



Environmental Impact Assessment [version 1.0]

Proposal title: Commercial Property Disposals		
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 type="checkbox"/> Function <input checked="" type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input checked="" type="checkbox"/> New <input type="checkbox"/> Already exists / review	<input type="checkbox"/> Changing
Directorate: Growth and Regeneration	Lead Officer name: Peter Anderson	
Service Area: Corporate Landlord	Lead Officer role: Director – Property, Assets & Infrastructure	

Step 1: What do we want to do?

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 enable the Council to deliver revenue savings and capital receipts contributing to the 2024/25 targets and beyond. Following a review of the office, depot, operational, and investment estates the Corporate Landlord has identified properties for the disposals process (where there is no operational necessity or if they do not return a sufficient financial yield).

There is clear governance and a decision making route for all decisions regarding estate transformation. Disposals have been approved by the Estate Strategy Board (which includes Director representation from each Directorate) and will be subject to final approval by Strategy & Resources Committee – this ensures full visibility of all decisions.

This proposal is to dispose of an asset to generate a capital receipt as part of the above wider plan and targets. There is no impact on staff groups or citizens, as the Council does not currently occupy or deliver services from these sites.

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.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	[please select]
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It is proposed that this asset is to be disposed of therefore will not be in the council's portfolio going forward. There are no direct environmental impacts arising from the sale. Potential or expected usage of the building once it have been sold is commercially sensitive. On this basis it is not possible at this stage to assess the potential or likely secondary environmental impacts.

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](#).

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable	[please select]
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If 'No' explain why environmental impacts have not been considered as part of the options appraisal process.

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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: Sophie Peters	Submitting author: Peter Anderson
Date: 21/02/2025	Date: 21/02/2025

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.