

Eco Impact Checklist

Title of report: New rented property licensing scheme in three wards of the city				
Report author: Tom Gilchrist				
Anticipated date of key decision 14 th December 2021				
<p>1) Summary of proposals: It is estimated that there are approximately 2,222 dwellings that will require a selective licence and 686 HMOs that will require an additional licence. The total number expected to require a licence is 3060. There are 14,345 dwellings in private ownership in these wards which means 21% of the dwellings in private ownership will need a licence.</p> <p>2) The introduction of selective licensing would bring a general improvement of property conditions that are adversely affecting the occupants in the area. This will be achieved by inspecting every property that will be subject to selective licensing in the area to identify and remedy serious hazards. This will be remedied through enforcement under Part 1 of the Act or other enforcement powers as appropriate, to ensure compliance with licensing conditions.</p> <p>3) Properties in the proposed areas were found to have lower energy efficiency levels compared to the citywide average. Bedminster and Brislington wards have an average SAP rating in the PRS of 59 and in Horfield 60. The SAP is the methodology used by the government to assess and compare the energy and environmental performance of dwellings. The higher the rating under simple SAP, the better. The scores run from 1 to 100.</p> <p>4) Within these three wards there are also notably higher levels of fuel poverty – using the low income, high-cost definition – in HMOs (23% compared to the 15% citywide average) and low-income households (38% compared to the 20% citywide average). A property that is not well maintained to a satisfactory standard or properly insulated can be harder to heat as costs are higher. In turn this can lead to ill health.</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	-ive +ive	Physical inspections of 3,060 properties will lead to emissions associated with transport. Based on existing licensing schemes which have led to improved energy efficiency in 416 properties so far, it is expected that the	Route planning should be considered to ensure that inspections are carried out efficiently, using the least number of car miles possible, with preference given to sustainable travel options wherever possible.

			proposal will lead to upwards of 200+ further improvement works which will reduce emissions over the lifetime of the buildings. The impact on emissions is extremely likely to be net positive with significantly more carbon saved from improvements than produced from vehicle travel.	
Bristol's resilience to the effects of climate change?	Yes	+ive	A number of properties will receive energy efficiency upgrades improving their overall performance and resilience to climate change.	
Consumption of non-renewable resources?	Yes	-ive	Energy efficiency works will require use of non-renewable resources.	BCC has no direct control over use of materials as these works will be arranged privately by individual landlords, however over the lifetime of the works they should make a net positive contribution to reducing fossil fuel use.
Production, recycling or disposal of waste	Yes	-ive	Remedial works will lead to some production of waste.	BCC has no direct control over waste generated as these works will be arranged privately by individual landlords, however standard requirements for disposal of waste will ensure that correct disposal routes are followed.
The appearance of the city?	No			
Pollution to land, water, or	No			

air?				
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... a net positive impact on carbon emissions from housing which receives remedial works.</p> <p>The proposals include the following measures to mitigate the impacts... implement efficient travel planning for undertaking physical inspections to reduce total vehicle miles driven and encourage active travel where possible.</p> <p>The net effects of the proposals are positive.</p>				
Checklist completed by:				
Name:	Jan Hamilton			
Dept.:	Private Housing Service			
Extension:	0117 3521804			
Date:	14.09.21			
Verified by Environmental Performance Team	Daniel Shelton			