an Indenture dated 10 June 1882, the Managers (not the Trustees) of Churcham & Bulley National School agreed to the transfer of the school (as an institution) to the Churcham & Bulley School Board. The Charity was further regulated by a Scheme of the Board of Education of 20 January 1905. This was repealed by a Scheme of the Board of Education of 5 April 1918 which varied the provisions of the original Deed.

Constitution. The charity is constituted as a Trust. The Trustees are appointed by virtue of office as Vicar / Rector / Priest-in-Charge / Churchwarden of St. Andrew's Church, Churcham & of St. Michael and All Angels Church, Bulley. All the Trustees are also the Trustees of [Churcham & Bulley] Sunday School – Registered Charity No.311551. Both charities share a common foundation.

Objects of the charity. In accordance with the Deed, the School was to be conducted according to the principles of the National Society for promoting the education of the poor in the principles of the established church and the Minister for the parishes of Churcham and Bulley was to have the supervision of the religious and moral instruction, using the premises for a Sunday School as required. The Scheme of 1918 authorised the lease of the school premises to the Local Education Authority and directed that the income of the 'Foundation', after expenses, was to be applied in aid of the Sunday School or classes or lectures for the instruction of children (and adults) of the labouring, manufacturing and other poorer classes.

Objectives and Activities.

The Trustees met on one occasion within the year to formally monitor and manage the property of the Charity. Fortunately, the modest trustee body was restored in March by the return of the Chair from sick and long-term compassionate leave.

That part of the Charity's Functional and Investment Property comprising the school premises is occupied by Churcham Primary School, a Community School maintained by the Local Education Authority. Use of the premises is reserved to the Trustees outside of school hours. At these times, the premises are made available, subject to a fee to defray incidental expenses, as a meeting venue for local community organisations, for example Churcham Gardening Club, as well as for use for (ecclesiastical) parish social and fund-raising activities. The premises are also used by the Parish Council for their regular meetings.

The Master's House [formerly school teacher's residence] is attached to the school premises, the whole being Grade 2 listed. The house constitutes an Investment Property of the charity. It has been let throughout the year to private individuals on an assured short-hold tenancy.

Public Benefit. The Trustees are of the opinion that they have paid due regard to the guidance on 'public benefit', published by the Charity Commission, in exercising their powers and duties.

Contribution made by volunteers. The work of the Trust has been facilitated by the voluntary efforts of the Trustees and by a volunteer Clerk who has undertaken much of the Trust's administrative work including record and book-keeping, the preparation of the Annual Financial Statements and Report and the submission of the Annual Return.

Achievements and Performance.

First Registration of Real Estate. As previously reported, the successful registration of the charity's real estate with HM Land Registry had been completed in 2024. The fees and disbursements relating to a complementary application made on behalf the Trustees of the [Churcham & Bulley] Sunday School charity had been met entirely by the Trustees of the Churcham & Bulley National School charity together with those relating to their own application for registration. Consistent with the original intention, the overall costs had been apportioned but the liability remained outstanding at the end of 2024. This liability was settled in 2025. Following registration, there remain a small number of outstanding real estate legal issues to address.

Quinquennial Rent Review. The terms of the school premises lease provide for a quinquennial rent review; the second review date being 25 December 2025. In addition, the terms provide for an upward-only settlement with a 'floor' increase to the passing rent commensurate with the percentage rise in the Index of Retail Prices over the previous five year period. The Local Education Authority were served with notice of a rent review in November and an increase was determined following the publication of the index of retail prices by the Office for National Statistics in December. As at the date of this report, agreement to proceed by a formal exchange of memoranda recording the increase was awaited from the Local Education Authority.

Benefit to wider Community. During the year, the school premises have been used on 19 occasions outside of school hours by organisations other than those directly connected with the Community School.

Financial Review.

Policy on reserves. An investment is held in a broadly-based Common Investment Fund with the aim of gaining some protection from inflation, providing some diversification of assets and making some positive return. The purpose of the investment fund holding is firstly that of a 'legal contingencies fund', to provide for specialist advice on any issue arising, should the school premises cease to be occupied by a school. The secondary purpose is that of a 'sinking fund', to provide for the long-term maintenance and refurbishment of the buildings. Thirdly, the Trustees are aware that the Trustees of the [Churcham & Bulley] Sunday School charity have no separate provision for reserves but potential liabilities in respect of their land holding, should their tenant determine the lease. Some reserves might be required to meet a liability on behalf of the [Churcham & Bulley] Sunday School charity as a potential beneficiary. Additional funds were subscribed during the year and it is anticipated that there will be additions to the reserves on a regular basis in future years, proportionate with the overall value of the land and buildings administered by the Trustees.

Sources of funds.

The Charity's Functional and Investment Property comprising the school premises has been leased by Gloucestershire County Council under a 20 year lease which commenced on 25 December 2015. However, the terms provide for determination of the lease by the tenant during the term, following six months' notice. The rent is payable quarterly in advance and is subject to quinquennial rent reviews; the next review date being 25 December 2030. The lease contains 'full-repairing and insuring terms'. The lease is registered with HM Land Registry under title GR409147.

The Master's House constitutes an Investment Property of the charity. This residential property has an energy assessment rating of 69 which is within the parameters for Energy Performance Certificate [EPC] band 'C'. The EPC expires on 6 October 2029. The domestic electrical installation certificate expires on 11 December 2029. The Trustees have appointed Naylor Powell Limited [GL1 2DQ] as letting agents and the house has been let to private individuals throughout the year on an assured short-hold tenancy. In October, Naylor Powell reviewed the rent and recommended seeking an increase. An increase of 6.7% was agreed by both parties and implemented in December on the fifth anniversary of the commencement of the tenancy.

Approved by the Trustees on 22nd March 2026.

L S Bloom
Chair of Trustees

R L Snell
Trustee

F N Phillips
Trustee

conqueror

Churcham and Bulley National School - Registered Charity No.311688

Financial Statements for the year ended 31 December 2025

Receipts & Payments Account	Unrestricted Funds £	Designated Funds £	Total 2025 £	*Total 2024 £*
Receipts				
The Master's House - Rent	13,575.00		13,575.00	*12,950.00*
School Premises - Rent	8,472.00		8,472.00	*8,472.00*
School Room - Booking Fees	687.50		687.50	*665.00*
Legal Fees & Disbursements reimbursed	769.80		769.80	-
Interest	2,821.56		2,821.56	*2,774.04*
	26,325.86	-	26,325.86	*24,861.04*
Asset & investment sales	-		-	-
Total receipts	26,325.86	-	26,325.86	*24,861.04*
Payments				
The Master's House				
Insurance - Buildings	911.09		911.09	*877.43*
Letting Agent's Fees	1,689.00		1,689.00	*1,554.00*
Letting Expenses	15.00		15.00	*15.00*
Property Maintenance	900.00		900.00	*162.00*
Legal Fees & Disbursements	-		-	*315.00*
National School				
Education Grant	-		-	-
School Room				
Insurance - Public Liability	288.11		288.11	*288.11*
Heating & Lighting	440.00		440.00	*440.00*
Cleaning	90.00		90.00	*90.00*
Security	62.50		62.50	*40.00*
	4,395.70	-	4,395.70	*3,781.54*
Asset & investment purchases	-	10,000.00	10,000.00	-
Total payments	4,395.70	10,000.00	14,395.70	3,781.54
Net of receipts / (payments)	21,930.16	- 10,000.00	11,930.16	*21,079.50*
Transfers between funds	- 10,000.00	10,000.00	-	
	11,930.16	-	11,930.16	*21,079.50*
Cash funds brought forward	82,055.07	-	82,055.07	*60,975.57*
Cash funds carried forward	**93,985.23**	-	**93,985.23**	***82,055.07***

Assets and Liabilities

Cash funds				
CBF CofE Deposit Fund	65,000.00		65,000.00	*50,000.00*
Building Society Charity Account	28,985.23		28,985.23	*32,055.07*
Cash	-	-	-	-
	93,985.23	-	**93,985.23** a	***82,055.07***
Other monetary assets - Debtors				
School Room Booking Fees	680.00		680.00	*560.00*
Sunday Sch Charity [Legal Fees & Disbursements]	-		-	*769.80*
CCLA CBF Deposit Fund Interest	658.46		658.46	*593.83*
	1,338.46	-	1,338.46	*1,923.63*

Churcham and Bulley National School - Registered Charity No.311688

	Unrestricted Funds £	Designated Funds £	Total 2025 £	*Total 2024 £*
Investment assets				
Funds at market value				
CBF CofE Investment Fund [370.4636 Acc Units]		22,979.71	22,979.71	*13,052.65*
Property				
Permanent Endowment: Investment Property.				
The Master's House [former School Teacher's Residence], Ross Road, Churcham, Gloucestershire. GL2 8BD. Registered Title GR465747 [Part] Title is vested in the Incumbent of Churcham with Bulley and the Churchwardens of Churcham and the Churchwardens of Bulley.			not valued	*not valued*
Permanent Endowment: Functional Property & Investment Property.				
The School Premises, Ross Road, Churcham, Gloucestershire. GL2 8BD. Registered Title GR465747 [Part] Title is vested in the Incumbent of Churcham with Bulley and the Churchwardens of Churcham and the Churchwardens of Bulley.			not valued	*not valued*
Shiplap timber shed 3m x 2.4m.			not valued	*not valued*
Liabilities				
The Master's House - CH boiler service	-		-	*168.00*
The Master's House - Electrical Installation C R	-		-	*564.00*
School Room - Heating & Lighting	513.00		513.00	*440.00*
School Room - Cleaning	114.00		114.00	*90.00*
	-		-	-
	627.00	-	627.00	*1,262.00*

Loan

Oil Painting - "Old Bulley Church".
On loan from the Director of Gloucester City Museum & Art Gallery since 27 April 1936.

The note below forms part of these financial statements.

Approved by the Trustees on 22nd March 2026

L S Bloom	R L Snell	F N Phillips
Chair of Trustees	Trustee	Trustee

Note

a. Attribution of cash funds	The Master's House Fund	National School Fund	School Room Fund	2025 Total
Cash funds brought forward	38,982.22	44,214.44	- 1,141.59	82,055.07
Receipts	17,166.36	8,472.00	687.50	26,325.86
Payments	- 13,515.09		- 880.61	- 14,395.70
Cash funds carried forward	42,633.49	52,686.44	- 1,334.70	93,985.23

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name Churcham and Bulley National School		
On accounts for the year ended	31 December 2025	**Charity no (if any)**	311688
Set out on pages	1-2 (remember to include the page numbers of additional sheets)		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2025**.

Responsibilities and basis of report

As the charity trustees of the Trust, you are 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

Signed:	GJG	**Date:**	06/10/2026
Name:	GINA GARDNER		
Relevant professional qualification(s) or body (if any):	FMAAT ACA CTA		
Address:	Foxglove Office, Building 7, Vantage Point, Business Village, Mitcheldean, Gloucestershire, GL17 0DD		

Section B	Disclosure
	Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).
Give here brief details of any items that the examiner wishes to disclose.	Not applicable