

Eco Impact Checklist

Title of report: Creation of a Housing Company				
Report author: Steve Blake				
Anticipated date of key decision Cabinet Approval on 4 th September 2018				
<p>Summary of proposals: The creation of BCC’s Housing Company is an additional way in which the Council can help increase the supply of new homes across the city.</p> <p>The Housing Company will work in Joint Venture arrangements with the private sector to develop and construct housing developments across the city which otherwise would be developed just by the private sector.</p> <p>By creating the Housing Company and developing these schemes using Joint venture arrangements it will enable the Council to share in the financial returns from these developments as well as have a greater influence over the design, specification and the timing of delivery of the schemes. In particular, it will also help ensure these developments comply with the Council’s range of different policies, and support the Mayoral commitment for the city to be run entirely on clean energy by 2050. Each of the housing developments the Housing Company will be involved with will have different environmental impacts (and associated mitigation measures) but as all the proposed sites are already ear-marked for residential development, the creation of the Housing Company in itself, does not increase the environmental impact. These developments will take place and should be compliant with planning policy with or without the Housing Company. However, the involvement of the Housing Company gives the opportunity for development to have a positive impact where the Council’s policy requirements can be exceeded.</p>				
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	neutral/ +ive	The production and transportation of building materials and the building process itself (associated transport of labour, building techniques, waste, use of renewables etc.) will have an environmental impact and will ultimately cause climate changing gases. However, as mentioned above, these developments	Only appropriate materials, sourced, where possible, as locally as possible will be used together with appropriate building techniques. The involvement of the Housing Company could have a positive effect in that it might potentially increase the chances of ‘Modern Methods of construction – MMC’ (which increase quality and potentially are better from an environmental aspect that traditional

			will take place irrelevant of the Housing Company proposal. Therefore, this proposal may have more of a positive impact on the outcomes than if it was not put in place where planning policy requirements relating to greenhouse gases is exceeded.	methods) to be used and/or greater use of more local labour and materials, renewables and method to reduce wastage.
Bristol's resilience to the effects of climate change?	Yes	neutral/ +ive	Development will include sufficient measures to comply with the council's adopted flood risk and climate change adaptation policies.	Again, the involvement of the Housing Company may have a positive impact on outcomes
Consumption of non-renewable resources?	Yes	neutral/ +ive	See comments in section above on climate changing gases.	See comments in section above on climate changing gases.
Production, recycling or disposal of waste	Yes	neutral/ +ive	See comments in section above on climate changing gases.	See comments in section above on climate changing gases.
The appearance of the city?	Yes	neutral/ +ive	As mentioned, one of the objectives of this proposal is to allow the Council to have more influence over the design and 'place-making' principles for these schemes.	Therefore, this proposal should have a positive impact on the appearance of the city
Pollution to land, water, or air?	Yes	neutral/ +ive	See comments in section above on climate changing gases.	See comments in section above on climate changing gases.
Wildlife and habitats?	Yes	neutral/ +ive	Each development will ultimately have some impact on this but the proposals will need to be compliant with the relevant policies and	Again the Housing Company can only have a positive impact on this.

			regulations	
Consulted with: Steve Ransom, Amy Harvey				
Summary of impacts and Mitigation - <u>to go into the main Cabinet/ Council Report</u>				
<p>The significant impacts of this proposal are...</p> <ul style="list-style-type: none"> • Development consumes resources, creates waste, climate changing gases and consumes energy. There will be some local pollution and impact on habitats from construction • Ongoing occupation of the new homes will create new travel, energy and waste impacts <p>The proposals include the following measures to mitigate the impacts...</p> <ul style="list-style-type: none"> • The selection of a partner for the Joint Venture will include an environmental assessment • Planning process should be used to mitigate pollution and habitat impacts from construction • Bristol planning policies BCS10 and BCS13-16 assess and mitigate impacts from travel, energy, sustainable design, climate change and flood risk • Where feasible, developments will exceed minimum planning policy standards <p>The net effects of the proposals are...</p> <p>This proposal will encourage development on land that has already been allocated for housing. The net impact is therefore dependent on the extent to which the Housing Company is able to exceed the environmental performance of developments that would typically be delivered by the private sector</p>				
Checklist completed by: Steve Ransom with input from Amy Harvey				
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Date:		23/08/2018		
Verified by Environmental Performance Team		Nicola Hares		