

TOM WOOLDRIDGE NON-EXECUTIVE DIRECTOR

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PROFILE

Qualified chartered accountant having trained at KPMG, where I was also sponsored through an MBA in Entrepreneurship course. Current and prior experience includes:

- Working within governance and reporting environment with key stakeholders at board level, including family shareholders and overseas trustees;
- Preparation of business plans and extensive financial models for private equity led projects in core-plus and value-add real estate projects;
- Extensive experience in originating senior debt and stretch senior debt finance based on large network of retail banks, challenger banks and alternative lenders; - Detailed financial analysis on strategic and operational projects for investors; - Reporting of financial and management information to board, shareholders and external funding partners;
- Preparation of statutory accounts under UK GAAP and IFRS;
- Management of finance, accounting, taxation and human resource functions, liaising with professional advisers where appropriate.
- Training and coaching of team members setting out personal development plans.

Presently undertaking two roles; executive director at Monument Real estate and senior adviser / part time finance director at family owned SME. Prior to these roles, spent twelve years as finance director of commercial property fund which managed investment and development properties in the UK and Germany. My role at KPMG began in the audit/assurance department but latterly included transaction services. Client base included listed entities, SMEs and family firms operating across a broad range of sectors, such as manufacturing, leisure and construction. Sponsored by KPMG through MBA in Entrepreneurship at Manchester, attaining distinction, focusing on key business issues affecting SMEs and family organisations.

QUALIFICATIONS

- FCA, MBA, BA (Hons)

EDUCATION

- **2001 - 2004, MBA in Entrepreneurship, Manchester Business School.** Awarded distinction grade. Key modules included Corporate Strategy, Retail Strategy, Entrepreneurship, International Business and Organisational Behaviour. Course was part-time over three years and was completed in July 2004. Course was sponsored by KPMG with a maximum national intake of 10 students across all UK offices.
- **1997 - 2000 Associate Chartered Accountant.** Qualified in July 2000 as a Chartered Accountant (ICAEW) with first time passes.
- **1994 - 1997 BA (Hons) in History, Newcastle University.** Obtained 2:1 in History, with prizes awarded in final year for dissertations.

CAREER HISTORY

Dates	Employer	Position
Jun 2018 - Present	Damian Cronin Ltd ('Cronin')	Senior Adviser & Part time FD
<ul style="list-style-type: none">• Senior adviser to family owned SME which operates as contractor specialising in bespoke joinery and commercial refurbishments. Has recently completed projects at Harry Potter World, Gatwick Airport and Here East at Olympic Park, London.• Part of leadership team with focus on improving management information on contract performance.• Established / chaired monthly meetings with senior management to focus on corporate governance and control environment.• Preparation of month end management accounts and annual financial accounts.• Advised shareholders on debt and ownership structure of commercial property portfolio.• Advised shareholders on taxation strategy for residential properties.• Currently implementing marketing strategy to establish new website, corporate brochure and new networks to improve brand awareness.		

Dates	Employer	Position
Oct 2016 - Present	Monument Real Estate ('Monument')	Executive Director
<ul style="list-style-type: none">• Established real estate management business that seeks to partner private equity capital in real estate projects in northern UK.• Identify potential assets and develop business plans for those assets with appropriate equity investors and debt finance partners.• Developed networks identifying private equity investors; have bid (and currently bidding) on several projects with investors such as Tristan, Patron, RevCap and Henley.• Established networks with >80 private equity debt funds and challenger banks who provide senior, stretched senior and mezzanine debt.• Advising gas power station operator on asset finance options for new site.• Advising fund manager on re-finance of retail park, following strategic review of funding requirements and completion of financial modelling.• Completed lease restructure of high street operational business, providing strategic advice on their successful negotiations with largest commercial landlord.		

Dates	Employer	Position
July 2004 - Sept 2016	Associated Property Investors ('API')	Finance Director
<ul style="list-style-type: none">• Part of senior leadership team that managed >£300m commercial property assets in UK and Germany. Fund managed for family office represented by offshore / professional trustees.• Raised senior debt of c£200m and €90m loans with UK and German banks for investment.• Raised c£14m senior debt for development of Manchester hotel and mixed use scheme.• Structured group structure to mitigate corporate taxation, reduce stamp duty exposure and enhance capital allowances.• Responsible of production of management accounts, financial forecasts and analysis for monthly board meetings with shareholders and professional trustees.• Preparation of statutory accounts and tax returns, under UK GAAP and IFRS, for UK companies and partnerships.		

Dates
Sept 1997 - Jul 2004

Employer
KPMG

Position
Manager

- Extensive business advisory and audit experience with clients in the SME sector, larger and some listed clients across a broad cross-section of industries.
- Portfolio included listed client in sports sector, listed group in paint and chemical industry, manufacturing groups and several privately-owned clients.
- Experience in Transaction Services projects that included preparation of reports for due diligence and financial assistance reports that involved liaison with internal and external advisers. Transactions enabled MBO and early redemption of shares from investors.
- Emphasis of role was on business development, project management, client relationship management, technical knowledge and coaching of staff.

Dates
Sept 1993 - Jul 1994

Employer
Chichester

Position
Student Teacher

- Employed as a student teacher, having reached a high standard at school. Still go to concerts where possible.
- Film and cinema.
- Teacher at preparatory school in the academic year between school and university. Work involved tuition of French, music and sport.

QUALIFICATIONS

- FCA, MBA, BA (Hons)

ADDITIONAL INFORMATION

Sport:

- Keen runner, completed several Great North Runs and marathons in New York and Chicago.
- Play tennis on a social basis.
- Used to play hockey for local Newcastle club and Club Captain of Men's Hockey Club whilst at Newcastle University.

Other:

- Play piano, having reached a high standard at school. Still go to concerts where possible.

Interests:

- Film and cinema.

References Available on request.