

Eco Impact Checklist

Title of report: Property Strategy				
Report author: Lois Woodcock				
Anticipated date of key decision 3rd March 2020				
Summary of proposals: For BCC to adopt a Property Strategy. This is a high level framework for managing, reporting and transacting property matters.				
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	<p>The aim will be for fewer buildings that are more energy efficient</p> <p>Statutory Compliance info:- Fire, Asbestos, Legionella, Gas safety, Electrical, Safety lighting and glazing etc - This information is not currently held centrally and an exercise is being undertaken to bring the information into one place and identify and remedy any gaps if they exist.</p> <p>Key Objectives: That buildings are fit for purpose, well maintained and that costs of occupation and the Council's environmental footprint is minimised</p> <p>To Obtain the objectives the council will: Ensure that decisions</p>	<p>This is a current risk in the estate and it should be ensured that this action happens. Including FGAS tests across estate assets.</p> <p>Engage with the Energy</p>

			fully take account of their environmental impact.	Service to take into account environmental impact and understand implications of decision making.
Bristol's resilience to the effects of climate change?	No			
Consumption of non-renewable resources?	Yes	+ive	<p>The rationalisation of the estate will result in fewer buildings and more intensive use of the remaining estate.</p> <p>The Council will as part of the Asset Management Process, continue to monitor and improve where possible, a building's environmental impact and it will work with partners including Bristol Energy and the City Leap initiative to ensure the use of the most environmentally friendly systems of energy are utilised wherever it is reasonable to do so.</p> <p>The Property Team will continue to monitor opportunities to secure external funding from Central Government and other initiatives e.g. One Public Estate and City Leap.</p> <p>Modern Workplace Objectives: Enable Commercial Let where appropriate</p>	<p>The Council can also work closely with the Energy Service who are able to offer energy efficiency options with funding through projects such as Salix. There is an opportunity to build into PPM building fabric review the review of potential efficiency works in line with any other works planned, for example roof insulation can link with roof works.</p> <p>Again Salix funding is an opportunity here for energy efficiency works to take place in BCC buildings.</p> <p>Where commercial let takes place it should be ensured that utilities are re-charged to the tenant. This will have a positive impact as it encourages</p>

			<p>the tenant to reduce energy use linked to financial value. Ensure there is a robust procedure in place to ensure that this happens.</p> <p>Energy purchase is the responsibility of the Energy Service rather than Property and so recognising where the expertise exists these energy budgets would remain in local service control</p> <p>Ambition to update the council estate by regenerating old and dilapidated buildings</p>	<p>As confirmation only energy budgets for council owned and run buildings are managed by this team, any tenanted property needs to be recharged to the tenant and this arranged within the lease.</p> <p>Upgrades need to be done to sustainable standards, for example, materials used to be green guide certified. the waste hierarchy to be followed including promotion of re-use of materials where possible, again Salix funding can be used to install more efficient technologies to council buildings for example LED lighting and insulation.</p>
Production, recycling or disposal of waste	No		Disposal of assets that are currently occupied	<p>Ensure the waste hierarchy is followed and waste disposed of according to waste legislation.</p> <p>Re-use where possible.</p>
The appearance of the city?	No		A further ambition is to use the Council's estate to promote regeneration either by updating old and dilapidated buildings to encourage other nearby occupiers to invest in their own buildings	<p>Again it is important to ensure that tenanted property is set up to be recharged for its utility use based on actual usage and that during transfer the correct procedures are followed to ensure the efficient and correct transfer of</p>

				utility supplies (Meters read on time etc)
Pollution to land, water, or air?	No			
Wildlife and habitats?	No			
Consulted with:				
Summary of impacts and Mitigation - <u>to go into the main Cabinet/ Council Report</u>				
<p>The significant impacts of this proposal are...The property strategy places a focus on ensuring environmental aspects are considered in property projects and working with teams such as Bristol Energy and City Leap to improve building performance. There are opportunities to also work closely with the councils Energy Service to access energy efficiency funding such as Salix and this can be worked into property maintenance plans.</p> <p>The strategy focuses on improving legal compliance and assets knowledge and this will have a positive impact as it will ensure all assets are running efficiently and correctly following correct and regular servicing.</p> <p>The strategy aims to reduce the amount of property owned and operated by the council which will reduce its overall carbon emissions.</p> <p>The strategy also focuses on third party leasing, here there is an opportunity to ensure there is a robust process in place to ensure that utility usage in the leased property is re-charged to the tenant, which in turn will encourage tenants to reduce energy and utility usage.</p> <p>The strategy also sets an ambition to update dilapidated and dated BCC buildings, again here exists an opportunity to ensure buildings are updated to high efficiency standards using sustainable materials and tapping into Salix funding to ensure energy efficiency measures are included in building updates.</p> <p>The net effects of the proposals can be largely positive as long as the energy service is quite closely involved form energy efficiency, planning and energy re-charging point of view.</p>				
Checklist completed by:				
Name:				
Dept.:				
Extension:				
Date:		22/07/2019		
Verified by Environmental Performance Team		Nicola Hares		