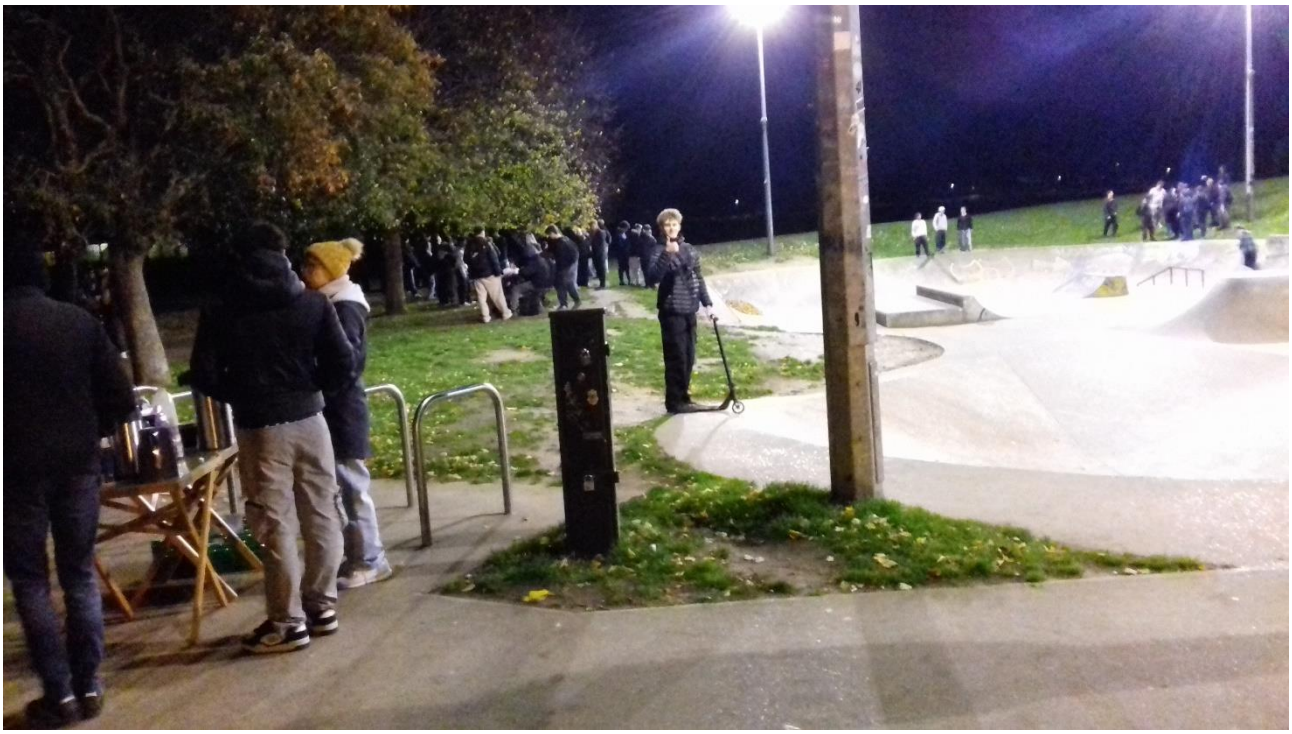
The Open Door Christian Fellowship

"Sharing the love of Christ in a broken world"

RAMSEY CLOSE,
NORWICH,
NR4 7BQ

Pastor: Stuart Bailey
01603 465309
TODCFPastor@gmail.com

Trustees' Annual Report and Financial Review



1 April 2025

to

31 March 2026

Trustees Annual Report for the period 1 April 2024 to 31 March 2025

Registered Charity Number

1170592

Charitable Objectives

The Object of the CIO, is for the public benefit, the advancement of the Christian faith in accordance with the Statement of Faith in such ways as the Charity Trustees may from time to time decide.

Charity's Principal Address

The Open Door Christian Fellowship
Ramsey Close
Norwich
NR4 7BQ

www.eaton.church

Names of the Trustees who managed the Charity during this reporting period

Mr Stuart John Bailey	Trustee, Chair, Pastor
Mr Simon Nobbs	Trustee
Mr Alan John Donnelly	Trustee

Trustee Selection

Trustees are selected and appointed by the current body of Trustees.

Description of the Charity's Trusts

Type of Governing Document:	Constitution, 2 December 2016
How the Charity is constituted:	Charitable Incorporated Organisation (CIO)
Trustee Selection Method:	Appointed by existing Trustees

Governance Structure

The Constitution states that:

> "The spiritual government and leadership of the Church Fellowship for the purposes of which the CIO has been established shall remain with the Spiritual Leadership and to the extent to which the Charity Trustees are not synonymous with the Spiritual Leadership their powers shall be confined to the proper management and administration of the CIO in accordance with the provisions of this Constitution and in furtherance of the Objects and in so doing they shall have full and proper regard to the Spiritual Leadership provided always that they shall not act outside their powers as conferred by this Constitution and by general law."

Spiritual leadership in the Fellowship resides with the Pastor and Elder(s).
Stuart Bailey, as well as being a Trustee is also the Pastor.
Simon Jeczalik served as the Church's only elder until resigning in January 2026; during that period he shared Spiritual Oversight responsibility with the Pastor

As the Pastor of the Church, Stuart Bailey is prided with a small remuneration and permission to reside in the Manse. He therefore absents himself from decisions concerning either the Manse Property or his remuneration.

The Trustees met three times in this reporting period to discuss the management and administration of the Charity, including (but not limited to) major decisions on spending, safeguarding and the proper maintenance of properties held by the Charity.

Minutes of all the Trustees meetings are available.

Bankers

The Co-operative Bank PLC
PO Box 250
Delf House
Southway
Skelmersdale
WN8 6WT

Legal advice and assistance with Charity formation provided by:

Stewardship,
1 Lamb's Passage
London
EC1Y 8AB

and

Anthony Collins Solicitors LLP
134 Edmund Street
Birmingham
B3 2ES

Safeguarding advice and training provided by:

Christian Safeguarding Services
6 Marshalsea Road
London
SE1 1HL.

Summary of activities and achievements in this reporting period

Overview

In this reporting period, our activities have fallen into three main areas:

- Ministering to the Spiritual needs of the existing congregation through regular Worship Services and Bible Study Groups.
- Reaching out to the local community with the Christian Gospel through Children's Activities and Special Events.
- Providing practical help and care to families associated with, and known to, the Church.

Regular Activities

We meet every Sunday in the Church Building for Worship. The Service is open to all and advertised through local media, our own on-line presence and posters.

Each week, we have two Bible Study Groups which meet in people's homes or the Church Building. One of these groups meets on a Friday Morning to cater for people who prefer not to venture out in the evenings.

During the School Summer Break, we ran the an Evangelism course for our members. This course, provided by "Christianity Explored Ministries" was a Bible-based course designed to encourage Christians to share their faith.

In October we began taking Hot Chocolate to a local skate-park one night a week. We provide the drinks free of charge and quickly became popular with the skaters. They now look out for us each Friday and we have got to know several of them well.

In September to November we ran Christianity Explored in the Friday morning Bible studies. Several people who became known to us through the Coffee Mornings attended the course

Community Outreach Work

Throughout this year we have run a small group for children aged 5 to 11 years. The children who attend love coming and have learned substantial Biblical truths enabling them to maintain faithful lives in the very challenging environments of the modern educational system. We have integrated the children's work with our Sunday Meetings and the children regularly share what they have been learning with the wider congregation. They particularly enjoy leading the congregation in action songs.

During the School Summer Holiday we ran a Holiday Club attended by a small number of children with whom we already had family contacts. Like all our children's work, we were able to provide this free of charge.

We also held an Easter Holiday Club. Lower-key that the Summer version, it enabled us to share the Biblical Message of Easter with a number of children. The Holiday Club concluded with an all-age activities day to which the children's families and members of the Coffee Morning were invited.

The Coffee Morning began in April 2023 with the aim of helping us connect with local adults. Attendance has varied from six to fifteen people, many coming from the adjacent sheltered housing complex.

Occasional special events at the Coffee Morning have included Christmas Carols, Games Mornings and the Easter Activity Day.

Several members of the Coffee Morning group have started attending the Sunday meetings.

Social Assistance

We continue to provide practical help for a small number of local families

In one case, Church members have provided emergency, temporary care for two at-risk siblings. Although Social Services are no longer involved, we continue to work with the parent to offer guidance, support and assistance where necessary. This work has resulted in us becoming well-known on the local estate and helped boost our growing reputation.

Other Agencies

We have been pleased to continue supporting Norwich Foodbank. We act as a collection point for food and deliver to their warehouse on a Monthly basis.

We have had visits from the leadership team of Aid-Africa and have been pleased to provide a financial contribution to their work and to support them in prayer. Their amazing practical work in Malawi is an encouragement to us all.

The Church Building also functioned as a collection point for Barnabas Aid until they ceased national collections at the end of 2025 As the only Collection Point in East Anglia, people have travelled some distance to drop off food, clothing and medical items which are then passed on to the Barnabas Aid warehouse in Swindon. From there it is delivered across the globe to partner Churches who use it for humanitarian purposes.

We liaised with Teen Challenge. This Christian organisation provides residential, rehabilitation care for men struggling with alcohol/drug addiction. They have an extremely high record of enabling people to leave addiction behind with a very low relapse rate. They also share the Christian Gospel with the men, many of whom go on to serve in Churches around the country. In October a team of young men from the centre joined us at the Skate-Park handing out Host Chocolate and sharing their testimonies (*see cover photograph*). The following week, several of the skaters asked if they were coming back and they had enjoyed talking with them.

Teen Challenge also led a Sunday Service for us.

Pastor and Trustee Remuneration

The Charity makes no remuneration on the basis of Trusteeship (indeed, at present it has not made any recompense of expenses).

However, one of the Trustees (Stuart Bailey) serves as Pastor for the Church. The remaining Trustees decided to make remuneration to Stuart in consideration of his work. In total, he received £4,200 this period.

The Trustees have also made it possible for Stuart and his family to reside in the Manse free of charge and to pay the Council Tax and Building's Insurance. Repairs and improvements to the Manse are discussed on a case-by-case basis by the Trustees.

Stuart remains responsible for all other utility bills at the Manse.

Fulfilment of Charity Objectives

The Constitution states that:

> "The Object of the CIO, is for the public benefit, the advancement of the Christian faith in accordance with the Statement of Faith in such ways as the Charity Trustees may from time to time decide."

The Trustees are satisfied that we have fulfilled our Charitable Objectives; we have served the public benefit and have continued to advance the Christian Faith.

The Trustees are further satisfied that the two properties owned by the Charity are being used for the benefit of the Charity and its objectives.

Financial Review

Overview

The outgoings for this Reporting Period came to £17,384 including all bills and maintenance of a large Building. We are also discovering that the Manse requires serious expenditure:

> Soffits, Facia and Guttering were repaired at a total cost of £5,304, to which the Pastor contributed £2,650.

Income has been predominantly from the generous giving of our small membership, but has been added to through the use of The Building. We have been able to offer rented space for Bananalink to store their office materials (*Bananlink is a Charity for which Simon Nobbs is a Trustee*) raising £480 for the Church.

Total income this year was £14,774.

Since having the manse's soffits and fascias replaced, we have discovered that the roof itself needs replacing. Part of the ceiling has fallen in and water is ingressing to one of the bedrooms. Quotations for the work have ranged from £28,000 to £9,000 which is beyond our current bank account (currently at £6,854). We are approaching various organisation to see if we can obtain grants towards the work and looking at selling on the pianos.

This has coincided with a fall in attendance and subsequent reduction in financial giving. The year ahead looks difficult, but we are trusting God to provide the means to continue.

Reserves Policy

The Financial Reserve was last reviewed by the Trustees in March 2026 and remains at £3,000, allowing for 3 months' outgoings.

Statement of Account for the Period
1 April 2025 to 31 March 2026

Income and Expenditure

General Fund

Income	
Contributions (from members)	9,513
Gifts (from non-members)	360
Contribution towards Manse Repair	2,650
Gift Aid	1,729
Building Hire and Storage	480
Manse Insurance Rebate	42
Total	**£14,774**

Expenditure	
Ministry Costs and Resources	
Pastor's Remuneration	4,200
Catering	127
Children's Work	90
Local Outreach	189
Publicity	160
Worship	55
Teaching Resources and Pastoral	118
Sub-Total	**£4,939**
Practical	
Building Maintenance, Repair and Cleaning	268
Building Utilities: Gas, Electric, Water, Alarm, Fire, Brown Bin	2,454
Church Insurance	1,774
Sub-Total	**£4,496**
Manse	
Manse Council Tax	1,860
Manse Buildings Insurance	361
Manse Maintenance	5,433
Sub-Total	**£7,654**
Admin	
Web-Site	248
Stationery / Admin (office Costs)	55
Safeguarding	157
CCLI License	249
Sub-Total	**£709**
Missionary Giving	**£0**
Sundries	**£36**
Grand Total	**£17,834**

Surplus/Deficit General Fund **-£3,060**

Balance Sheet as at 31 March 2025

	Notes	2026	2025
Fixed Assets		£1,387,600	£1,387,600
Add Current Assets			
Debtors and prepayments		£0	£0
Current Account Balance		£6,854	£9,912
Cash in hand		£0	£0
		£6,854	£9,912
Less Current Liabilities		£0	£0
Creditors and Accruals		£0	£0
Net Current Assets		£6,854	£9,912
Net Assets		£1,394,454	£1,397,512

Fixed Assets

The Open Door Christian Fellowship owns two properties:

- The property known as “The Building” on Ramsey Close, Norwich, NR4 7BQ. Estimated value (for insurance), £1,100,000
- The Property known as “The Manse”, 90 Buckingham Road, Norwich, NR4 7DG. Estimated Value £280,000 (based on recent local sales as at 31st December 2024)

The Open Door Christian Fellowship also owns the contents of “The Building” including:

- digital piano (valued at £600)
- 2 pianos (combined value approximately £7,000)

Affirmation

The Trustees affirm that they have approved the Trustees Report and Financial Statement above:

Simon Nobbs	Trustee	Date 14/7/26
Stuart Bailey	Chair of Trustees (Pastor)	Date 14 Jul 26.