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Inspiration and Innovation : stewardship of assets outside the box

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Inspiration and Innovation: Stewardship of Assets outside the Box

**African Church Assets Programme ACAP II Workshop,
Rwanda, PIASS Butare, 12-13 Dec. 2017**

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1. Creativity: Inspiration and Innovation

Faith in the triune God means

- God Father the Creator is the source of human creativity
- God Jesus Christ the Liberator sets us free from the sin of boxes and self-limitations to become God's servants and stewards
- God Holy Spirit the Innovator gives us inspiration and courage for unexpected solutions.

Inspiration is the capacity for visions and dreams

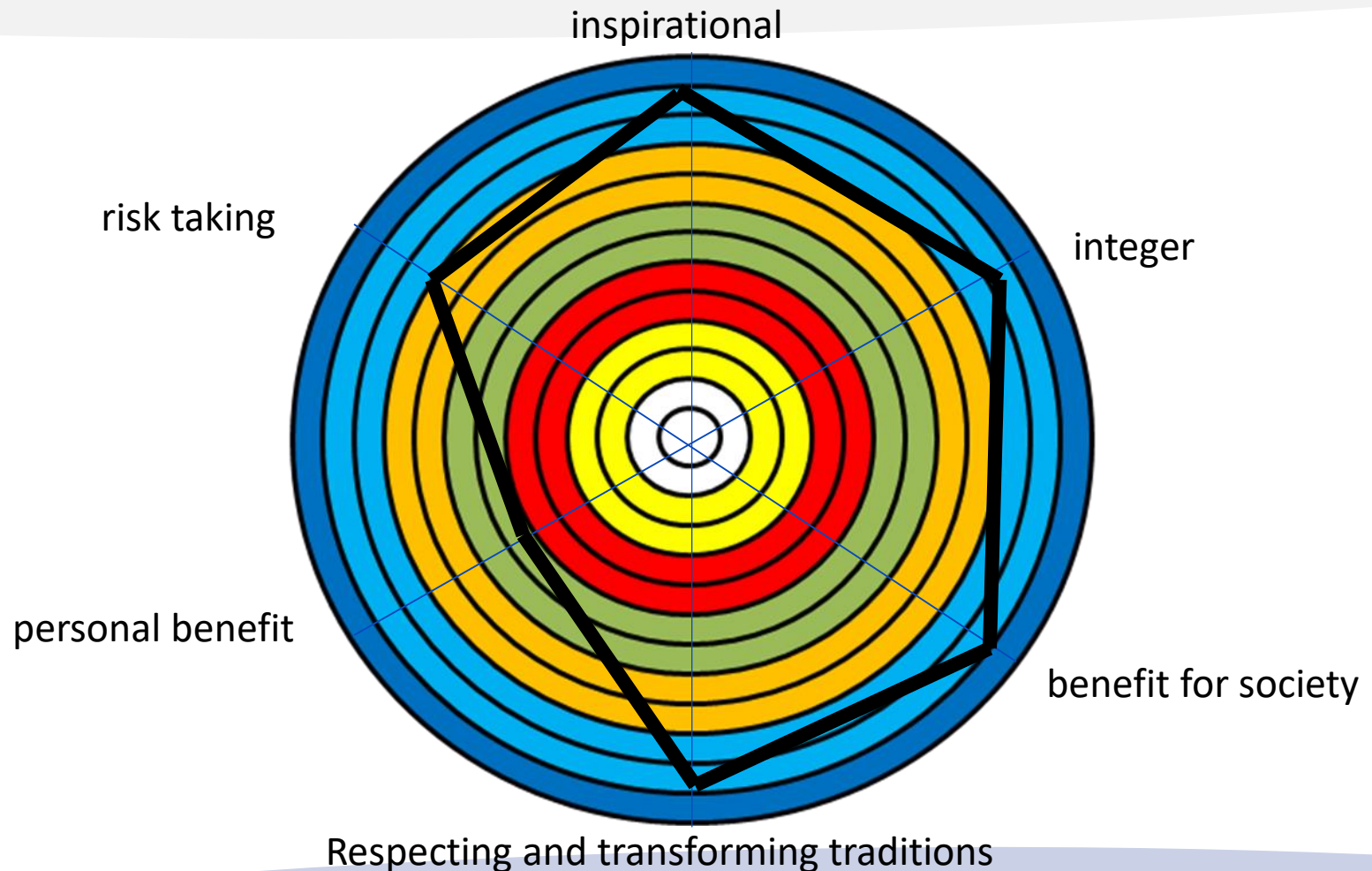
Innovation is the capacity to implement visions with respective resources.

2.1 The Ethical Innovator: the twelve I's

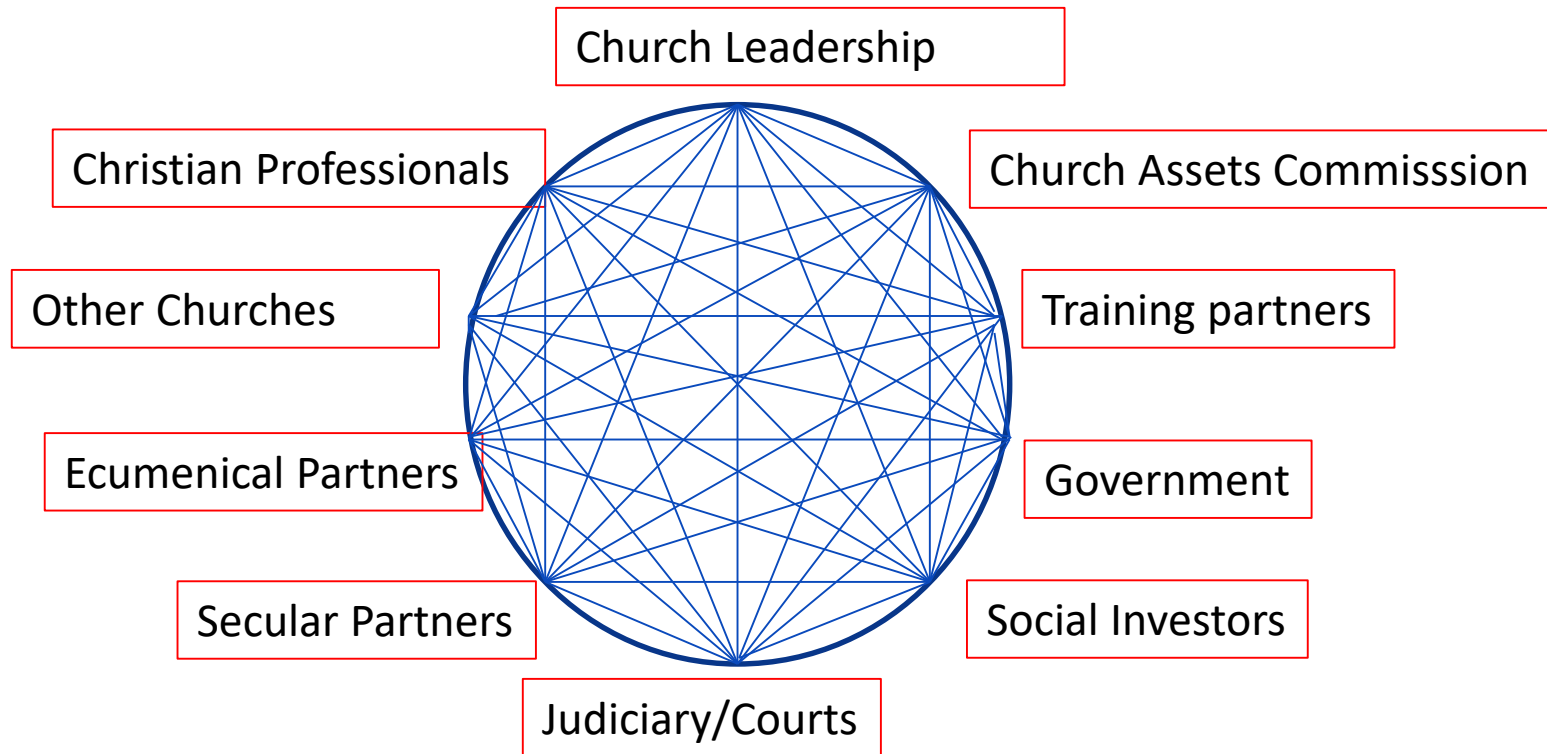
The ethical innovator is

- Ingenious thinking outside the box
- Intuitive holistic rational, emotional, social
- Inspirational inspired by the spirit and visions
- Integer honest, transparent, not plagiarising
- Independent from authorities and mainstream trends
- Inclusive for the benefit of deprived and needy
- Improving improving living conditions
- International not only for protected beneficiaries
- Indigenous respecting and integrating indigenous culture
- Influential ambitious in becoming mainstream
- Income generating not jobless growth, but job creating
- Indefatigable hope and energy to overcome obstacles.

2.2 Profile of an Ethical Innovator



3. Stewardship of Assets by Creative Networking



4. Creative Solutions 1: Examples China



How can the communist government support a church? By declaring it as a concert hall. Nanjing



National Charity Day 9. 9.2017 Crowd funding via mobile phone small donations in groups and via internet. 15'000 USD for two projects in one day with support of Tencent/internet platform

5. Creative Solutions 2: Expand Business Sectors

Income generating Assets to be expanded from

- Hospitality sector (hotels, restaurants) to
- Agriculture incl. job creation for youth
- IT innovative solutions e.g. for marketing of agricultural products
- Start ups

Impact investors/ social entrepreneurs investors search innovative projects!

6.1 Creative Solutions 3: Impact Investments

Impact investments are direct investments in real economy (instead of speculative and fund investments) with socially and environmentally positive impact.

- Global conference “Faith in Finance” in Zug/Switzerland 30 Nov/ 1 Dec: Very large Christian pension fund investors etc.. New global Alliance FaithInvest.
- Churches/Church-related Organisations CRO to prepare solid investment projects on their land/assets.
- UN Sustainable Development Goals SDGs. UN, UNDP, African Development Bank etc. very interested to cooperate with Faith-based organisations.
- Chinese Christian Investors, partner of Geneva Agape Foundation, have a very large agricultural investment fund and .

6.2 Creative Solutions 3: Impact Investments

- 1 Stückelberger at African Development Bank AFDB Nov 2017,
- 2 with UN Office Geneva SG Moller on 6 Dec 2017 in Geneva
- 3 Faith in Finance global Conf Zug/Switzerland 30/10-1Nov 17

6.3

Email
received 21
Sept 2017

Churches and
ecumenical
partners
participating
in or creating
“Ecumenical
Social
Investment
Platforms” ESIP

DEALS CLOSED

41

COUNTRIES

13

INVESTORS

26

FINANCIAL CAPITAL DEPLOYED

US\$ 97.48M

More information

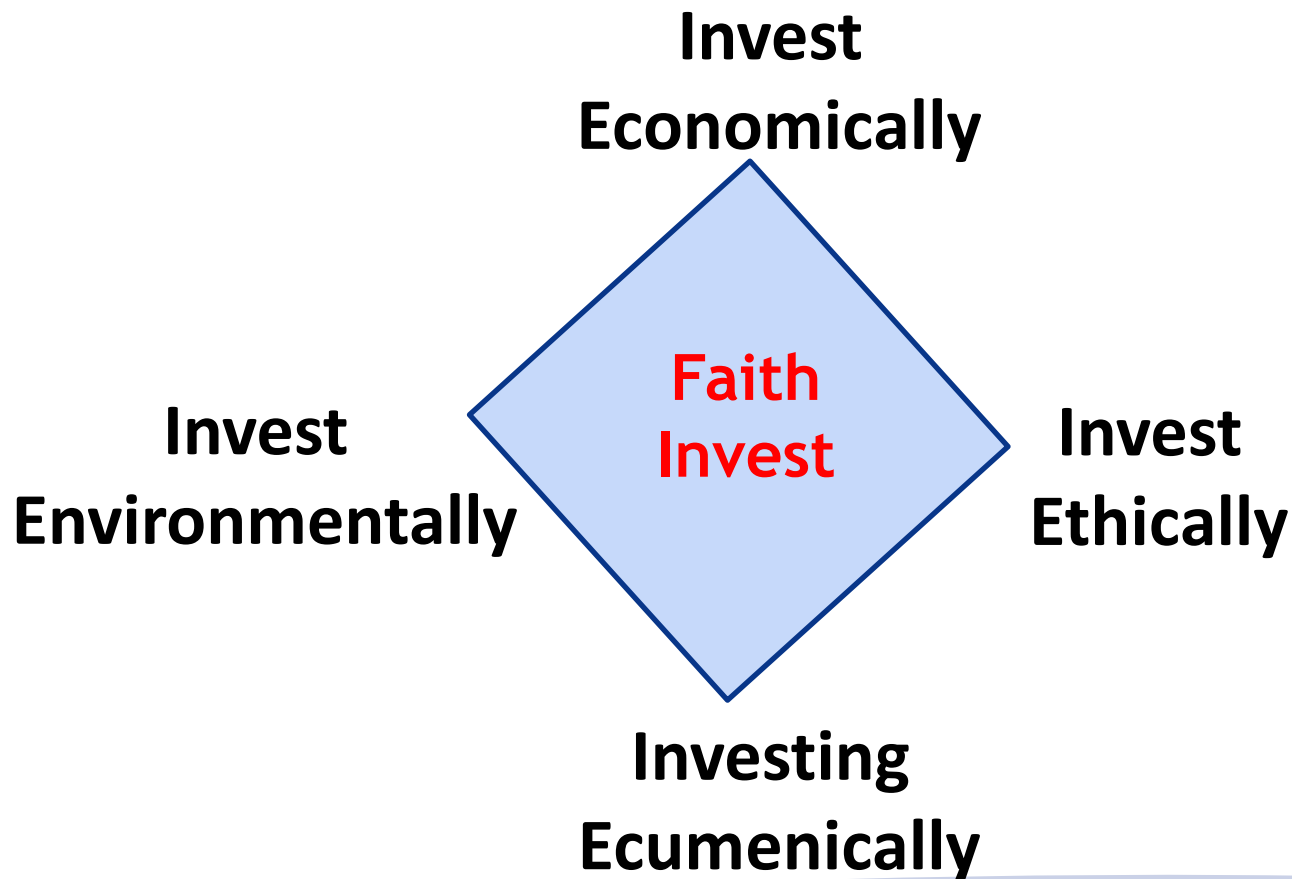
DEAL SHARE PLATFORM

We are proud to announce that the Deal Share Platform (DSP) has been awarded the [Distinction award](#) at the 10th anniversary Swiss Philanthropy Foundation “Great!” event. The event, which aimed to celebrate philanthropy in its diversity, highlighted 10 innovative initiatives from around the world that have made traction in the social sector.

In addition, Deal Share Platform has also been nominated for the [World Summit Award 2017](#) as the best and most innovative digital solution in Inclusion & Empowerment from Singapore. The award recognises ICT solutions with high impact across a range of social causes and beneficiaries.

6.4 FaithInvest: EEEE Investments

(ESG: Environm, Social, Governance)



7. Creative Solutions 4: Securing Land Assets

How to finance registration of land?

- Selling part of land to finance registration?
- Gain investors to invest on part of the land?
- Donations?
- Pooling registration processes
- Discount by Christian professionals like lawyers?

How to avoid further losses by land fraud?

- Sign declaration/code by mandate holders to abstain from corruption, misappropriation of church properties, ev. declaring personal assets at beginning and end of mandate
- Reinforce sanction mechanisms in churches
- Social security for church staff

8. Creative Solutions 5: Social Security and Auditors in Churches

Social security schemes for church staff are important to reduce fraud in asset incl. land resources:

- Pension fund
- Health insurance
- Accidents insurance

Good credible auditors of church accounts are important to reduce corruption and fraud in assets. They are more expensive than small less qualified auditors. If international auditing firms: negotiate special non-profit discount which they can declare as CSR activity.

9. Theological Education: Modules on «Stewardship of Assets»

8-10 Modules, each 2h teaching/training for theological studies, church leadership and lay trainings. 2-3 Authors from various institutions (GE, SPU, PIASS, ELCT, CUEA, UAC et al). Topics also for Handbook

1. Leadership as Stewardship
2. Prosperity Gospel: My church is not my private company
3. Asset Mapping: See what we have
4. Asset Accountability: from Planning to Monitoring
5. Asset Management: from Securing to Developing of Land
6. Innovation Strategies and Partnerships
7. Investments: attracting ethical/social/impact investors
8. Good Stewardship by Overcoming Corruption
9. Good Stewardship in Church Elections
10. Good Stewardship in Time Management

10.1 Observations from Churches' Reports

1. Participants

- Reporting persons are experts/financial staff, average 30-50 years old, male and female.
- Higher number of female than in church leadership
- Average younger than church leadership
- Denominations: interest in topic across denominations, similar challenges, but differences in centralised/decentralised structure of churches

10.2 Observations from Churches' Reports

2. Assets

Main types of assets described:

- Land (agricultural, forest, construction land)
- Health services (hospitals, health centers etc.)
- Education (Universities, primary and secondary schools, vocational training centers)
- Hospitality (guest houses, hotels)
- Business (car garage, coffee shop etc.)

10.3 Observations from Churches' Reports

3. Challenges

- Info/data: already good amount of data, but more needed.
- Governance: decentralised, need for centralised info about assets to better manage (e.g. land certificates)
- Are assets part of the mission of the churches?
Theological reflections
- Hospitality sector seen as promising for income generating investments. But not highest standard and more risky and volatile than e.g. investments in apartments (rental income). Should be more considered.

11.1 Group Report 1: Securing, developing, maintaining Church Assets

Registration.

1. Clarify name of property
2. Clarify number and registration of property
3. Origin of property
4. Value of the property
5. Date when bought
6. Total number of properties
7. Registration of property in name of owner/church

Maintaining

1. Security of property/insurance
2. Training of personal for maintenance
3. Invest to improve the existing properties
4. Ownership spirit: church leaders, church staff, church members to help implement

11.2 Group Report 2: Investment of Church Funds

How making decisions where to invest?

- Parish level: initiative, ideas.
- Presentation of project to parish
- Decision by council of elders
- Synod level: to approve

How to implement?

- Monitoring
- Financial reports
- Internal and external audits

11.3 Group Report 3: Conditions to attract investors?

How to attract of investors to invest in church assets?

- Registration of assets
- Reports and reporting systems
- Official recognition of church by state
- Publish of activities of church
- Support infrastructure facilities
- Need of good governance and assure security
- Competent and skilled staff/experts
- Show experience of church in projects with investments
- Rules and regulations for delegation of power
- Good financial system in church
- Marketing of church projects
- Church projects relevant for development and national priorities

12. Individual Action Plans

- Participants presented individual action plans for their church/organisations.
- See Report of the Workshop and see individual powerpoint presentations.

13 Follow Up - Next Steps

The participants endorsed following steps

1. Call each other “Stewards” (ST)- instead of other titles
2. We herewith commit ourselves to build RCAP (Rwanda Church Asset Programme)
3. Report and presentations of the Workshop to be sent to the participants by Christmas
4. Participants to report back to their superiors to bring them on board. Get endorsement/support from superiors/church leaders.
5. Complete your individual action plans 2018 by Christmas and send to ST Viateur (he then to GE-EA and GE-HO)
6. Participants: go first deep, then only broad: concrete actions in your range of influence, then sensitisation
7. Send progress report by 30 March 2018 to ST Viateur

13. Follow Up - next steps (2)

8. RCAP (Dr. Viateur) to send integrated report about RCAP to AACC (DSG Bright Mawudor) to integrate in ACAP report to AACC GA in June 2018 in Kigali
9. Build thematic workgroups, e.g. how to attract investors, innovative ideas, tax (exemption) issues, securing/registering land assets. Self-initiated by participants (coordinated by PIASS/Steward Viateur)
10. Explore another workshop for follow up in second quarter 2018
11. Explore setting up a RCAP Center at PIASS with churches for trainings, research, exchange between churches, advocacy towards government.

13. Follow Up - next steps (3)

12. ACAP Handbook, will be published Q2 2018, to be used, ev. to be translated/adapted to KinyaRwanda.
13. Build a mechanism to explain the importance of Assets/RCAP to the churches. PIASS to support this.
14. Coaching/pastoral care for participants

Each month you wait with dynamic management of
assets, your institution
is not enough faithful steward of God
loses money
misses opportunities
does not improve reputation

Therefore

Act now

شكراً جداً (Shokran Gidan)

merci

thank you

teşekkürler

ngiyabonga

baie dankie

kealeboga

diolch

yn fawr धन्यवाद (Danyavad)

謝謝 (xiexie)

asante sana

gracias Спасибо (spacibo)

danke

grazie

murakoze adube

oshe

dankjewel

obrigado/a