

## Mid Wales Commercial Property Investment Fund

### Critical Success Factors, and their weighting for evaluation purposes

CSF Ref	Intervention	Critical Success Factors for Viability Stage	Proposed Weighting %	Critical Success Factors for Development Stage	Proposed Weighting %
CSF 01	Strategic fit and Business needs	Projects are ambitious and demonstrate additionality: not business as usual, with limited risk of displacing existing economic activity and adds premises in undersupply to the market. Has strengths than indicate development can: <ul style="list-style-type: none"> <li>Assist in increasing sectoral productivity</li> <li>Help broaden and grow the Regional Economic Base (Micro&gt;Small&gt;Medium shift)</li> <li>Retain or promote growth in the regional skills base</li> </ul>	<b>5%</b>  <b>2.5%</b>	Projects are ambitious and demonstrate additionality: not business as usual, with limited risk of displacing existing economic activity and adds premises in undersupply to the market. Has strengths than indicate development can: <ul style="list-style-type: none"> <li>Assist in increasing sectoral productivity</li> <li>Help broaden and grow the Regional Economic Base (Micro&gt;Small&gt;Medium shift)</li> <li>Retain or promote growth in the regional skills base</li> </ul>	<b>NOT APPLICABLE AT THIS STAGE</b>  <b>DEEMED SATISFIED AT VIABILITY STAGE</b>
CSF 02 <b>Jobs Creation</b>	Optimising Social Value Add	Contributes to the Fund's Investment Objectives: <ul style="list-style-type: none"> <li>Investing in the right opportunities to enable business growth</li> <li>Improving regional wealth and the strength of the local economy (GVA uplift)</li> <li>Creating new, sustainable and valuable jobs and wider benefits, such as:</li> <li>Social value added in the context of the WFGA across the 7 Goals</li> </ul>	<b>10%</b>	Contributes to the Fund's Investment Objectives: <ul style="list-style-type: none"> <li>Investing in the right opportunities to enable business growth</li> <li>Improving regional wealth and the strength of the local economy (GVA uplift)</li> <li>Creating new, sustainable and valuable jobs and wider benefits, such as:</li> <li>Social value added in the context of the WFGA across the 7 Goals</li> </ul>	<b>10%</b>
CSF 03	Supplier side capacity and capability	(Combined) The Business apply for grant demonstrates it has the appropriate skills, capacity and capability to deliver the project, and that it will be appropriately managed	<b>10%</b>	The Business apply for grant demonstrates it has the appropriate skills, capacity and capability to deliver the project, and that it will be appropriately managed	<b>10%</b>
CSF 04	Policy	(Combined) Ensures alignment with UK/Welsh National Policy Alignment and local Economic and Regeneration Plans eg, CCC Economic Strategy	<b>2.5%</b>	Ensures alignment with UK/Welsh National Policy Alignment and local Economic and Regeneration Plans eg, CCC Economic Strategy	<b>NOT APPLICABLE AT THIS STAGE (as above)</b>
CSF 05 <b>£s invested</b>	Potential Affordability	Evidences a sustainable project, with well evaluated costs and well-articulated funding arrangements (or funding strategy) to meet project costs.	<b>30%</b>	The Project Cost Plan and Financial Evaluation Form evidences a sustainable project, with well evaluated costs and well-articulated funding arrangements (or funding strategy) to meet project costs.	<b>30%</b>
CSF 06	Alignment with market demand	Contributes to the Fund's stated Aim well and contributes to the geographical spread of growth opportunities it is intended to create.	<b>5%</b>	Contributes to the Fund's stated Aim well and contributes to the geographical spread of growth opportunities it is intended to create.	<b>NOT APPLICABLE AT THIS STAGE (as above)</b>
CSF 07 <b>GVA Uplift</b>	Value for Money	VfM indicator as an output of a bespoke 'return on investment' calculation	<b>10%</b>	VfM indicator as an output of a bespoke 'return on investment' calculation	<b>10%</b>
CSF 08	Potential Achievability	The proposed timescale for project delivery is adequately considered and gives confidence that the pace of delivery can be appropriately managed. The highlighted constraints and dependencies can be managed out without adversely affecting delivery.	<b>15%</b>	The proposed timescale for project delivery is adequately considered and gives confidence that the pace of delivery can be appropriately managed. The highlighted constraints and dependencies can be managed out without adversely affecting delivery.	<b>10%</b>
CSF 08	Potential Achievability			The Project Risk Register clearly sets out the risks considered, their impact on the project and how the applicant plans to mitigate/manage each risk.	<b>10%</b>
CSF 08	Potential Achievability			The Mandatory (Core) and Additional Supporting Information provided indicates no adverse concern regarding the applicant's ability to deliver the project.	<b>5%</b>
Quality Indicator		Contributes to the Fund's stated Aim well and contributes to the geographical spread of growth opportunities it is intended to create.	<b>10%</b>	Contributes to the Fund's state Aim well and contributes to the geographical spread of growth opportunities it is intended to create.	<b>5%</b>
Quality Indicator				The Project Description and Drawings demonstrate the project's design proposals have progressed through the RIBA Plan of Work Stages to at least RIBA Stage 3.	<b>10%</b>
Pre-Qual Measure		There are no adverse concerns regarding the applicant's response to Queries 1.7 to 1.19 - Company Details and Standing. A 'standard' Dun & Bradstreet company check has been undertaken ( <b>DEEMED ESSENTIAL AT THIS STAGE</b> ) and no issues flagged.	<b>PASS/FAIL</b>	There remain no adverse concerns regarding the applicant's response to Queries 1.7 to 1.19 and 1.21 - Company Details and Standing. A 'standard' Dun & Bradstreet company check has been undertaken ( <b>IF DEEMED NECESSARY AT THIS STAGE</b> ) and no issues flagged.	<b>PASS/FAIL</b>
Pre-Qual Measure				There are no adverse concerns regarding the applicant's response to Query 1.22 - Business' Governing Document	<b>PASS/FAIL</b>
Pre-Qual Measure				There are no adverse concerns regarding the applicant's response to Query 1.23 - Business Accounts	<b>PASS/FAIL</b>
Pre-Qual Measure		There are no adverse concerns regarding the applicant's response to all Queries in Section 5 - Director/Shareholder Queries.	<b>PASS/FAIL</b>	There remain no adverse concerns regarding the applicant's response to all Queries in Section 4 - Director/Shareholder Queries.	<b>PASS/FAIL</b>