



**chartwell** / *derived from the Old English*  
- NOUN; a spring in dry ground

*For as soil makes the sprout come up  
and a garden causes seeds to grow,  
so the Sovereign LORD will make  
righteousness and praise  
spring up before all nations.*

*Isaiah 61:11*

# Chartwell Gardens Funding Proposal

Prepared October 2023

# executive summary

## the hard reality

Europe is currently the least evangelized continent in the world. With Islam and secularism on the rise, the percentage of those attending a church of any denomination is at an all-time low. Despite the local church's attempts at implementing a variety of church-planting strategies, an overwhelming majority of the population remains virtually unreached.

## OUR MISSION

We - Danny and Christine Aanderud - lead a growing community of disciple makers (Novo UK) who are committed to activating followers of Jesus to multiply disciples. We "activate" in two ways: 1. We introduce people in our communities to Jesus and journey with them as they become disciples that multiply. 2. We train and develop existing followers of Jesus to become disciple makers in their communities.

Our staff and communities have developed a growing cadre of disciple-making teams in cities throughout the UK and strategic partnerships with churches and ministries hungry for change. We have also begun forming a network of European disciple makers eager to partner with Novo UK in pursuing multiplication across the continent.

## why own a property?

Exponential multiplication - we call this movement - doesn't happen without solid foundations. For the past five years, we have invested in Novo UK's capacity to train, recruit, steward, and deploy disciple makers across the UK and into Europe. These foundations have enabled Novo UK members to launch multiple new teams in an array of key cities across the UK.

Until now, we (the Aanderuds) have purposefully rented larger homes in order to recruit and develop disciple makers for our growing work. This has been extremely expensive but has allowed us to facilitate trainings, host groups, and accommodate overnight guests. However, this has become unsustainable due to the increasing frequency of gatherings, larger overall numbers, and ever-increasing rent in the UK's least-affordable city. Owning land actually solves the "problems" of both organizational growth and sustainability.





## why Oxford?

We have lived and ministered in Oxford for 8 of our 12 years in the UK, largely because the city is a practical and strategic starting location for a European disciple-making network. English is Europe's most widely spoken foreign language. Oxford's varied demographic provides an ideal ministry ground with a worldwide reach. And its geographic location in the center of England allows for easy access to most major UK cities, as well as key airports.

<b>Chartwell's distance to...</b>	Oxford city centre: 15 minutes
	Heathrow Airport: 45 minutes
	Central London: 1 hour

## THE OPPORTUNITY

God has opened up doors for the perfect opportunity. We have been given the chance to purchase a 3.5-acre property in Oxford, England, primed to be developed into a place for gathering, training, ministering, and launching disciple makers. We have said "yes" to the purchase, and are trusting God to provide the resources. We believe this property - already named "Chartwell" - has been set aside and uniquely prepared by the Lord for His children to encounter His presence and be equipped for His mission.

## why Chartwell?

Here are just a few of the *many* reasons:

- This property has loads of space - see "development" section - which is almost unheard of in Oxford.
- The location is highly strategic (see above).
- The property is being sold to us significantly under market value, in what is one of Europe's most sought-after markets.
- We will be able to host team gatherings, disciple-making trainings, and provide office and hosting space for partners and stakeholders.
- After living in six houses in twelve years, we - as a family - are in need of greater stability.

# development . . .

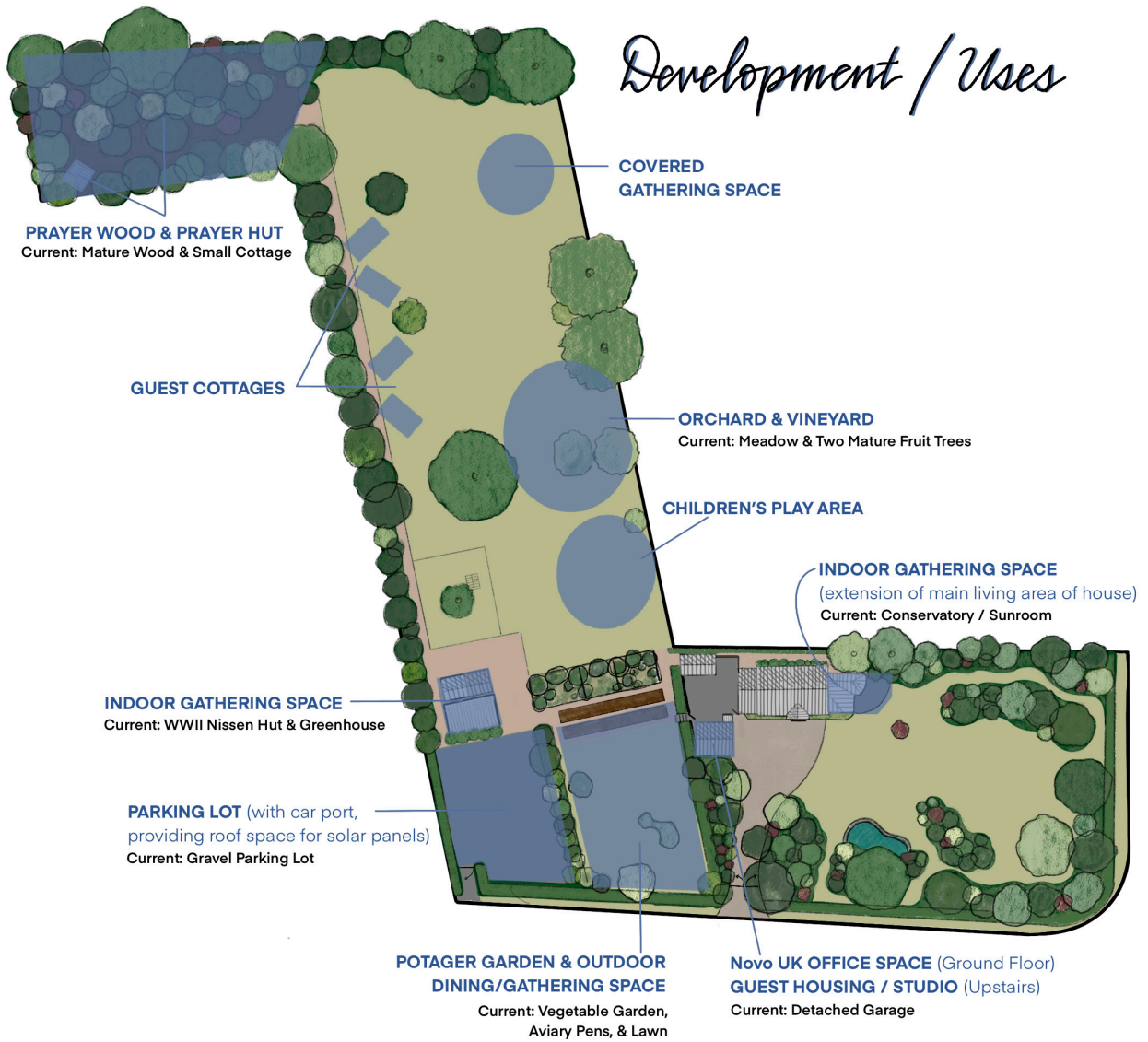
## PROPERTY FEATURES

Chartwell consists of one “residential” plot of land (1 acre) which contains a four-bedroom house, detached garage, and a fully-matured front garden. The remaining 2.5 acres are, for the most part, a blank slate - with a couple of delightful exceptions: a small, mature wood at the rear of the property, as well as a substantial WWII Nissen hut which we would convert into a unique indoor gathering space. Chartwell is uniquely suited to provide a variety of indoor and outdoor spaces for both hosting (guest space) as well as gathering (meeting space). Below are existing needs that Chartwell will meet, both immediately upon purchase as well as per development.

<b><i>Novo UK Internal Uses</i></b>	First Things (Novo UK new staff orientation) Team Leader Gatherings Lead Team Retreats Worship & Prayer Nights Team and Community Meetings (Disciple Making) Catalyst Group Gatherings Office Space
<b><i>Gatherings &amp; Trainings with International Ministry Partners Such As:</i></b>	Novo Germany Novo Hungary (Barnabas Csoport) Harvest Leaders Network SentWell <i>collaborating organisations such as</i> Agape & Frontiers
<b><i>Trainings &amp; Workshops to Activate DiscipleMakers</i></b>	E4M (Empowered for Mission) Local Houses of Prayer (LHOP) LHOP Kids & Families Leadership Mentoring Groups Discovery Bible Study (DBS) DBS for the Family Refocusing & Life Map Workshops Disciple Making Movements (DMM) Family Discipleship Workshops
<b><i>Family-friendly Gatherings &amp; Trainings</i></b>	Worship & Prayer Mornings Garden “Open Days” for Mums and Children Prayer Walking with Children



# Development / Uses



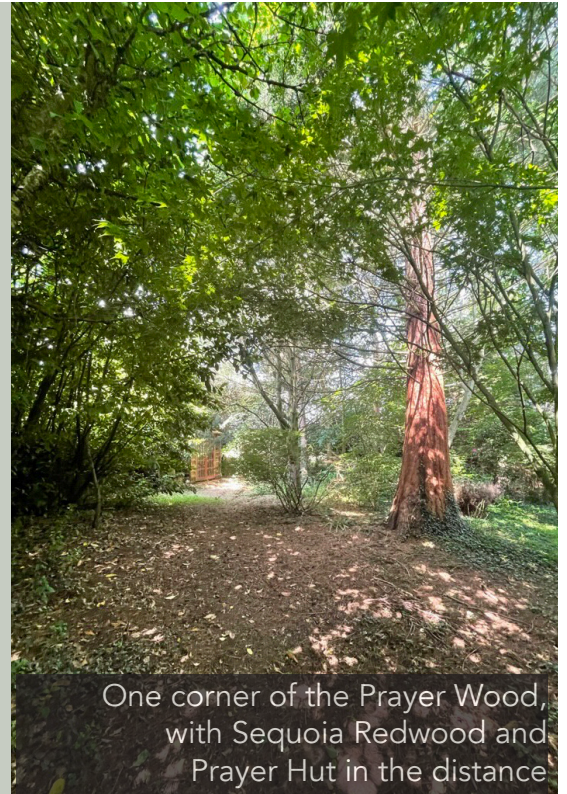


# development . . .

As mentioned above, the property will be able to meet some of our organizational needs immediately. Still others will require minor developments, and a few are dependent on larger renovations/additions. Here's the breakdown, beginning with "quick wins":

## PHASE ONE *property "as is"*

- HOUSE: living room, library (dining room), and conservatory are used as **gathering space** for 20+ people; conservatory serves as separate **training space** as needed.
- HOUSE: fourth bedroom serves as **guest room** for existing and potential staff, ministry partners, and stakeholders
- Detached garage serves as **storage space** for Novo UK training materials, event equipment, etc.
- Second entrance to property with large empty lot provides **parking** for group events
- "Prayer Wood" and summerhouse (Prayer Hut) used for staff **prayer retreats**
- Field and general grounds / gardens used to host **gatherings** of mothers and children for **discipleship** and **training**



One corner of the Prayer Wood, with Sequoia Redwood and Prayer Hut in the distance

## PHASE TWO *minor development*

- Detached garage converted into ministry **meeting and office space** (ceiling, lighting, heating, addition of door & window, etc)
- WWII Nissen Hut converted into **larger gathering space for groups** of 10 - 50 people
- Driveway gate with code installed at second entrance for **secure yet easy access**
- Purchase of two "**shepherd's huts**" for overnight guests
- Lighting installed in Prayer Wood for **evening gatherings** and more winter use; heater installed in Prayer Hut



Foreground: Nissen Hut  
Background: parking lot and separate entrance

# . . . development

## PHASE THREE

### *medium / major development*

- Detached Garage: attic space converted into **guest studio** with separate entrance; garage bathroom (already existing) converted to include shower.
- HOUSE: conservatory replaced with larger, **purpose-built garden room** with capacity for 30+ people
- Covered, **outdoor gathering space** in meadow (gazebo / pavilion)
- Car port added to parking lot, including solar panels for **sustainable energy** / long-term cost reduction
- Further **shepherd's huts** added; OR
- Application submitted for planning permission to build **permanent guest cottages** (to be built near Nissen Hut)



Rendering of possible conservatory conversion

## What is a “Shepherd’s Hut”?



*Shepherd's Huts have a long and important place in British history: for over five centuries they were a place for shepherds to shelter in remote locations whilst tending their flock. Over the last decade, they have taken on a new role, as a popular accommodation choice for those looking for a slightly different holiday experience.*

*As a result of their origins, these huts are found in remote locations amid nature . . .*

<https://devonshirehotels.co.uk/journal/10-reasons-to-love-shepherd-huts/>



# impact . . .

## UK disciple makers

There are 76 urban areas in the UK. We believe that in order to see movements in each of these urban areas we will need highly committed teams of at least 5 disciple makers who are trained to “activate” disciple makers in their area. Novo UK currently have around 50 disciple makers in 10 urban areas, with disproportionate representation in cities like London, Oxford, and Edinburgh.



In the next 5 years we’re targeting the training of at least 500 more disciple makers and the launch of another 50 teams, which will cover the majority of urban areas in the UK. This property will allow us to facilitate 4-6 yearly trainings for emerging disciple makers, host 2-3 yearly gatherings for existing leaders, and accommodate 75-100 out-of-town and overseas guests every year who are attending larger gatherings or trainings. It will also provide office space as we support our disciple makers and run the organizational side of things.

## Oxford ministry

Our disciple-making efforts in Oxford include the homeless, Muslims, families, and students. Our network is growing and we are targeting significant growth in the next 5 years. This includes the launch of an internship program in 2024 designed to train young, emerging leaders in disciple making, the training of at least 40 new disciple makers, and the creation of a network of ministry to mothers and families starting in Spring of 2024. This property would provide gathering space for weekly meetings with our interns, training space for disciple-making training (2-3 per year), and ample space for mothers (and children) to come and be equipped to make disciples who make disciples - a movement among generations!



*Christine has developed an extensive network among families throughout the UK, especially in the sphere of home education. Chartwell will burst open the opportunities and capacity for ministering to these families, and empowering mothers in their roles as disciple makers. We believe that families are foundational for a move of God in Europe!*



## european network

Our European network currently entails organizational leaders from 8 European countries. We meet twice a year (wherever we can find affordable space) to share best practices around disciple making, explore partnerships with key projects, and raise up younger leaders. In the next 5 years we are seeking to expand this partnership to at least 15 countries. Affordable, accessible space for all partners will be paramount. This property is easily accessible to anyone in Europe and would keep the cost of meeting to a minimum.



## ministry partners

While Novo UK is designed to be fiscally lean, we anticipate a need for increased funding as our disciple-making networks grow. A property in a strategic, accessible, and English-speaking location like Oxford would enable us to host ministry partners from the UK and the US on a regular basis and expose them to our work across the UK. We currently host 5-7 ministry partner groups/units per year but anticipate this increasing to more than 10 per year over the next 5 years.



In addition, we are in conversation with a number of US churches regarding UK missions trips, and expect to host at least one major missions trip per year starting in summer 2024. This will grow our pool of people who have been exposed to Novo UK's ministry, are empowered to make disciples in their unique contexts, may commit to supporting our work financially, and, in some cases, may discover their calling to make disciples in the UK.

*Through his grace cascaded into us, empowering us with the gift of apostleship, so that we can win people from every nation into the obedience that comes from faith, to bring honor to his name.*

Romans 1:5 (TPT)

---