

Eco Impact Checklist

Title of report: Procurement of Hard FM servicing and maintenance contract to properties within the non-housing property portfolio.				
Report author: Stephen Ashman				
Anticipated date of key decision: 03/07/2018				
Summary of proposals: To obtain approval for the procurement of single contract for the provision of Mechanical, Electrical (M&E) and Building Fabric servicing and repairs. This will allow the Council to consolidate its M&E statutory servicing and Building Fabric Repairs into a single contract optimising contractual management arrangements for a 24/7 service to City Council.				
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	A hard FM contractor will have impacts on the environment and risks associated with their activities. Contractors will be working around climate harming substances/ materials, such as F Gases.	There is an opportunity to look at procuring a contractor with an Environmental Management System, so these risks and impacts are effectively managed by the contractor. To ensure that the contractors have appropriate qualifications for these tasks and that this documentation is available for review.
Bristol's resilience to the effects of climate change?	Yes	+ive	The use of a portal that can show paperwork in an electronic form will ensure that paperwork needed for evidencing legal compliance is easy to access and readily available.	Request that the Environmental Performance Team can gain access to maintenance records either through a portal system/ or that docs are sent directly to the team, this will help ensure legal compliance (Specifically with F-Gases and air conditioning testing).
Consumption of non-renewable resources?	Yes	+ive	The requirement to move away from paper worksheets will	Reduction of resource use.

		-ive/ +ive	<p>reduce consumption of paper.</p> <p>Contractors will use resources for their activities.</p> <p>Contractors will travel to get to sites/ jobs.</p> <p>Materials used for contractor activities.</p> <p>Repairs and installations may consume resources in their operation, eg kitchen installation or air con repair.</p>	<p>Introduction of KPI's as part of the contract offer provides a chance to integrate environmental targets into the KPI's.</p> <p>There is the opportunity to look at contractor locality as part of the contract. Appointing a contractor with locally based mechanics will reduce travel impacts. A consolidated contract for all hard FM services will reduce travel impacts overall.</p> <p>Look at contractor proposals for materials, looking for less polluting materials to be used overall.</p> <p>Need to see awareness/ engagement around energy saving within works carried out/ materials used. Also need to see that correct specification is used for installation to ensure efficiency.</p>
Production, recycling or disposal of waste	Yes	-ive/ +ive	Contractors will dispose of waste as part of the operation	Ensure the contractor has the correct waste registrations for their activities (or that any sub-contractors in the control of the main contractor have the correct registration) when procuring for the contract to ensure legal compliance. Contractor to be using the waste hierarchy and minimising waste disposed.

The appearance of the city?	Yes	-ive/ +ive	Key activities are maintaining building fabric of BCC owned buildings.	Ensure there are appropriate terms within the contract to avoid council buildings falling into disrepair.
Pollution to land, water, or air?			Emissions from vehicles Contractors will be handling chemical and other hazardous materials as part of their role.	Ideal to see a contractor that uses telematics to monitor journey efficiency. Can also assess vehicle specification, looking for efficiency within the contractor fleet. Appointing a contractor with locally based mechanics will reduce travel impacts as well as improve response time for call outs. Look to appoint contractors trained in spill prevention and that are COSHH compliant.
Wildlife and habitats?	Yes	-ive/+ive	Building fabric works and biodiversity	Aware of what to do in event of finding species in buildings when doing works.

Consulted with:

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

The significant impacts of this proposal are through contractor activities such as chemical handling, resource use, waste production and travel. Many of these areas are also subject to legal compliance such as waste disposal and F-Gas/ air conditioning maintenance, it is important to ensure the contractor is assessed on their compliance in this area during procurement. There is opportunity around travel and reducing impacts by looking at locality and vehicle specifications.

The proposals include the following measures to mitigate the impacts: Competitively tendered contractors where the mitigation measures within this document have been considered in the tender process will help to manage environmental impacts.

The net effects of the proposals are variable, if impacts are effectively mitigated through the tendering process impacts will be positive compared to the current arrangements.

Checklist completed by: Nicola Hares with input from Giles Liddell and Steve Ransom – Environmental Performance Team.

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