




Profile of the Study Team

	<p>MGA is a recently established business and economic advisory start-up company based on a partnership of Stephanie Morrow and James Gilchrist. Stephanie and James collectively have 25 years' experience - working at senior levels in three of the 'Big 4' professional services firms. MGA works with clients in the public, private and not-for-profit sectors - to develop and deliver sustainable economic and social development. MGA offers insightful and practical advisory services, to inform strategic decision making and investment approval decisions, offering the best prospects for success and value-for-money. Both Stephanie and James have an extensive track record of successful advisory work in the social and community regeneration sector in NI. Their expertise spans policy advice to Government on third sector development in NI; advisory work in relation to social clauses in procurement and community asset transfer; and advisory work in relation to business cases and fund-raising for community regeneration projects – including many which could be target projects for an Ethical Property Fund in NI.</p> <p>Stephanie will be day to day Project Lead, co-ordinating the inputs of other team members, and leading on NI stakeholder consultation and identification of live investment opportunities on the ground in NI and related partners for the fund. James will advise on financial modelling approaches.</p>
	<p>Social Value Lab works across the UK and internationally, supporting public bodies, grant-makers, social investors, and frontline social enterprises to increase their social impact and value for communities. The Lab provides access to a pool of more than 40 specialist staff and associates, which bring topic and technical expertise in issues relating to social research, community asset transfer and development, social enterprise models, and social investment approaches. Social Value Lab is structured as a social purpose business, part owned by employees and a social enterprise, in a way that means that the majority of any surpluses made are returned to charitable work.</p> <p>Jonathan Coburn, founding director and principal consultant at the Social Value Lab brings almost 20 years' experience in social enterprise, neighbourhood regeneration, and community asset development. Recently he was part of the team that carried out a UK wide study into best practice in community asset transfer on behalf of the Joseph Rowntree Foundation. Jonathan will lead on best practice and implications/ lessons for a NI Ethical Property Fund and will advise on Social Return on Investment modelling approaches.</p>
	<p>Creation Ltd is a small specialist team led by Ian Hughes. With a focus on supporting clients who are interested in property growth, asset income maximisation, and social impact, Creation offers ethical investment, asset transfer, and property development support with a focus on supporting social economy enterprises.</p> <p>Key services include: Ethical Property and Asset Investment Strategies; Asset Acquisition and Development Strategies; Advice on Innovation and Funding; Regeneration Advisory Support; Business and Feasibility Studies; the Design of Collective Investment Funds, Collaboration and Joint Ventures</p> <p>Ian has acted as a Special advisor to various government departments (development economics, community asset transfer, ethical property modelling), provided complex advice to numerous Local Authorities and public agencies across the UK (social enterprise models, Joint Venture development, physical regeneration, and community asset transfer), and provided business planning and advice to more than 120 housing associations, funders, and social enterprises (property investment strategy, balance sheet development, income diversification, and financial sustainability). Ian will lead on practical implementation considerations in terms of establishing the Fund.</p>