

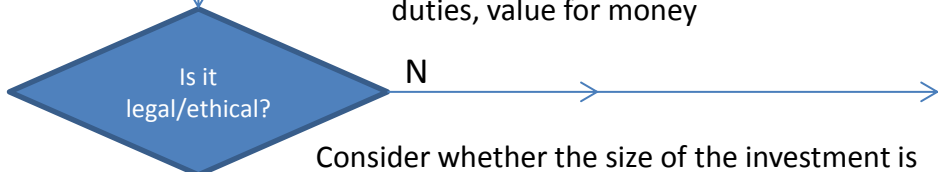
**STAGE 1 GATEWAY**

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T

**IDENTIFY OPPORTUNITY**

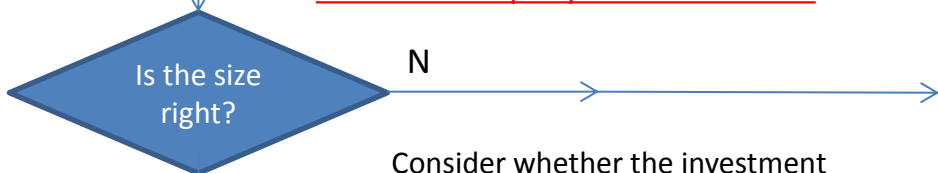
Consider:

- Powers, reasonableness, fiduciary duties, value for money

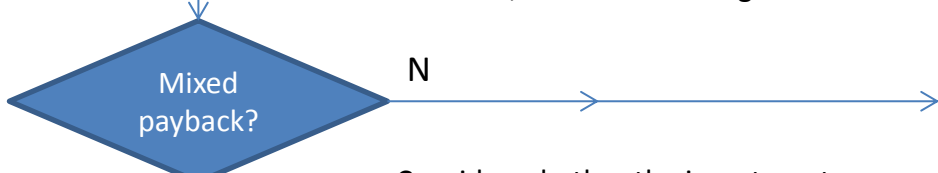


Consider whether the size of the investment is sufficient to benefit the Council .

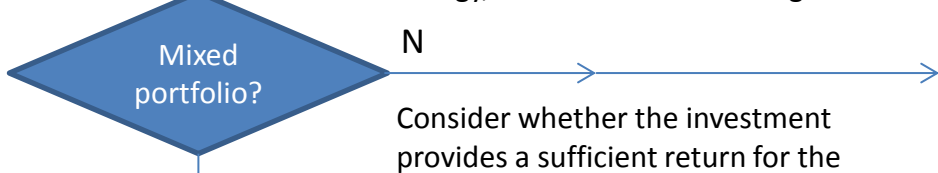
- Commercial Property - £250k minimum
- Residential Property - £100k minimum



Consider whether the investment provides a balanced payback over the short, medium and long term



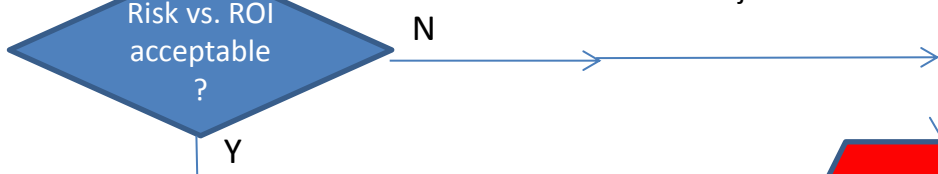
Consider whether the investment provides a balanced portfolio: e.g. 25%-50% property, 25% - 50% Energy, 25%-50% TVBC Trading



Consider whether the investment provides a sufficient return for the level of risk e.g.

- Commercial Property High Risk = >10% ROI, Low risk = >4%
- Residential Property > 3%

If less than 4% ROI then reject



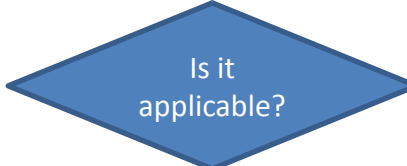
**Gateway 1 complete**

**Terminate option/stop progress**

**STAGE 2 GATEWAY**

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E

From Gateway 1



**The Strategic Case:**

Describe how this investment is compatible with the Council's overarching aims and objectives.

N

Y



**The Economic Case:**

Prepare a cost / benefit analysis and shortlist the preferred options.

N

Y



**The Commercial Case:**

Describe the procurement and commercial aspects with a detailed risk analysis.

N

Y



**The Financial Case:**

Describe whether the Council can afford it: Revenue & Capital Budget, cashflow and funding arrangements.

N

Y



**The Management Case:**

Describe the Council's ability to undertake the investment – Project Management, Team, Resources.

N

Y

Prepare Report for Approval

N.B. The Cabinet report will consider whether it would be more advantageous to invest directly by the Council or through a company.

