

## Eco Impact Checklist

<b>Title of report:</b> Asset Management Strategy 21-26				
<b>Report author:</b> Jonathan Williams				
<b>Anticipated date of key decision</b> Cabinet December 2020.				
<b>Summary of proposals:</b> The Asset Management Strategy introduces a strategic approach to the management, maintenance and investment of Housing & Landlord Services' stock of approx. 27,000 social rented homes and 1,700 leasehold properties over the next 5 years. It identifies a number of areas of priority and actions for existing stock.				
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	-ve	<p>There will be ongoing impacts from managing assets and the operation of BCCs housing stock- i.e. CO2 will be emitted in the maintenance and operation of our assets, including from any new homes that are not built to a zero carbon standard – for example through transport and materials specified, and heat and power used by tenants, and disposal of the buildings/components at their end of life.</p> <p>The strategy sets out the priority of contributing to the delivery of the 2030 carbon neutral city and is committed to retrofitting, improving energy performance and reducing CO2 emissions. EPC level C and zero carbon will be targeted for all homes by 2030. The strategy also commits</p>	<p>The Asset Management Strategy commits to developing a delivery strategy for energy and carbon emissions reduction across our housing stock to target carbon neutrality by 2030 in line with the Climate Emergency Declaration and the Mayors Climate Emergency Action Plan.</p> <p>It will include:</p> <ul style="list-style-type: none"> <li>- regular monitoring and review of carbon emissions, and detail of how this will be used to inform CO2 reduction measures</li> <li>- measures to reduce operational CO2 emissions</li> <li>- measures to reduce embodied CO2 emissions, including at end of life.</li> <li>- detail of how the building performance assessment and options appraisal frameworks will be amended to factor in CO2 emissions reduction.</li> </ul>

			<p>to embedding the aim of reducing carbon emissions into the building performance assessments and options appraisal framework.</p> <p>Detail setting out how this will be achieved will need to be provided in proposed delivery strategy for energy and carbon emissions reduction (see mitigation measures in next column)</p>	
Bristol's resilience to the effects of climate change?	Yes	<p>-ive</p> <p>Homes are subject to the following effects of climate change:</p> <ul style="list-style-type: none"> <li>- Flood risk</li> <li>- increased temperatures, heat waves, overheating and increased energy demand for cooling,</li> <li>- drought &amp; water scarcity,</li> <li>- increased frequency and severity of storms</li> </ul>	<p>The strategy commits to developing an approach for ensuring the housing stock is resilient to the effects of climate change. Further detail will need to be provided (see mitigation measures in next column).</p>	<p>The strategy commits to developing an approach/strategy for ensuring the housing stock is resilient to the effects of climate change, including:</p> <ul style="list-style-type: none"> <li>• Building inspections and risk assessments including a review of flood and overheating risk, logging weather damage that needs rectifying.</li> <li>• Recording the impacts of hot weather on the estate including building cooling demand and occupancy comfort.</li> <li>• Plans for building upgrades including measures to improve climate resilience e.g. flood protection, solar shading/glazing, water efficiency measures etc.</li> <li>• Identifying opportunities to install climate</li> </ul>
		<p>+ive</p>		

				<p>resilience measures alongside other planned maintenance works to reduce costs.</p> <ul style="list-style-type: none"> <li>• Business continuity plans including controls to minimise the disruption of severe weather</li> <li>• Ensuring any works undertaken to reduce energy demand and CO2 emissions do not have any unintended consequences relating to climate resilience</li> </ul>
Consumption of non-renewable resources?	Yes	-ive	There will be ongoing consumption of non-renewable resources from managing assets and the operation of BCCs housing stock including fossil fuel use for transport, specification of non-renewable materials, non-renewable heat and power used by tenants, and for energy used to dispose of the buildings/components at their end of life.	As above under 'Emission of Climate Changing Gases', a delivery strategy for energy and carbon reduction will be produced.
		+ive	As above under 'Emission of Climate Changing Gases'.	

Production, recycling or disposal of waste	Yes	-ive	Waste will arise during the delivery of maintenance and investment works	<p>Contractors and Direct Labour are required to take responsibility for their waste, including adhering to the waste duty of care and waste hierarchy by:</p> <ul style="list-style-type: none"> <li>● Reducing waste</li> <li>● Reusing waste where legal and practicable</li> <li>● Using products which are readily recyclable.</li> <li>● Recycling as much waste as possible</li> </ul> <p>Hazardous waste is stored and disposed of in a legally compliant manner.</p> <p>Where appropriate contract documents promote the recycling of scrap metal, with any income returning to Bristol City Council.</p>
The appearance of the city?	Yes	+ive	The strategy sets out our commitment to ensuring our properties are well maintained and attractive to residents. It seeks to strengthen our approach to investment and improve the appearance of our homes, blocks and communal areas.	
Pollution to land, water, or air?	Yes	-ive	Works delivered under this budget are likely to involve the use and storage of materials that could contaminate land, watercourses and surface water drains,	Contractors and Direct Labour are required to work in accordance with all relevant regulatory guidance and also ensure appropriate procedures and equipment are in place

			<p>if accidentally released.</p> <p>Works are likely to create dust and noise.</p> <p>Transport to deliver works will create air pollution.</p>	<p>to:</p> <ul style="list-style-type: none"> <li>● Securely store any potentially polluting materials and keep them away from watercourses and surface water drains.</li> <li>● Avoid washing out containers of paint and similar materials into drains.</li> <li>● Ensure correct foul sewer connections are made, rather than to storm drains.</li> <li>● Reduce dust.</li> <li>● Reduce noise pollution.</li> <li>● Contain any spills.</li> </ul> <p>Homes and Landlord Services build on previous progress made to programme works in a manner which reduces the transport impacts of staff and contractors.</p>
Wildlife and habitats?	No		<p>It is possible for, construction materials associated with maintaining and investing in our homes to:</p> <ul style="list-style-type: none"> <li>● Impact upon legally protected species or habitats</li> <li>● Impact on priority species or habitats</li> <li>● Remove or damage trees.</li> </ul>	<p>Where works have the potential to disturb protected species or impact upon their habitat, guidance from a suitably experienced and qualified ecological consultant will be sought and followed at the earliest opportunity.</p> <p>Any works requiring Planning Permission will be reviewed by a Council Ecologist as part of the Planning process.</p> <p>Wherever possible existing trees will be retained and works affecting these trees will</p>

				be undertaken in accordance with “BS 5837: Trees in relation to design, demolition and construction – Recommendations”
--	--	--	--	--

**Consulted with:**

Amy Harvey

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

**The significant impacts of this proposal are...**

The strategy provides an overall strategic approach to how Housing & Landlord Services will manage and maintain its assets over the next 5 years. Works to invest and maintain our homes to the required standard will ultimately have an environmental impact.

The strategy reflects the need to use our asset performance data to target works where most required on our housing stock. The strategy also identifies our commitment to make council properties energy efficient and reduce carbon emissions. EPC level C and zero carbon will be targeted for all homes by 2030. The detail of how this will be achieved will be set out in a delivery strategy for energy and carbon emissions reduction

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

A number of mitigation measures are included in the main ECO Impact Checklist above. In addition, the following mitigation measures will also be implemented to any maintenance or improvement work completed to our stock.

- Sustainability Appraisal will be completed as part of any procurement process.
- Housing & Landlord Services will liaise with BCC’s Environmental Performance team during the development of specifications etc and in the development of the delivery strategy for energy and carbon emissions reduction.

**The net effects of the proposals are**

Overall positive due to the commitment to energy performance and retrofitting housing to improve energy performance, and reduce carbon, however further detail of the exact proposals will need to be provided to fully assess benefits.

**Checklist completed by:**

Name:	Jonathan Williams
Dept.:	Housing & Landlord Services
Extension:	07795 333 673
Date:	01/10/2020
Verified by Environmental Performance Team	Amy Harvey