

Case Study

# Materiality Assessment for Clearbell Capital

EVORA helped define sustainability priorities and build strategic alignment through a structured, data-led approach

## The Challenge

**Clearbell Capital is a privately owned UK real estate investment and asset management firm focused on creating value across traditional and emerging sectors. Since 2007, it has managed four diversified funds and four separate accounts across the risk spectrum, raising over £1.8 billion and asset managing more than £3.7 billion.**

The company places sustainability at the centre of its strategy, integrating ESG considerations across the investment lifecycle.

Clearbell Capital sought to identify and prioritise the most material sustainability themes shaping its long-term strategy. With diverse stakeholders and evolving regulatory expectations, the organisation required a robust and insightful materiality assessment to support strategic planning and sustainability reporting.



## Our Approach

### Structured methodology

EVORA applied a structured materiality methodology that combined stakeholder engagement, weighted scoring and analysis of key business drivers. This approach ensured the assessment reflected both organisational priorities and external stakeholder expectations.

### Stakeholder engagement

Perspectives were gathered through stakeholder surveys and analysis of existing datasets. Stakeholder groups included employees, investors, property managers, tenants, regulators and reporting bodies. Responses were weighted according to influence and relevance, creating a balanced and representative view.

### Analytical framework

Each sustainability topic was assessed against stakeholder priorities and potential business impact. The results were then mapped within a materiality matrix, providing a clear visual representation of the most material themes and supporting strategic decision-making.



## Key Outcomes

- Improved alignment between stakeholder expectations and strategic priorities
- Strengthened sustainability governance and risk management.
- Evidence-based prioritisation to guide resource allocation.
- Robust foundation for future sustainability reporting and regulatory compliance.

Through EVORA's stakeholder-informed and evidence-based approach, Clearbell Capital gained a clearer view of the sustainability issues most material to its business.

The assessment now provides a practical foundation for strategic planning, reporting and long-term value creation.



“EVORA's structured and data-led approach helped us build a clear understanding of the sustainability issues most material to our business and stakeholders. The materiality assessment has strengthened our strategic alignment, supported more informed decision-making, and provided a robust foundation for future sustainability reporting and long-term value creation.”

**Hannah Arcaro**  
Sustainability Associate, Clearbell Capital



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