

Report title **Procurement of Domestic Heating Installation; and New Bathroom Installation Contracts for Council owned homes.**

Wards affected: Citywide

Strategic Director: Steve Barrett

Report Author: Alan Metcalfe

RECOMMENDATION for the Mayor's approval:

- 1. Approve procurement of Gas Heating and Boiler Replacement Contract to provide 1600 new heating systems and replacement boilers per year in our tenants homes – targeting where replacement systems are required and also upgrading to gas central heating where homes are electrically heated with inefficient night storage heating. Delegate authority for the Strategic Director to accept tenders for a total contract value up to £26.4m and take the optional decision to extend contracts at the end of the initial term.**
- 2. Approve procurement of Bathroom Installation Contract for 1,000 per year in tenant's homes across the City. Delegate authority to the Strategic Director to accept tenders for a total contract value up to £12.4m and take the optional decision to extend contracts at the end of the initial term.**

Key background / detail:

a. Purpose of report:

This report seeks approval to procure and delegated authority to award contracts to deliver key housing investment programmes: to replace and install new gas heating systems and new bathrooms into Council homes.

b. Key details:

1. 1. Bristol City Council manages and maintains over 28,000 homes and other Housing assets (surrounding land, garages, shops, etc) across all wards in the City.
- 2. Bristol Homes Standard 2014**
Housing Delivery carried out a review of the Bristol Homes Standard, (Bristol's local offer which supplements the Decent Homes Standard) during 2013/14. We consulted with staff and tenant's representatives during this review. The new Standard contains firmer commitments towards improving the homes that we manage and builds on the consultation that we carried out with all tenants in 2010. We aim to ensure that all our homes will meet this standard.

Homes will be energy efficient to help reduce fuel bills

Our homes are heated with a variety of gas and electric heating systems. We aim to modernise all gas heating systems, providing efficient, economical condensing boilers as standard. This forms part of a wider heating strategy to modernise heating systems across all council housing, making them cheaper and easier to use, more environmentally friendly and fit for the future. It also aligns to the Council's Carbon reduction targets and the Government's Fuel Poverty Strategy for England.

The vast majority of our council homes are currently without showers due to the age of the existing bathroom. The bathroom installation programme will aim to rectify this, offering tenants a lower cost, more environmentally friendly alternative to baths.

3. Our homes will have modern, good quality kitchens and bathrooms.

Housing Delivery has not had a formal bathroom replacement programme. Investment was previously directed towards meeting the Government's Decent Homes Standard and this could be achieved providing either the kitchen or bathroom met the criteria for age and condition. Due to financial constraints and tenant preference, Housing Delivery has in the past prioritised the replacement of kitchens through a formal programme, with bathroom works being undertaken on an ad-hoc basis, when condition was poor. As the kitchen replacement programme is now well established and more funds are now available through the HRA, we are developing a programme of investment to improve the condition of bathrooms throughout our stock. The programme is proposed to roll on a permanent 30 year cycle, starting in 2015/16. A total of £64.5m has been allocated across the duration of our Business Plan, equating to £2.15m per annum.

4. This installation work all forms part of the Housing Capital and Revenue Investment Plan and is accounted for in the 30 year Housing Revenue Account business plan, funded from tenants rents and leaseholder charges.
5. One contractual package supplying domestic gas heating installations to our domestic housing properties is now due to come to an end and need to be procured again.
6. The bathroom upgrade program is new and a contractor needs to be procured.
7. Both programmes will be supported by our own in house trade workforce delivering a proportion of the programmes, Currently our heating engineers install new heating systems enabling us to move resources to repairs and breakdowns in the winter period. A similar approach is being established for the bathroom programme with the same standard of install being achieved by our in house work force. This enables flexibility of work across in house teams and contractors, the sharing of best practice and a comparison of value for money.

**BRISTOL CITY COUNCIL
CABINET
4th August 2015**

REPORT TITLE: Procurement of Domestic Heating Installation; and New Bathroom Installation Contracts for Council owned homes.

Ward(s) affected by this report: Citywide

Strategic Director: Alison Comley

Report author: Alan Metcalfe, M&E and Heating Manager

Contact telephone no. 0117 9224124
& e-mail address: alan.metcalfe@bristol.gov.uk

Purpose of the report:

This report seeks approval to procure and delegated authority to award contracts to deliver key housing investment programmes: to replace and install new gas heating systems and new bathrooms into Council homes.

RECOMMENDATION for the Mayor's approval:

- 1. Approve procurement of Gas Heating and Boiler Replacement Contract to provide 1600 new heating systems and replacement boilers per year in our tenants homes – targeting where replacement systems are required and also upgrading to gas central heating where homes are electrically heated with inefficient night storage heating. Delegate authority for the Strategic Director to accept tenders for a total contract value up to £26.4m and take the optional decision to extend contracts at the end of the initial term.**
- 2. Approve procurement of Bathroom Installation Contract for 1,000 per year in tenant's homes across the City. Delegate authority to the Strategic Director to accept tenders for a total contract value up to £12.4m and take the optional decision to extend contracts at the end of the initial term.**

The proposal:

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Housing Delivery carried out a review of the Bristol Homes Standard, (Bristol's

local offer which supplements the Decent Homes Standard) during 2013/14. We consulted with staff and tenant's representatives during this review. The new Standard contains firmer commitments towards improving the homes that we manage and builds on the consultation that we carried out with all tenants in 2010. We aim to ensure that all our homes will meet this standard.

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Our homes are heated with a variety of gas and electric heating systems. We aim to modernise all gas heating systems, providing efficient, economical condensing boilers as standard. This forms part of a wider heating strategy to modernise heating systems across all council housing, making them cheaper and easier to use, more environmentally friendly and fit for the future. It also aligns to the Council's Carbon reduction targets and the Government's Fuel Poverty Strategy for England.

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4. This installation work all forms part of the Housing Capital and Revenue Investment Plan and is accounted for in the 30 year Housing Revenue Account business plan, funded from tenants rents and leaseholder charges.
5. One contractual package supplying domestic gas heating installations to our domestic housing properties is now due to come to an end and need to be procured again.
6. The bathroom upgrade program is new and a contractor needs to be procured.
7. Both programmes will be supported by our own in house trade workforce delivering a proportion of the programmes, Currently our heating engineers install new heating systems enabling us to move resources to repairs and breakdowns in the winter period. A similar approach is being established for the bathroom programme with the same standard of install being achieved by our in house work force. This enables flexibility of work across in house teams and contractors, the sharing of best practice and a comparison of value for money.

8. Gas Heating and Boiler Replacement Contract to Domestic Properties

This is mostly provided by an existing framework of contractors on a City wide basis, with approx 10% being carried out by our own in-house trade teams. Our current target for complete new installations is 1600 per year with at least 200 of these systems replacing electric storage heating, We also expect to carry out at least 200 boiler-only installations. The current framework expires in April 2016, and will then be at end of its extension. The proposal is to set up a City wide contract for a period of 4 years with options to extend by 2 years The new approach, gives a longer than current contract period, and allows a focus on the Bristol Home Standard, and the new relet standards. The move away from a framework to a single contract is designed to improve the quality of service to the tenant, ensuring the availability of suitable contractors in buoyant market conditions, and to deliver better conditions for the commercial management. We will continue to deliver the programme using in house trade teams alongside the new contractor.

9. Bathroom Replacement and Upgrading Contract to Domestic Properties

This is a new contract to upgrade the current bathrooms in our properties, our target is to upgrade 1,000 properties per year. This will be a single contract for 4 years with options to extend by 2 years. Similarly, this approach, allows us to focus on the Bristol Home Standard. This single contract is designed to improve the quality of service to the tenant, ensuring the availability of suitable contractors in buoyant market conditions, and to deliver better conditions for the commercial management. The internal trade teams will also deliver around 100 bathrooms per year to support this programme.

10. Value for money will be achieved by:

- a. Selecting appropriate procurement route to ensure a fair and transparent competition resulting in awarding contracts to competent contractors that have provided competitive prices, demonstrated an ability to provide a high quality of work and customer care services for the residents and a commitment to meet the Council's social value ambitions.
- b. Using fit for purpose contract documentation prepared with legal services that reflect current market trends.
- c. Involving tenants in setting standards of customer care and in contractor selection process as an advisory panel, and in designing Key Performance Indicators used to manage the contract.
- d. Taking the opportunity to offer energy advice to our tenants before the new heating install, and exploring new technology for offering smart heating controls.
- e. Nominated contract managers accountable for managing the quality and delivery of the contract once let, and engaging tenants in core group meetings.
- f. Expanded scope of works to prevent future maintenance
- g. Careful specification to ensure products are fitted to manufacturer's requirements, to increase the life of new heating systems and bathrooms and

- reduce future maintenance costs.
 - h. Comparing value and sharing best practice between trade teams and external contractors, benchmarking price and quality.
11. The contracts will be procured with a view to start in April 2016 for heating and September 2016 for bathrooms when existing contracts expire. The procurement approach will align with recent changes to the procurement regulations. The contracts will be labour only with materials supplied through the existing materials contract with Jewsons. This enables better value with BCC using its own purchasing arrangements, and enables consistency in materials used across contractors and in house teams for our tenants homes. This helps with future repairs and maintenance and the holding of spares / replacement stock.
12. The new contract(s) where appropriate will include the objectives of the Public Services (Social Value) Act 2012, for example:
- Encouraging the widespread adoption of a living wage;
 - Creating skills and training opportunities (e.g. apprenticeships)
 - Creating employment opportunities for the long-term unemployed
 - Providing additional opportunities for individuals or groups facing greater social or economic barriers (such as equalities groups);
 - Creating supply chain opportunities for SMEs and social enterprises;
 - Creating opportunities to develop third sector organisations.
13. Opportunities will be proactively explored for each contract type to include for the provision of apprentices working in partnership with OnSite Bristol, where possible. The Council will encourage the successful contractors to use local labour within the limits of the EU/UK procurement regulations. This will be supported through early market engagement with the construction industry and supply chain. The internal workforce already offers a number of apprenticeships each year.
14. The City's Council Housing is held in the Housing Revenue Account (HRA). Money raised within the HRA (rents and service charges) is spent on services for tenants and investment in council housing. The Business Plan for the HRA is primarily based on maintaining our properties to such a standard that they will continue to be occupied over the 30 year period Business Plan. For this assumption to be realistic investment in our properties must continue so they remain fit for purpose. The current Council HRA Business Plan includes the full estimated costs of these maintenance programmes and contracts, however before contracts are advertised and again before they are let, HRA business plan resources will be reviewed to take account of any changes before sign off by Service Director for Housing Delivery.
15. The chosen method of procurement for both contracts allows Housing Delivery to ensure that we achieve maximum value for money. We will be able to be more precise in the resources required for our detailed yearly capital and revenue budgets. Work ordered under each contract will be in accordance with annual budget provision and maintenance needs.
16. Contractors bids will be assessed against Health and Safety criteria as required under the Public Contracts Regulations 2015, and works on site by contractors

will be managed in accordance with method statements and risk assessments, under the Construction, Design and Management Regulations where they apply. Housing Delivery will allocate a Construction Health & Safety Co-ordinator for each of the programmes to ensure compliance with Construction Design and Management (CDM) regulations.

Consultation and scrutiny input:

a. Internal consultation:

Procurement team input into procurement approach and timescales, Asset Management Team and Strategy Projects and Governance regarding Capital and Revenue investment plans.

b. External consultation:

Tenant representatives advised at the Planned Programme and Response Repair Service User Group (April 2015) and will be engaged in contractor selection process.

Housing Delivery trialled various different bathroom specifications in four properties. The tenants of these homes were asked for feedback on the new bathrooms, and tenants from the Service User Group as well as staff visited the properties commented on the various options. This feedback has informed the specification.

Other options considered:

1. Extend existing contracts.

This is not possible for the gas heating and boiler replacement contract as it has already been extended with further extensions leaving the Council open to external challenge from contractors.

The bathroom replacement and upgrading contract is a new contract and so there is no existing contract to extend.

2. Do not undertake the work

If we do not have in place a contract and programme of works to replace gas heating systems and boilers in our council homes, we will not be able to upgrade the heating and tenants will have less efficient, more expensive heating systems, and therefore are more likely to become in fuel poverty.

If we do not embark on a bathroom replacement programme, we will not be meeting our own Bristol Homes Standard or tenants' aspirations.

Risk management / assessment:

FIGURE 1

The risks associated with the implementation of the (subject) decision :

| No. | RISK Threat to achievement of the key objectives of the report | INHERENT RISK (Before controls) | | RISK CONTROL MEASURES Mitigation (ie controls) and Evaluation (ie effectiveness of mitigation). | CURRENT RISK (After controls) | | RISK OWNER |
|-----|--|------------------------------------|---------------|--|----------------------------------|---------------|--------------------------------|
| | | Impact | Probabilit | | Impact | Probabil | |
| | | | | | | | |
| 1 | Risk of procurement delays leading to existing Framework expiring before new contract in place | High | Medium | Prepare procurement project timelines and manage project deadlines Clarity to bidders on process allowing contingency time | low | medium | Lead managers / John Thompson |
| 2 | Risk of Contractors not meeting requirements in the process / failed procurement process | High | Medium | Review requirements and assessment criteria. Good clear communications with bidders including suppliers days. | High | medium | Lead managers / John Thompson |
| 3 | Risk of contracts not being agreed | High | Low | Work with Legal team to resolve issues. Clear on contract type and requirements in procurement process | High | Low | Lead managers |
| 4 | Risk of legal challenge regarding breach of current procurement procedures. | Medium | Medium | Work closely with Corporate Procurement and Legal Services to ensure compliance with the current regulations | High | Low | John Thompson |
| 5 | Risk of legal challenge regarding breach of new procurement regulations. | Medium | Medium | Work closely with Corporate Procurement and Legal Services to ensure compliance with the new procurement regulations. | High | Medium | John Thompson |
| 6 | Health & Safety | High | Medium | All work to comply with Construction Design and Management Regulations, (CDM) along with risk assessments and method statements | High | Low | Principle designer, and Client |
| 7 | Financial | Medium | Medium | Financial checks will be carried out by the Council Financial Officer, to assess whether the selected Contractor(s) are financially viable and able to sustain contracts of this value.. Procurement with undertake regular commercial credit checks for long term contracts. | Medium | Low | Project Manager |
| 8 | Performance | Medium | Medium | There is a risk to the council if the contractor fails to perform, this risk can be reduced by including Key Performance Indicators (KPI's) and penalties within the tender document, which includes a clause to allow the Council to terminate the contract if the contractor fails to perform. | Medium | Low | Project Manager |

FIGURE 2**The risks associated with not implementing the (subject) decision:**

| No. | RISK | INHERENT RISK | | RISK CONTROL MEASURES | CURRENT RISK | | RISK OWNER |
|-----|--|-------------------|-------------|---|------------------|-------------|---------------|
| | | (Before controls) | | | (After controls) | | |
| | | Impact | Probability | | Impact | Probability | |
| | Threat to achievement of the key objectives of the report | | | Mitigation (ie controls) and Evaluation (ie effectiveness of mitigation). | | | |
| 1 | Extending existing contract beyond its time can lead to legal challenge from other potential contractors | High | High | Ensure progress is made on procuring new contracts | High | Medium | Alan Metcalfe |
| 2 | Failure to achieve the Bristol Homes Standard | High | High | Ensure progress is made on procuring new contracts in order to meet BHS | High | Low | Andy Walker |
| 3 | Customer satisfaction with Housing Delivery falls | Medium | High | Ensure progress is made on procuring new contracts in order to meet BHS | Medium | Low | Alan Metcalfe |

Public sector equality duties:

Equalities Impact Assessment Screening document is included at appendix 1.

We will ensure that equalities is embedded in the commissioning process, in line with the council's Step by Step Guide on How to Include Equality Duty Requirements in the Commissioning Cycle (on The Source at <http://intranet.bcc.lan/ccm/content/file-storage/css/finance/procurement/a-step-by-step-guide-on-how-to-include-equality-duty-requirements-in-the-commissioning-cycle.en>). The tenderers equalities duties will be assessed in line with Public Contracts Regulations 2015.

Eco impact assessment

See appendix 2 attached

Resource and legal implications:**Financial (revenue and capital) implications:**

The costs for the two contractual packages have been estimated by Housing Delivery budgets as per table below.

| | |
|--|---------|
| Gas Heating and Boiler Replacement Contract to Domestic Properties | £23.28m |
| Bathroom Replacement and Upgrading Contract to Domestic Properties | £10.12m |
| Total | £33.40m |

The total estimated funding requirement of £33.4m is included in the capital investment plan

as part of the HRA Business Plan.

The total contract values for which approval is sought includes some headroom above these levels of approximately 10% for each of the two contractual packages. Whilst this is pragmatic from a procurement perspective, Housing Delivery will need to identify both how this would be funded if required and perform the appropriate sensitivities on the long-term business plan.

As the report states, it will be possible to be more precise in the financial resources required for the detailed yearly capital and revenue budgets.

Comments from the Corporate Capital Programme Board: Board meeting 26th May 2015. The Board did not sit, however the Chair of the Board (Barra Mac Ruairi) and relevant officers confirm they are content with the report (including Steve Barrett and Alison Comley).

c. Legal implications:

The procurement procedures will need to comply with the Public Contracts Regulations 2015. In addition and where appropriate, procedures will also need to comply with the Council's own Procurement Rules.

Advice given by Eric Andrews / **Solicitor**
Date 11th May 2015

d. Land / property implications:

The report seeks approval to procure a series of work packages including new heating systems and bathrooms. The proposed procurement process will ensure the council receives value for money and the installation of new systems and bathrooms will maintain the value of the council's housing stock as well as improve living standards, health and well being and save on future bills.

Advice given by Peter Quantick / **Principal Portfolio Management Officer**
Date 5th June 2015

e. Human resources implications:

The recommended approach is for the council to procure for the various packages of work outlined in the programme. Existing Bristol City Council Housing Delivery Service Project Managers will be accountable for managing the quality and delivery of the contract once let, as well as engaging tenants in contract management meetings. Staff resources are subject to review. As projects develop there may be a requirement to increase resources subject to a business case being agreed.

This proposal is considered to provide the best value for money, as well as ensuring that the service can promptly obtain appropriate skills without risk to planned programmes of work.

Direct relationships between the council and the contractor could be defined as direct employer/employee by HRMC if extensions of contract are continuous. Due to the period of the programme being a minimum of 4 years, a contractor could in effect gain employment rights as a result, if they do work exclusively for the council over extended periods. The council is therefore best protected in this regard through the use of procured contract arrangements as set out. There is no risk of redundancy for the council's permanent staff, as a result of these proposals.

Advice given by Sandra Farquharson **HR People Business Partner, Neighbourhoods**
Date 28/05/15

Appendices:

Appendix 1 – Equalities Screening

Appendix 2 – ECO Impact Assessment

Bristol City Council Equality Impact Relevance Check



This tool will identify the equalities relevance of a proposal, and establish whether a full Equality Impact Assessment will be required. Please read the guidance prior to completing this relevance check.

| What is the proposal? | |
|------------------------------|--|
| Name of proposal | Procurement of contractors to deliver new gas heating boilers and systems, and new bathrooms to Bristol City Council owned homes citywide. |
| Please outline the proposal. | <p>In 2013/14, Housing Delivery undertook a review of the Bristol Homes Standard, Bristol's local offer which supplements the Decent Homes Standard. Tenants were consulted throughout the review. We are developing a programme of investment to improve the condition of bathrooms throughout our stock, to ensure we meet this standard. The proposal is to procure contractors to deliver these works,</p> <p><u>Homes will be energy efficient to help reduce fuel bills.</u></p> <p>We are looking to procure services from contractors to deliver new gas boilers and heating systems to replace old boilers, old systems or change the heating source from electric to gas. The existing contract is coming to an end. The proposal for the heating contract is set to deliver 1,600 new installations and 200 boilers each year. The contract will be for four years, with an option to extend by two years.</p> <p><u>Homes will have modern, good quality kitchens and bathrooms.</u></p> <p>Housing Delivery has not had a formal bathroom replacement programme previously (unlike kitchens). Tenant feedback indicates new bathrooms are a priority. We are developing a specification, and have piloted options, and it includes over bath showers. The proposed contract will upgrade 1,000 properties per year. Our asset management database will be used identify those bathrooms in priority need for improvement.</p> <p>Disabled tenants requiring specifically designed bathrooms, toilet facilities and showers will still be dealt with by the Accessible Homes team. Their needs will be assessed by an Occupational Therapist, and the aids and adaptations will be designed to specifically meet their needs.</p> <p>The works will also help meet Citywide and National targets to improve energy efficiency and reduce carbon emissions.</p> <p>As part of the tendering process, the interested contractors will be asked to submit details against a Pre-Qualification Questionnaire. With regards to equalities, contractors are advised that</p> <p><i>The Council is committed to ensuring that our service users and employees are not</i></p> |

discriminated against because of age, disability, sex, sexuality, race, ethnicity or religion.

This commitment extends to providers working on our behalf and we expect them to promote equality and remove discrimination, providing goods and services for all. If you work with the Council you will be expected not to discriminate and to comply with all statutory obligations such as under The Equality Act 2010, or equivalent legislation if you employ staff in another country.

In addition, as part of the tender application, contractors will be asked to submit Method Statements covering Health and Safety issues including

- *Health and Safety – Occupied Properties Risk Assessment*, this includes communication with and the safety of our tenants
- *Health and Safety – Dealing with Violence and Aggression Risk Assessment*
- *Customer Care Method Statement* – continuous communication, dealing with vulnerable tenants, etc.

What savings will this proposal achieve?

None for the council, savings to the tenants in terms of lower fuel bills.

Name of Lead Officer

Gillian Durden

Could your proposal impact citizens with protected characteristics?

(This includes service users and the wider community)

Please outline where there may be significant opportunities or positive impacts, and for whom.

Bristol City Council owns over 27,000 homes and houses over 60,000 people in Bristol. Figures on council tenants from 2014 indicate that the percentages of tenants who are female, aged 65 and over, disabled, of a non-Christian faith and from BME communities are higher when compared against the overall population of Bristol (data from the Bristol residents Census in 2011).

Our Housing Management System holds information on our tenants relating to language and format preferences.

Consultation will be undertaken prior to works starting on a tenant by tenant basis, to understand needs and requirements.

The proposal represents a significant opportunity to improve the thermal efficiency of the homes, thereby reducing fuel bills and alleviating fuel poverty. New bathrooms also have the opportunity to improve the quality of life for our tenants.

Please outline where there may be significant negative impacts, and for whom.

Disability

Disabled/ visually impaired tenants may be impacted by changed or reduced access to homes, or increased hazards whilst works are underway. Also, tenants may be without a bathroom or new heating for a period of time. This will be communicated to tenants at the time, and alternatives agreed with individual tenants where necessary. Visually impaired may require information in different formats – this will be provided where required.

BME

Specific tenants may require information in different languages. This will be provided where required.

Age

Older tenants may be impacted by noise disturbance, reduced access, and concerns about security. Arrangements will be made with the contractors regarding working hours, and changes made to working practices where possible.

The bathroom contractors will aim to replace the bath and toilet within 24 hours.

Could your proposal impact staff with protected characteristics?

(i.e. reduction in posts, changes to working hours or locations, changes in pay)

Please outline where there may be significant opportunities or positive impacts, and for whom.

No

Please outline where there may be negative impacts, and for whom.

No

Is a full Equality Impact Assessment required?

Does the proposal have the potential to impact on people with protected characteristics in the following ways:

- access to or participation in a service
 - potential impact on disabled, BME and older tenants
- levels of representation in our workforce,
 - No impact on workforce.
- reducing quality of life (i.e. health, education, standard of living) ?
 - The service proposed will improve quality of life. There may be quality of life issues whilst the works are ongoing, in terms of dust, dirt and noise from the works as well as changed access. These will be mitigated by undertaking a full needs analysis of the tenants, and by ensuring that the selected contractors have an appropriate approach to equalities issues and changes are made to working practices where possible.

| | |
|---|---|
| Please indicate yes or no. If the answer is yes then a full impact assessment must be carried out. If the answer is no, please provide a justification. | A full impact assessment should be undertaken with consultation taking place with tenant representatives prior to the start of each contract. |
| Service Director sign-off and date: | Equalities Officer sign-off and date: |

Eco Impact Checklist

| Title of report: Procurement of Domestic Heating Installation; and New Bathroom Installation Contracts for Council owned homes. | | | | |
|--|--------|--------------|---|---|
| Report author: Alan Metcalfe | | | | |
| Anticipated date of key decision: 4 th August 2015 | | | | |
| Summary of proposals: to replace and install new gas heating systems and new bathrooms into Council homes. | | | | |
| Will the proposal impact on... | Yes/No | +ive or -ive | If Yes... | |
| | | | Briefly describe impact | Briefly describe Mitigation measures |
| Emission of Climate Changing Gases? | Y | -ve | Emissions of climate changing gases will arise through the use of energy, transport fuel and materials during works. | Wherever possible the chosen providers will: <ul style="list-style-type: none"> • Use the most sustainable construction materials • Use local resources and materials • Reduce the energy used during works • Reduce the travel impacts associated with works |
| | | +ve | Boiler upgrades and electric to gas conversions will improve efficiency and carbon emissions. Installation of showers should reduce hot water demand. | |
| Bristol's resilience to the effects of climate change? | Y | +ve | Improvements in heating efficiency improve resilience to fuel scarcity. Reductions in water consumption improve resilience to drought | |
| Consumption of non-renewable resources? | Y | -ve | Fossil fuels and other non-renewable materials and products will be used by using energy, transport and materials in the delivery of the contracts. | All construction materials covered by the BRE Domestic Green Guide to Specification to be rated B or above unless there are significant technical or financial reasons why this cannot be achieved. Equivalent ranking schemes will be considered. |
| | | +ve | Works will reduce fossil fuel use by | |

| | | | | |
|--|---|-----|--|---|
| | | | <p>improving fuel efficiency.</p> <p>Installation of replacement bathrooms should reduce water consumption.</p> | <p>All timber and wood-derived products for supply or use in performance of the contract must be verified as legal and sustainable as defined by UK Government guidance (CPET).</p> <p>Water efficient products such as dual-flush toilets and water saving taps and shower heads should be specified.</p> |
| Production, recycling or disposal of waste | Y | -ve | Waste will arise during the delivery of these contracts. | <p>Providers will take responsibility for their waste, including adhering to the waste duty of care and waste hierarchy by:</p> <ul style="list-style-type: none"> ● Reducing waste ● Reusing waste where legal and practicable ● Using products which are readily recyclable. ● Recycling as much waste as possible <p>Hazardous wastes will be kept separately and disposed of legally.</p> <p>Contract documents will promote the recycling of scrap metal, with any income returning to Bristol City Council.</p> |
| The appearance of the city? | N | | Works are internal | |
| Pollution to land, water, or air? | | | Works are likely to involve the use and storage of materials that could contaminate land, watercourses and surface water drains, if accidentally | <p>Providers will operate in an environmentally responsible manner e.g. correct storage of chemicals etc.</p> <p>This scheme considers:</p> |

| | | | | |
|---|--|-----|---|--|
| | | | <p>released.</p> <p>Works are likely to create dust and noise. Impacts will be mostly internal.</p> | <ul style="list-style-type: none"> ● Transport impacts ● Water pollution ● Noise pollution ● Air pollution ● Spillages of materials <p>Contractors must work in accordance with guidance issued in all relevant Environment Agency Pollution Prevention Guidelines (PPGs).</p> <p>Contractors must ensure procedures are in place to:</p> <ul style="list-style-type: none"> ● securely store any potentially polluting materials and keep them away from watercourses and surface water drains. ● avoid washing out containers of paint and similar materials into drains ● Correct foul sewer connections will be made, rather than to storm drains. ● reduce dust ● reduce noise pollution <p>Contractors must have sufficient pollution control equipment available to contain any spills.</p> |
| Wildlife and habitats? | | -ve | <ul style="list-style-type: none"> ● The sourcing of materials may have impacts on legally protected, or priority species. | <p>Sustainable timber will be specified, compliant with CPET guidance.</p> |
| <p>Consulted with: Matthew Sands, BCC Housing.</p> | | | | |

Summary of impacts and Mitigation - to go into the main Cabinet/ Council Report

The significant impacts of this proposal are....

In the short term, the use of non-renewable raw materials, energy and fuels in the delivery of the works, as well the production of waste and emissions. In the long term, significant reductions in energy and water consumption.

The proposals include the following measures to mitigate the impacts ...

The tendering process, contractual requirements and ongoing contract management, will aim to ensure that wherever possible the chosen contractors:

- Source sustainable materials.
- Reduce transport impacts associated with the contract
- Manage waste according to the waste hierarchy
- Mitigate the other impacts associated with the delivery of these contracts as described in the Eco-Impact Assessment.

Contractors will be required to complete an Environmental Method Statement during tendering, describing how they will mitigate the environmental impacts associated with contract delivery. This will then form part of their contractual obligations.

The net effects of the proposals are....

Overall, the long term benefits of water and energy efficiency measures will significantly outweigh the short term negative impacts.

Checklist completed by:

| | |
|--------------|------------------------|
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