

Report title: Funding To Complete Bristol North Baths Development

Wards affected: Bishopston and Redland

Strategic Director: Barra Mac Ruairi / Strategic Director Place

Report Author: Robert Orrett / Service Director Property

RECOMMENDATION for the Mayor's approval:

- 1. To approve the required additional capital funding to finish the outstanding construction work at Bristol North Baths and the adjacent new Bishopston Library and apartments, and meet related advisory costs, up to a maximum amount of £1.5m.**
- 2. Delegate to the Service Director – Property (subject to briefings for the Assistant Mayor for Place) authority to procure a replacement contractor and take all other associated decisions in connection with securing completion of the project.**
- 3. That any net financial surplus from this overall project should be allocated as an addition to Council's Enabling Budget for affordable housing in the City.**

Key background / detail:

- a. Purpose of report:** Bristol North Baths is a BCC owned property where redevelopment has been in progress since 2012 under the responsibility of Chatsworth Homes. The project to provide a new BCC Library, 10 new build flats and conversion of the listed former baths building to comprise GP medical practice, physiotherapy practice and pharmacy accommodation was expected to take 14 months to October 2013 at a cost of c£3m. Delay, quality issues and scheme changes have all been factors resulting in the project still being incomplete 2 years after the target date.
- b.** BCC terminated the development contract with Chatsworth Homes at the end of November and recovered possession of the property. The intention was to review the whole situation and then put in place action to complete the project and deliver completed accommodation to occupiers.
- c.** Technical review is nearing completion and the recommendation is for BCC to directly procure appropriate professional advice and construction work to complete the project.

b. Key details:

The proposal:

1. It is anticipated that the total cost of completing the construction and refurbishment

works including all consultancy, legal and potential costs may amount to approximately £1.25m.

2. Recognising the need for a substantial contingency due to substantial uncertainty at this stage, it is recommended that a capital sum of £1.5m is approved in order to ensure there is sufficient funding to complete the project.
3. Management decisions will be approved by the Service Director – Property with periodic briefing of the Assistant Mayor with responsibility for Place.
4. The current financial position is broadly as follows. A previous Cabinet decision on 29 September 2011 approved the provision of a development loan to Chatsworth Homes in the sum of £3.1m plus 10% contingency. This loan was fully committed by March 2015. The approval of the necessary completion monies will take total project cost up to £4.91m. Ownership of the property was retained by the Council. All 10 new build apartments have been reserved by potential purchasers, all of whom are ready to proceed. Total agreed sale prices of apartments are £1.715m. The new library will release the existing Cheltenham Road library site to the market with extant planning consent for 36 flats and estimated site value in excess of £2.5m. Subject to finalising / securing tenancy arrangements for community health facilities the capital value of the former baths is c £1.75m.
5. Maximum project funding of £4.91m will therefore be covered by estimated capital value of completed scheme £5.965m. Completion of all construction work, and legal completion of individual sales and leases are all expected to occur in 2016.
6. Any net financial surplus from this overall project should be allocated as an addition to Council's Enabling Budget for affordable housing in the City.

**BRISTOL CITY COUNCIL
CABINET
5 APRIL 2016**

**REPORT TITLE: FUNDING TO COMPLETE BRISTOL NORTH BATHS
DEVELOPMENT**

Wards affected by this report: Bishopston and Redland

Strategic Director: Barra Mac Ruairi / Strategic Director Place

Report Author: Robert Orrett / Service Director Property

**Contact telephone no. 0117 922 4086
& e-mail address: robert.orrrett@bristol.gov.uk**

Purpose of the report:

- a. Bristol North Baths is a BCC owned property where redevelopment has been in progress since 2012 under the responsibility of Chatsworth Homes. The project to provide a new BCC Library, 10 new build flats and conversion of the listed former baths building to comprise GP medical practice, physiotherapy practice and pharmacy accommodation was expected to take 14 months to October 2013 at a cost of c£3m. Delay, quality issues and scheme changes have all been factors resulting in the project still being incomplete 2 years after the target date.
- b. BCC terminated the development contract with Chatsworth Homes at the end of November and recovered possession of the property. The intention is to review the whole situation and then put in place action to complete the project and deliver completed accommodation to occupiers.
- c. Technical review is nearing completion and the recommendation is for BCC to directly procure appropriate professional advice and construction work to complete the project.

RECOMMENDATION for the Mayor's approval:

1. To approve the required additional capital funding to finish the outstanding construction work at Bristol North Baths and the adjacent new Bishopston Library and apartments, and meet related advisory costs, up to a maximum amount of £1.5m.
2. Delegate to the Service Director – Property (subject to briefings for the Assistant Mayor for Place) authority to procure a replacement contractor and take all other associated decisions in connection with securing completion of the project.
3. That any net financial surplus from this overall project should be allocated as an addition to Council's Enabling Budget for affordable housing in the City.

The proposal:

1. Background

- 1.1. BCC is owner of a property comprising 98-102 Gloucester Road. This is a large property including a grade II listed Victorian building built and formerly used as public swimming baths and adjoining land which has latterly been in use as a public car park. The extent of ownership is shown outlined in red on the attached plan ref. N4948n.
- 1.2. In addition, BCC is owner of the premises currently in use as Cheltenham Road Library as shown outlined in red on the attached plan ref N4640c.
- 1.3. Following BCC's decision to close the swimming pool, proposals were invited for comprehensive redevelopment with a requirement that such development would include provision of a public library. Expectation was that the developer would acquire and be able to realise the overall property with the new library being their consideration for the overall opportunity. Due to relative values expected it was agreed that following completion of this development, freehold ownership of the Cheltenham Road library would be transferred to the developer once the library had moved to the new space. Overage on the latter was protected for the Council.
- 1.4. Chatsworth Homes were selected following a competitive process in 2006 due to its approach to providing the new Library on the ground and first floors of a new building to be constructed on the public car park whilst retaining 90% of its capacity. The project was conceived in two phases. Phase 1 consisted of the refurbishment and conversion of the redundant grade II listed swimming pool providing a Community Health Centre with medical practice, pharmacy and hydrotherapy suite. Adjacent public toilets were to be demolished and incorporated into a new 4 storey development comprising a purpose built public library with 10 flats above and retaining multi use car parking of approximately 18 spaces. In phase 2, the obsolete library at Cheltenham Road would be demolished to facilitate the construction of 36 flats.
- 1.5. Originally, there was consideration to the Council comprising the new library space plus cash payment. The developer obtained planning consents and contracts were exchanged in November 2007. The project was impacted by significant delays including 7 months with "Resource Pool" obtaining judicial review of the planning process, without success. Viability was by then reducing and lending conditions progressively worsening. This and other reasons delayed matters greatly and eroded the financial viability. The funding basis to Chatsworth was made substantially more expensive which rendered the scheme unviable. Consequently, in September 2011, Cabinet approved a recommendation to fund Chatsworth directly. The actual Development Agreement was legally completed in August 2012.

2. Development history

- 2.1. The project was expected to take 14 months to October 2013 at a cost of c£3m. Delay, quality issues and scheme changes have all been factors resulting in the project still being incomplete 2 years after the target date. BCC and proposed leaseholders in the scheme became increasingly concerned about construction

quality and delays as the target completion date was not achieved. By the time of formal intervention by BCC in early 2014, the project had fallen substantially behind programme. Technical review identified an extensive schedule of items requiring remedy by the developer. At the point of re-commencement of work on site, the revised programme indicated a further 6 months to complete, and release of the 10% contingency was also agreed, meaning that BCC would then have lent £3.4m on this scheme. The loan was fully committed by the end of March 2015 but work still failed to near completion. Responsibility for raising any necessary funds to complete the development thereafter rested with Chatsworth Homes.

- 2.2. In June 2015, Chatsworth issued a press release stating that they had secured a funder to enable completion of the project within 10-12 weeks. Publicly and privately, Chatsworth were advised by the Council that they were being given one final opportunity to deliver a completed project. Officers did not consider the time period indicated to be achievable and invited a technically considered completion programme. That programme indicated the project should be completed by end of September 2015. In practice, the arrangements with the new funder were not fully concluded and the rate of progress on site remained minimal. At the end of September 2015, Bishopston Medical Practice announced they would no longer consider moving into the development. This shift in the project status was considered by officers to be of fundamental importance as the former baths building conversion proposals were centred on it accommodating the GP practice, and the conversion works for the first floor were dedicated to that and unsuited to other uses. Officers instigated an in-depth review, obtaining legal advice from Queen's Counsel on the situation which confirmed the justification and ability to proceed towards termination of the development agreement. Officers were satisfied that there was no realistic prospect of completing the project and maintaining the fundamental Cabinet approved objective of the delivering community health facilities as part of the redevelopment, unless the Council took the action to terminate the development agreement with Chatsworth.
- 2.3. Notice procedures under the development agreement were followed, culminating in the agreement being terminated at the end of November 2015 and direct possession of the whole property was recovered from Chatsworth on 27th November 2015. The freehold ownership had remained with the Council throughout. Terminating the development agreement meant that the Council may not directly recover its development loan from Chatsworth but the Council had the ability to complete the project and recover value from the completed works to contribute to the costs it had incurred. It would also retain the value that could be achieved from sale of the Cheltenham Road Library property.
- 2.4. On exhaustion of the Council's development loan and contingency, Chatsworth had sought to secure alternative loan facilities in the order of £250k which it considered was sufficient to complete all outstanding works. It was subsequently discovered that this cost was actually close to £650k. Information recently released by the Administrator has confirmed debts of £1.4m which supports the Council's decision to terminate the arrangements with Chatsworth Homes (Bristol) Ltd.

3. Project evaluation

- 3.1. Property professional and technical advice, and legal advice has been obtained on the project. A detailed assessment has been made of the building condition and progress with construction works. This has been an extensive and complex piece of work carried out without any access to documents and records from the project

management by Chatsworth, whose business was placed in Administration following the termination of the development agreement.

- 3.2. In addition to technical inspection and assessment, contact has been made with a large number of contractors and advisers who worked for Chatsworth, potential purchasers and lessees involved with the project and other suppliers. There have been adverse implications for most from the failure of this project. The Council is seeking to resolve matters in the most satisfactory manner. QC's advice has been clear that it would not be lawful for the Council to simply adopt the debts and liabilities attributable to another party. The Council also has statutory duties to achieve best consideration.
- 3.3. The technical assessments indicate that conclusion of the project and associated costs for advice and management of all aspects may in be in the order of £1.25 million. There is a significant level of uncertainty with numerous provisional allowances at this stage, and costings to be confirmed. It is recommended that a maximum capital sum of £1.5 million is approved at this stage to allow sufficient contingency for uncertain aspects. All reasonable efforts will be made to manage the expenditure effectively and reduce the total cost exposure.
- 3.4. This additional budget, combined with the sum of £3.41 million already expended on the project by the Council via its loan payments released to Chatsworth, would bring the total expenditure to £4.91 million.
- 3.5. Officers advise that the primary objective remains to achieve completion of the project while avoiding overall loss to the Council and taxpayer from this project. There are 10 new build apartments have been reserved by potential purchasers, all of whom are ready to proceed. Total agreed sale prices of apartments are £1.715m. The new library will replace and release the existing Cheltenham Road library site for sale on the property market with an extant planning consent for 36 flats. The estimated site value is about £2.5m. Finally, the discussions are progressing with potential lessees, with the objective of securing the intended community health facilities for which the conversion design of the former baths was established and significantly progressed. Subject to finalising / securing tenancy arrangements for community health facilities, those leases would produce a long term rental income. The estimated capital value of that part of the project, whether or not held freehold by the Council is estimated to be around £1.75m.
- 3.6. The aggregate estimated capital value for the completed project is £5.95m.
- 3.7. There are currently several areas of uncertainty which may cause variation to the overall financial outturn. If each is resolved favourably, there is potential for a significant financial surplus but equally, this could be eroded. It is recommended that and net financial surplus from this overall project should be allocated as an addition to Council's Enabling Budget for affordable housing in the City.

Consultation and scrutiny input:

- a. **Internal consultation:**
 - Strategic Directors – People, Place
 - Building Control
 - Development Control
 - Ward members

b. External consultation:

Former contractors and advisers to Chatsworth
Flat purchasers
Prospective lessees
Community Forum

Other options considered:

- Initial proposals from several interested developers and investors to partner with them to use their skills and funding capabilities to achieve a completed project have been considered. Delay engaging a fresh procurement process would be an adverse impact. It would be necessary to allocate a profit allowance for risk and return. Direct control via BCC management of delivery is considered to provide the best potential to achieve the objectives for this project.
- Proposals to abandon the community medical uses for the former baths building have been received from interested local parties. As the community medical uses were fundamental to the Council's decisions on this project, and major capital investment has been incurred creating accommodation for them, these suggestions have been declined.

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	Probability		Impact	Probability	
1	Costs involved for all aspects of completing this project are uncertain and may escalate	High	High	The total maximum capital funding requested allows substantial contingency for this risk. There is also potential cover from the property values linked to the project.	High	Low	Service Director - Property
2	Values and returns from the completed project may vary substantially	High	Medium	The optimum capital values and returns include a margin to cover this risk. Discussions with interested parties have confirmed commitment of potential flat purchasers and interest of lessees	High	Low	Service Director - Property
3	Bishopston Medical Practice has publicly stated it has withdrawn. Community health provision has been fundamental to project objectives. BCC goal is to demonstrate that the project will be completed and remains the best option to accommodate the practice	High	Medium	Extensive discussions are progressing with the Practice. Terminating the development agreement with Chatsworth created an opportunity to seek to recover the position.	High	Low	Service Director - Property

FIGURE 2

The risks associated with not implementing 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	Probability		Impact	Probability	
1	The project would not be concluded meaning that the £3.4m already invested would become a net cost to the Council.	High	High	Other delivery options by selecting a new developer could be considered. These would reduce the influence of the Council, need profit allowance for the developer to reflect risk and return, involve delay and cost in procuring a developer and documenting a new contractual arrangement.	High	Medium	Service Director - Property
2	The library facility at Cheltenham Road is substandard. The objective of relocating to Bristol North would be prejudiced.	High	High	Other delivery options by selecting a new developer could be considered. These would reduce the influence of the Council, need profit allowance for the developer to reflect risk and return, involve delay and cost in procuring a developer and documenting a new contractual arrangement.	High	Low	Service Director - Property

Public sector equality duties:

Before making a decision, section 149 of the Equality Act 2010 requires that each decision-maker considers the need to promote equality for persons with the following “protected characteristics”: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. Each decision-maker must, therefore, have due regard to the need to:

i) eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Equality Act 2010.

ii) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to:

- remove or minimise disadvantage suffered by persons who share a relevant protected characteristic.

- take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of people who do not share it (in relation to disabled people, this includes, in particular, steps to take account of disabled persons' disabilities);

- encourage persons who share a protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

iii) foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

Public sector equality implications

EQIA: Library Perspective:

This project is enhancing the delivery of the Library Service to all members of the community. The new building will be improved in terms of physical access and designed to DDA specifications. It is 0.6 miles up the road from the existing Cheltenham Road site. Bus stops are directly accessible and the people the Library will be serving are within the same ward profile demographic as the existing site. The Library will also be sited within a complex of other services also, including health services. No negative impacts on any protected characteristic group have been identified or raised in building this new library on this site. Further direct consultation will take place as the build begins with key interest groups to ensure the final fit out reflects the needs of user groups.

EQIA: Wider Perspective relevance check (included as appendix 1)

Eco impact assessment (included as appendix 2)

This development will see the demolition and refurbishment of old energy inefficient buildings and the construction of modern buildings to higher environmental standards. It is therefore considered that the short term negative effects associated with the project will be outweighed by long term positive effects. The extent to which this will be achieved depends on the specifications applied to this project and the success of their implementation.

Resource and legal implications:

Finance

a. Financial (revenue) implications:

The recommended funding stream for the additional investment of £1.5m would be through capital receipts, however the Council's existing commitment and available use of capital receipts should be also considered, and it is likely that the investment sum of £1.5m would be wholly or partly funded through medium term Prudential Borrowing. Prudential Borrowing costs and minimum revenue provision for the borrowing should be considered and budgeted for. The revenue costs in relation to the medium term prudential borrowing would be largely offset by potential rental income for the community health centre which would need to be correctly budgeted for under the services.

Some fees and costs within the £1.5m may not qualify for capitalisation and may be written off to revenue. Other revenue costs may also be incurred in relation to the sale of assets upon project completion.

Advice given by Tian Ze Hao, Finance Business Partner

Date 07/06/2016

b. Financial (capital) implications:

The project is seeking the approval for additional investments from the Council, up to a maximum of £1.5m including professional fees, to complete the outstanding development at Bristol North Baths and the adjacent new Bishopston Library and apartments. This additional cost, combined with the unrecoverable principal loan of £3.41m already incurred on the project funded by the Council, would bring the total project expenditure to £4.91m, excluding accrued interests on the loan.

The project team estimates the potential realisable capital value upon completion of the construction work for the site to be:

Capital Receipt of 10 new build apartments at Bristol North Baths Site:	£1.715m
Capital Receipt of Cheltenham Road Library Site with planning consent:	£2.5m
Capital Value Estimated for the community health centre:	£1.75m
Total	5.965m

Scenario 1: To lease the community health centre following project completion:

The estimated realisable cash receipts upon project completion are £4.2m. This would present a minimum gap of funding recovery at £0.695m (£4.91 - £4.215m) upon project completion. The project team estimates an average rental income from the community health centre at £0.2m per annum. This presents a minimum payback period of 4 years for the outstanding balance of £0.695m investments at project completion.

Scenario 2: To sell the community health centre following project completion:

If the community health centre were to be sold in the open market at the conservative estimate of £1.75m upon project completion, this would increase the total capital receipts to £5.965m and this would represent a net cash contribution of £1.055m (£to the council.

Any net financial surplus from this overall project is proposed to be allocated as an addition to the Council's Affordable Housing Enabling Budget for the City. This would mean that the net cash benefit to the Council will not be available as general capital receipts to be allocated to any other schemes, but to be earmarked to the Affordable Housing delivery.

The recommended funding stream for the additional investment of £1.5m would be through capital receipts, however the Council's existing commitment and available use of capital receipts should be considered. It is likely that the investment sum of £1.5m would be wholly or partly funded through medium term Prudential Borrowing.

Advice given by Tian Ze Hao, Finance Business Partner

Date 07/03/2016

Comments from the Corporate Capital Programme Board:

Comments to follow meeting on 29th March 2016

c. Legal implications:

The procurement of a new contractor to complete the works will need to comply with Public Contracts Regulations 2015 and the Councils own procurement rules.

Advice given by Eric Andrews, Solicitor

Date 4 March 2016

d. Land / property implications:

The Council owns the freehold of the Bristol North Baths together with the car park and the new building which has been substantially completed on the adjacent site. It also owns the freehold of the Cheltenham Road Library. Approval of the additional funding will enable the Council to complete the construction and refurbishment works which releases significant value from disposal of surplus assets.

The Council must comply with its fiduciary duty to achieve the best price reasonably obtainable on disposal.

Advice given by Steve Matthews Service Manager, Asset Strategy

Date 8 March 2016

e. Human resources implications:

There are no direct HR implications arising from this report. However, if the new Library is built it will involve the relocation of some Council employees. There are no staff reductions anticipated at this stage.

Advice given by Mark Williams HR Business Partner
Date 8 March 2016

Appendices:

Appendix 1 – Relevance Check

Appendix 2 – Environmental Impact Assessment

Plan ref N4948n

Plan ref N4640c

Access to information (background papers:

None

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Appendix 1

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	Bristol North Baths Development
Please outline the proposal.	<p>The project to provide a new BCC Library, 10 new build flats and conversion of the listed former baths building to comprise GP medical practice, physiotherapy practice and pharmacy accommodation was expected to take 14 months to October 2013 at a cost of c£3m. Delay, quality issues and scheme changes have all been factors resulting in the project still being incomplete 2 years after the target date.</p> <p>b. BCC terminated the development contract with Chatsworth Homes at the end of November and recovered possession of the property. The intention is to review the whole situation and then put in place action to complete the project and deliver completed accommodation to occupiers.</p> <p>c. Technical review is nearing completion and the recommendation is for BCC to directly procure appropriate professional advice and construction work to complete the project.</p>
What savings will this proposal achieve?	
Name of Lead Officer	Steve Matthews

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.

The original project design would particularly benefit disabled people and older people who would benefit from the Community Health Centre with medical practice, pharmacy and hydrotherapy suite. It is anticipated this benefit will be maintained for any new designs – ‘the discussions are progressing with potential lessees, with the objective of securing the intended community health facilities for which the conversion design of the former baths was established and significantly progressed’.

The new library will have improved access for disabled people and better public transport links for people with mobility impairments.
The decision to support the development of the project will have a positive impact on disabled and older people.

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

If the decision is to not progress the project then this positive benefit will not be realised.

There would be a negative impact if the current library remains open and the new accessible library is not built. However this could be a justifiable negative impact due to the size of investment needed to continue the project which is far over and above the sum needed to improve physical access for disabled people to local library services.

If the plans are not realised this does not of itself create a negative impact. It simply means that current provision will be maintained and therefore there will be no impact.

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.

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,
- levels of representation in our workforce, or
- reducing quality of life (i.e. health, education, standard of living) ?

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.

No. The decision to progress the build programme has low equalities relevance. However if agreement is given to continue the redevelopment then consultation is needed to ensure designs are accessible for all communities

Service Director sign-off and date:

Equalities Officer sign-off and date: 10 march 2016
Anne James – Equality and Community Cohesion Team Leader

Appendix 2

Eco Impact Checklist

Title of report: Funding to complete Bristol North Baths Development				
Report author: Robert Orrett – Service Director Property				
Anticipated date of key decision 5 April 2016				
Summary of proposals: To approve the required additional capital funding to finish the outstanding construction work at Bristol North Baths and the adjacent new Bishopston Library and apartments, and meet related advisory costs, up to a maximum amount of £1.5m.				
Will the proposal impact on...	Yes/ No	+ive or -ive	If Yes...	
			Briefly describe impact	Briefly describe Mitigation measures
Emission of Climate Changing Gases?	Yes	-ive	In the short term, demolition, refurbishment and redevelopment works will all emit climate changing gases	See overall mitigation measures below
		-ive	In the longer term, occupation and travel to/from the completed buildings will emit climate changing gases.	
		+ive	It is likely that the newly constructed and refurbished buildings will be more energy efficient than the majority of the buildings in the city.	
Bristol's resilience to the effects of climate change?	Yes		Although refurbishment and redevelopment works will be on previously developed sites they may:	See overall mitigation measures below
		-ive	<ul style="list-style-type: none"> - Be at risk of flooding - Make surrounding buildings more vulnerable to flooding - Place additional 	

		-ive	demands on mains drainage and water supplies - Not be robust enough to cope with extreme temperature variations or violent storms.	
		+ive	It is likely that the newly constructed and refurbished buildings will be more water efficient than the majority of the buildings in the city.	
Consumption of non-renewable resources?	Yes	-ive	In the short term, demolition, refurbishment and redevelopment works will all consume non-renewable resources	See overall mitigation measures below
		-ive	In the longer term, occupation and travel to/from the completed buildings will also consume non-renewable resources.	
Production, recycling or disposal of waste	Yes	-ive	Waste will arise from construction and demolition works and from normal occupation of the completed buildings.	See overall mitigation measures below
The appearance of the city?	Yes	+ive	Works associated with this project will affect the appearance of the city	See overall mitigation measures below
Pollution to land, water, or air?	Yes	-ive	The project and normal occupation of the completed buildings may all create pollution to land, air and water.	See overall mitigation measures below
Wildlife and habitats?	Yes	May	The project and	See overall mitigation

		be +ive or -ive	normal occupation of the completed buildings may have an impact upon wildlife and habitats	measures below
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Consulted with: Steve Ransom

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

The significant impacts of this proposal are...

Short term there will be an increase in environmental impact as a result of the consumption of fossil fuels and raw materials and production of waste during demolition, refurbishment and redevelopment works. In the longer term, there will be ongoing consumption of energy for heat and power, production of waste and travel to/from the new buildings.

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

The environmental impact of this proposal has already been considered as part of the planning process. In addition, Building Regulations and other legislation relating to areas such as site waste management and pollution will all apply to this project and help to reduce its environmental impact.

As Bristol City Council will be taking out a long term lease on the library and public toilet element of this project, the developer shall consult with Bristol City Council's Building Practice Group and Energy Management Unit to determine whether any modifications could be made to these facilities to make them lower maintenance and more energy and water efficient. In addition, the developer shall also consult with a BCC Environment Adviser to determine whether any additional environmental improvements can be incorporated into these facilities before their design is finalised.

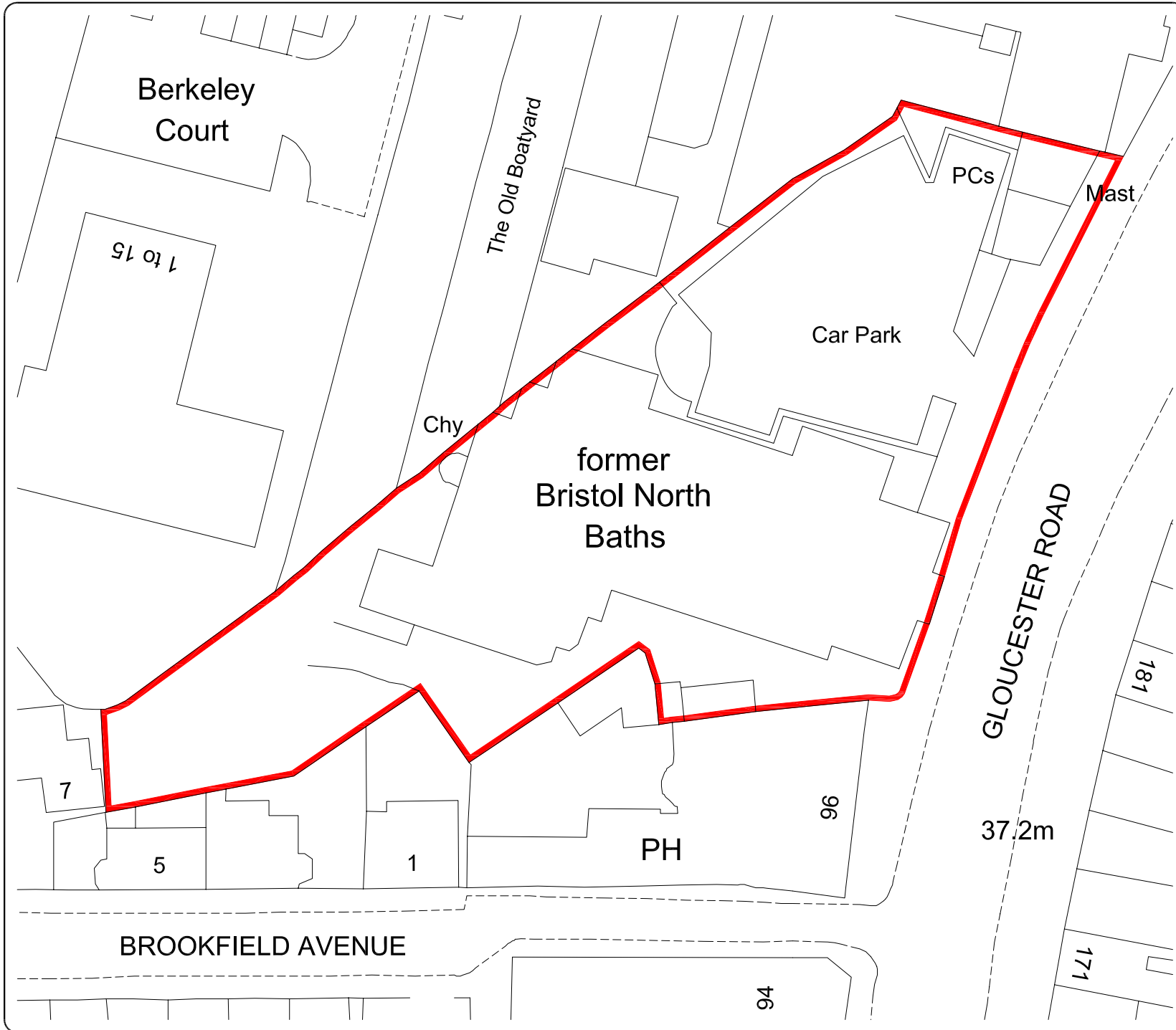
The net effects of the proposals are

This development will see the demolition and refurbishment of old energy inefficient buildings and the construction of modern buildings to higher environmental standards. It is therefore considered that the short term negative effects associated with the project will be outweighed by long term positive effects. The extent to which this will be achieved depends on the specifications applied to this project and the success of their implementation.

Checklist completed by:

Name:	Steve Ransom
Dept.:	Energy Programme (Corporate)
Extension:	0117-92-24478
Date:	8 March 2016
Verified by	yes

Environmental Performance Team



Land at former Bristol North Baths, Gloucester Road.

SITE PLAN : To ensure boundary accuracy, please refer to deeds.
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 Ordnance Survey 100023406.

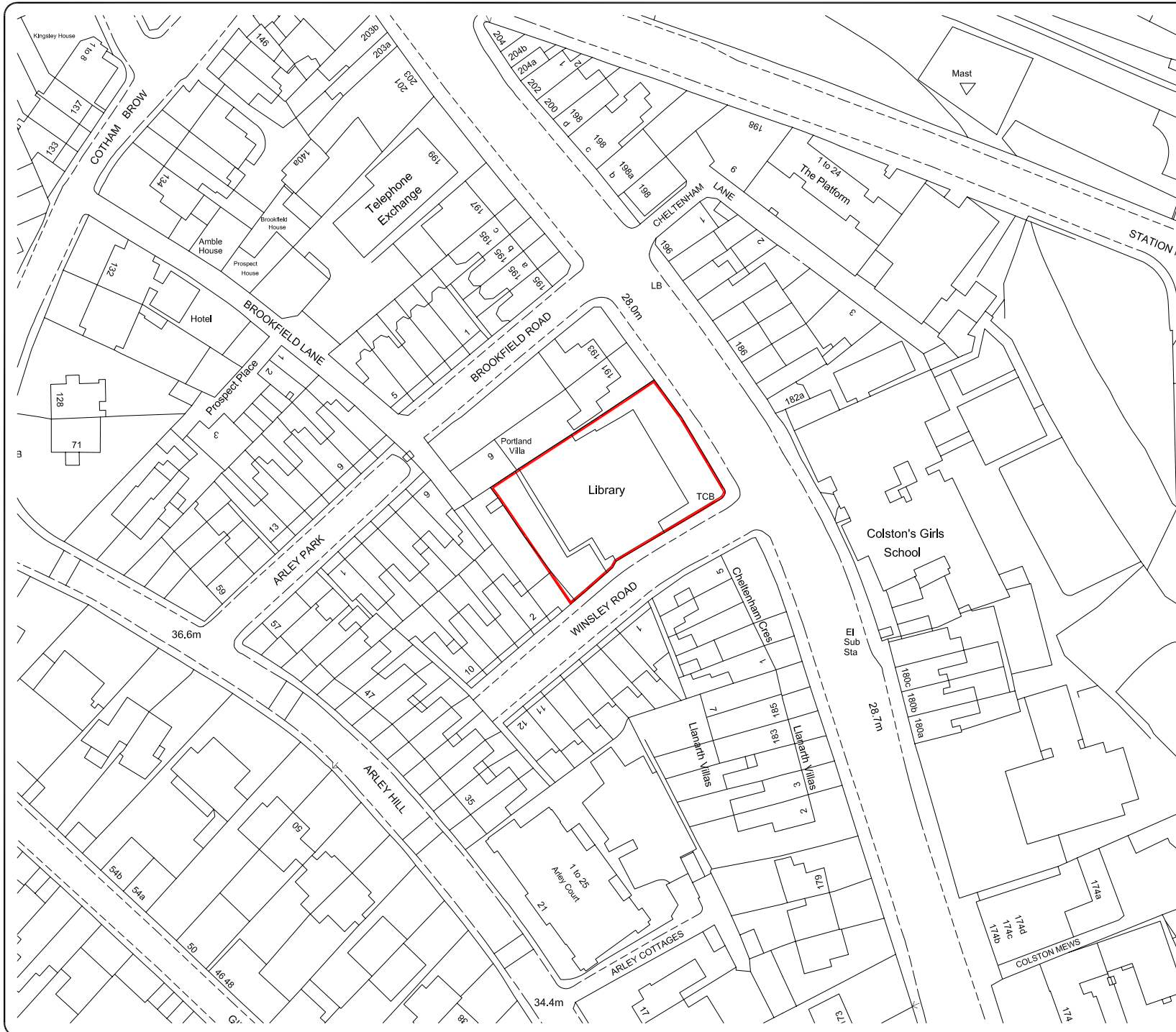
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CORPORATE PROPERTY

Plan No : N4948n
 Prop ID Ref : 3043/44/45
 Polygon Ref : 74269, etc
 Scale : 1:500 @ A4
 Date : 30 July 2012



CORPORATE SERVICES
 Floor 7, B Bond, Smeaton Road, Bristol, BS1 6EE
 Tel : (0117) 903 7620
 www.bristol.gov.uk
 Will Godfrey, Strategic Director - Corporate Services



Land at former Cheltenham Road Library, Cheltenham Road.

SITE PLAN : To ensure boundary accuracy, please refer to deeds.

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CORPORATE PROPERTY

Plan No : N4640c
 Prop ID Ref : 375
 Polygon Ref : 37109
 Scale : 1:1,250 @ A4
 Date : 30 July 2012



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