



Environmental Impact Assessment [version 1.0]

Proposal title: Using general needs council housing as temporary accommodation		
Project stage and type: <input type="checkbox"/> Initial Idea Mandate <input type="checkbox"/> Outline Business Case <input checked="" type="checkbox"/> Full Business Case		
<input type="checkbox"/> Policy <input type="checkbox"/> Strategy <input checked="" type="checkbox"/> Function <input type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input type="checkbox"/> New <input checked="" type="checkbox"/> Already exists / review	<input type="checkbox"/> Changing
Directorate: Housing and Landlord Services	Lead Officer name: Paul Sylvester	
Service Area: Housing Options	Lead Officer role: Head of Housing Options	

Step 1: What do we want to do?

The purpose of this Environmental Impact Assessment is to help you develop your proposal in a way that is compliant with the council's policies and supports the council's strategic objectives under the [One City Climate Strategy](#), the [One City Ecological Emergency Strategy](#) and the latest [Corporate Strategy](#).

This assessment should be started at the beginning of the project proposal process by someone with a good knowledge of the project, the service area that will deliver it, and sufficient influence over the proposal to make changes as needed.

It is good practice to take a team approach to completing the Environmental Impact Assessment. See further [guidance](#) on completing this document. Please email environmental.performance@bristol.gov.uk early for advice and feedback.

1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Please use plain English, avoiding jargon and acronyms.

To seek approval of the preferred option in relation to the transfer of properties that become available for letting from our stock of 'general needs' housing for use as temporary accommodation for a period of two years, with a review after 1 year, and what the annual limit should be on the number of properties transferred. This will provide homes for people in a housing emergency to live in while the council assesses their housing needs, and they wait for a more permanent home. As the properties will be used for temporary accommodation, they will need to be refurbished and furnished to the required standards before they can be occupied.

1.2 Will the proposal have an environmental impact?

Could the proposal have either a positive or negative effects for the environment now or in the future? If 'No' explain why you are sure there will be no environmental impact, then skip steps 2-3 and request review by sending this form to environmental.performance@bristol.gov.uk

If 'Yes' complete the rest of this assessment.

Yes No [please select]

1.3 If the proposal is part of an options appraisal, has the environmental impact of each option been assessed and included in the recommendation-making process?

If 'Yes' please ensure that the details of the environmental impacts of each option are made clear in the pros and cons section of the [project management options appraisal document](#).

Yes No Not applicable [please select]

If 'No' explain why environmental impacts have not been considered as part of the options appraisal process.

Step 2: What kinds of environmental impacts might the project have?

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered. See detailed [guidance documents](#) for advice on identifying potential impacts.

Does the proposal create any benefits for the environment, or have any adverse impacts?

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support our corporate environmental objectives and the wider [One City Climate and Ecological Emergency strategies](#).

Consider how the proposal creates environmental impacts in the following categories, both now and in the future.

Reasonable efforts should be made to quantify stated benefit or adverse impacts wherever possible.

Where the proposal is likely to have a beneficial impact, consider what actions would enhance those impacts. Where the proposal is likely to have a harmful impact, consider whether actions would mitigate these impacts.

Enhancements or mitigation actions are only required when there is a likely impact identified. Remember that where enhancements or mitigation actions are listed, they should be assigned to staff and appropriately resourced.

GENERAL COMMENTS (highlight any potential issues that might impact all or many categories)

Whilst switching heating systems from gas boiler to air source heat pump during refurbishment works (that *may* be required as part of this proposal) appears to be sensible, it is not the preferred approach for several reasons. It is important that BCC delivers high quality and affordable heating to tenants. For this to be achieved through air source heat pumps the following dependencies must also be achieved:

- A high standard of thermal efficiency in the building, which may require additional insulation.
- In some cases the replacement of heating pipework, requiring additional time.
- High quality installation of the heating system to ensure upper value coefficient of performance, which requires a suitable amount of time for the installation.
- Installation of a smart meter.

Due to the available budget and time constraints of this proposal, carrying out heat pump installs, and associated works are not within scope of the actions below. The switch to heat pumps in BCC properties will instead be delivered through a targeted programme of retrofit.

ENV1 Carbon neutral: Emissions of climate changing gases

BCC has committed to achieving net zero emissions for its direct activities by 2025, and to support the city in achieving net zero by 2030.

Will the proposal involve transport, or the use of energy in buildings? Will the

Benefits

- If the boiler in the property needs to be replaced, an A+ rated condensing boiler would be installed, providing a marginal efficiency gain over existing gas boilers.
- Smart metres are installed as part of the refurbishment process where possible.
- Windows will be weather tight. Any failed double-glazed unit's, broken or cracked glazing will be replaced.
- Loft insulation will be provided to 270mm when missing or sub-standard and external doors will be draught-proofed (letterbox and brush strip only).
- Where fitted, the hot water cylinder will be factory pre-insulated or have a jacket fitted.
- Radiators to be cleaned at the front and as much as possible at the back.

<p>proposal involve the purchase of goods or services? If the answer is yes to either of these questions, there will be a carbon impact.</p> <p>Consider the scale and timeframe of the impact, particularly if the proposal will lead to ongoing emissions beyond the 2025 and 2030 target dates.</p> <p>Further guidance</p> <p><input type="checkbox"/> No impact</p>	<p>Enhancing actions</p>	
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>	
	<p>Adverse impacts</p>	
	<p>Mitigating actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>ENV2 Ecological recovery: Wildlife and habitats</p> <p>BCC has committed to 30% of its land being managed for nature and to halve its use of pesticides by 2030.</p> <p>Consider how your proposal can support increased space for nature, reduced use of pesticides, reduce pollution to waterways, and reduce consumption of products that undermine ecosystems around the world.</p> <p>If your proposal will directly lead to a reduction in habitat within Bristol, then consider how your proposed mitigation can lead to a biodiversity net gain. Be sure to refer to quantifiable changes wherever possible.</p> <p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Benefits</p>	
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>	
	<p>Enhancing actions</p>	
	<p>Adverse impacts</p>	
<p>Mitigating actions</p>		
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		

<p>ENV3 A cleaner, low-waste city: Consumption of resources and generation of waste</p> <p>Consider what resources will be used as a result of the proposal, how they can be minimised or swapped for less impactful ones, where they will be sourced from, and what will happen to any waste generated</p> <p>Further guidance</p> <p><input type="checkbox"/> No impact</p>	<p>Benefits</p> <ul style="list-style-type: none"> Water butts and compost bins in good condition will be emptied of all content and left in situ. If good quality white goods have been left in the property by the previous tenant, they will be PAT tested and left for the new occupiers to use. Water meters will be fitted where possible. Where new flooring needs to be fitted, hard wearing materials will be used
	<p>Enhancing actions</p>
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>
	<p>Adverse impacts</p> <ul style="list-style-type: none"> The properties are being brought up to Bristol’s Temporary accommodation standard which includes standard kitchens and bathrooms if the existing ones require replacement. Kitchens and Bathrooms will require consumption of non-renewable resources. Occupants will create waste and refuse, some of which will be recyclable, and some which will go to landfill. Occupants may not be familiar with or be interested in separating waste for recycling.
	<p>Mitigating actions</p> <ul style="list-style-type: none"> Regrettably there is no clear mitigation for the short-term use of kitchens and bathrooms in this essential accommodation. We will ensure that properties have appropriate waste and recycling provision with a proactive approach to information and guidance. Occupants to be supported to recycle their waste and refuse, and present it for collection in an acceptable manner.
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>	
<p>ENV4 Climate resilience: Bristol’s resilience to the effects of climate change</p> <p>Bristol’s climate is already changing, and increasingly frequent instances of extreme weather will become more likely over time.</p> <p>Consider how the proposal will perform during periods of extreme weather (particularly heat and flooding).</p> <p>Consider if the proposal will reduce or increase risk to</p>	<p>Benefits</p> <ul style="list-style-type: none"> Windows will be weather tight. Any failed double-glazed unit’s, broken or cracked glazing will be replaced. Loft insulation will be provided to 270mm when missing or sub-standard and external doors will be draught-proofed (letterbox and brush strip only).
	<p>Enhancing actions</p>
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>
	<p>Adverse impacts</p>

people and assets during extreme weather events. Further guidance <input type="checkbox"/> No impact	Mitigating actions	
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years	
Statutory duty: Prevention of Pollution to air, water, or land Consider how the proposal will change the likelihood of pollution occurring to air, water, or land and what steps will be taken to prevent pollution occurring. Further guidance <input type="checkbox"/> No impact	Benefits	<ul style="list-style-type: none"> All domestic plumbing fixtures and fittings will be tested and repaired / renewed where necessary to ensure that they are free from leaks, water hammer or discharging overflows.
	Enhancing actions	
	Persistence of effects: <input type="checkbox"/> 1 year or less <input checked="" type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years	
	Adverse impacts	
	Mitigating actions	
Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years		

Step 3: Action Plan

Use this section summarise and assign responsibility for any actions you have identified to improve data, enhance beneficial, or mitigate negative impacts. Actions identified in section two can be grouped together if named responsibility is under the same person.

This action plan should be updated at each stage of the project. Please be aware that the Sustainable City and Climate Change Service may use this action plan as an audit checklist during the project's implementation or operation.

Enhancing / mitigating action required	Responsible Officer	Timescale
Installation and re-use of modern A+ energy efficient boilers for space and water heating in each property if new boilers are required.	Commissioner of the refurbishment works	Throughout lifecycle project, monitoring to be checked at end of review period
Ensure that properties have appropriate waste and recycling provision with a proactive approach to information and guidance.	Commissioner of the refurbishment works	Throughout lifecycle project, monitoring to be checked at end of review period
Installation of smart meters where possible.	Commissioner of the refurbishment works	Throughout lifecycle project, monitoring to be checked at end of review period
Ensure properties are appropriately insulated, ventilated, and install mitigation measures where excessive heat is found to be an issue.	Commissioner of the refurbishment works	Throughout lifecycle project, monitoring to be checked at end of review period

Enhancing / mitigating action required	Responsible Officer	Timescale
Encourage utilisation of high efficiency appliances. Where properties are renovated for use by homeless families, ensure that efficient space heating is built in.	Commissioner of the refurbishment works	Throughout lifecycle project, monitoring to be checked at end of review period

Step 4: Review

The Sustainable City and Climate Change Service need at least five working days to comment and feedback on your impact assessment. Assessments should only be marked as reviewed when they provide sufficient information for decision-makers on the environmental impact of the proposal.

Please seek feedback and review by emailing environmental.performance@bristol.gov.uk before final submission of your decision pathway documentation¹.

Where impacts identified in this assessment are deemed significant, they will be summarised here by the Sustainable City and Climate Change Service and must be included in the 'evidence base' section of the decision pathway cover sheet.

Summary of significant beneficial impacts and opportunities to support the Climate, Ecological and Corporate Strategies (ENV1,2,3,4):
Summary of significant adverse impacts and how they can be mitigated:

Environmental Performance Team Reviewer:	Submitting author:
Daniel Shelton	Paul Sylvester
Date:	Date:
09/10/2024	21/11/2024

¹ Review by the Sustainable City and Climate Change Service confirms there is sufficient analysis for decision makers to consider the likely environmental impacts at this stage. This is not an endorsement or approval of the proposal.