

## CURRICULUM VITAE

**Name** Thomas Michael Scott WOOLDRIDGE  
**Age** 44  
**Status** Married with two children  
**Nationality** British  
**Address:** 12 Ivy Road  
Gosforth  
Newcastle upon Tyne  
Tyne & Wear  
NE3 1DB  
**E-mail** twooldridge27@gmail.com  
**Telephone** 07957 553 513 (M)

### Summary

Current objective is to add further senior adviser/part-time finance director/non-executive role in addition my two existing roles.

Senior adviser to Damian Cronin Limited, family-owned building and joinery business based in Newcastle and currently working on high profile UK projects. Role to advise leadership team on improvements in management information and corporate governance and to assist shareholders in corporate strategy.

Established Monument Real Estate which aims to take private equity capital to acquire and then manage commercial property projects in northern United Kingdom. Identified several appropriate investors and a range of alternative debt providers looking to invest into value-add opportunities. Monument is currently working on value-add opportunities in retail convenience centres and refurbishments of regional office markets.

Previous role was Finance Director at Associated Property Investors, a property fund management that proactively managed >£300m commercial property portfolios in UK and Germany. I was responsible for all business support functions, such as HR and IT, as well as specific responsibility for all financial aspects of the business, such as real estate finance, accounting and taxation.

I trained and qualified as a Chartered Accountant at KPMG, where my role was in audit/assurance and included some transaction services projects. My client were SME and family firms that operated in manufacturing, leisure and construction industries.

I obtained a distinction grade for an MBA in Entrepreneurship at Manchester Business School, sponsored by my then employer KPMG, which focused on key business topics affecting SMEs.

### Qualifications

FCA, MBA, BA (Hons)

## **EXPERIENCE**

### **June 2018 – present, SENIOR ADVISER, DAMIAN CRONIN LIMITED ('Cronin')**

Cronin is family owned building contractor that specialises in bespoke joinery and commercial shopfitting. It is based in Newcastle but works on projects around the United Kingdom, having recently worked on projects for Harry Potter retail stores, Costa Coffee and Here East at the Olympic Park in London.

- Part of senior leadership team improving management information on contracts, financial accounts and forecasting.
- Established /chaired monthly board meetings and focus on corporate governance and control environment.
- Advised shareholders on strategy and ownership structure of residential and commercial property portfolio.
- Implemented marketing strategy to establish new website, corporate brochure and new networks to improve brand awareness.

### **October 2016 – present, EXECUTIVE DIRECTOR, MONUMENT REAL ESTATE ('Monument')**

Monument is a real estate asset management business that seeks to partner private equity capital to invest in real estate projects located in northern United Kingdom. We aim to identify potential assets, bring together the appropriate equity investors and debt finance partners, and then asset manage those assets over an agreed business plan and timescale.

- Developed networks identifying private equity investors; have bid (and currently bidding) on several projects with investors such as Tristan, Patron and Maven Capital.
- Identified over 70 alternative finance partners, such as family offices, challenger banks and debt funds, in commercial/residential real estate; now advising third parties on funding requirements for industrial and retail park units.
- Currently establishing value-add funds for regional offices and retail convenience centres for separate private equity investors.

### **July 2004 – September 2016, FINANCE DIRECTOR, ASSOCIATED PROPERTY INVESTORS ('API')**

API is a property fund management company which administers several investment portfolios on behalf of a small group of private shareholders/high net worth individuals, many of whom are represented by professional trustees.

- Part of senior leadership team that managed >£300m commercial property assets in UK and Germany.
- Management of relationships with banking partners and professional advisers.
- Successfully raised senior debt of c£200m and €90m loans with UK and German banks for investment and property development finance.
- Structured group structure to improve mitigation corporate taxation, stamp duty exposure and enhanced 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.

## **PREVIOUS EMPLOYMENT**

### **September 1997 – July 2004, MANAGER, KPMG**

- 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 a listed client in sports and retail 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.

### **September 1993 – July 1994 , STUDENT TEACHER, CHICHESTER**

- Employed as a student teacher at preparatory school in the academic year between school and university. Work involved tuition of French, music and sport.

## **EDUCATION**

### **2001 – 2004, MBA in Entrepreneurship, Manchester Business School**

- 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.
- Completed course with distinction grade. Key modules included Corporate Strategy, Retail Strategy, Entrepreneurship, International Business and Organisational Behaviour.

### **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.

## **ADDITIONAL INFORMATION**

<b>Sport</b>	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.
<b>Other Interests</b>	Play piano, having reached a high standard at school. Still go to concerts where possible. Film and cinema.
<b>References</b>	Available on request.