

Eco Impact Checklist

Title of report: HRA Housing Investment Plan 22/23

Report author: Jonathan Williams

Anticipated date of key decision Cabinet 18th January 2022.

Summary of proposals: This cabinet report sets out the proposals for the 22/23 Housing Revenue Account (HRA) Housing Investment Plan budget to enable the HRA to deliver its essential repairs, maintenance, and improvements to the housing stock.

Will the proposal impact on...	Yes/ +ive or No -ive		If Yes...	
			Briefly describe impact	Briefly describe Mitigation measures
Emission of Climate Changing Gases?	Yes	+ve	<p>A number of the proposals contained within this budget such as installing loft and cavity wall insulation and tackling poor heating systems will reduce emissions.</p> <p>Vehicle use associated with works will generate emissions</p>	<p>A budget is included for Retrofit Pilots, to explore how properties can be retrofitted to improve energy and water performance and reduce carbon emissions.</p> <p>Suppliers will be asked whether they can use electric or low emission vehicles for carrying out this work, as well as using suitable vehicles efficiently (e.g. suitable timing, routing, speed, number of journeys and zoning of teams).</p>
		-ve	<p>Generator or other power use associated with works will generate emissions</p>	<p>Suppliers will be asked to use the lowest emission options wherever possible.</p>
		-ve	<p>There will be embodied emissions from the materials and products used</p>	<p>Suppliers will be asked if they can provide Environmental Product Descriptions (EPDs) and Life Cycle Analyses (LCAs) to establish the carbon impact of products or materials to establish whether there are lower impact options available that would meet requirements. EPDs and LCAs are not available for all products.</p>
Bristol's resilience to the effects of climate change?	Yes	+ive	<p>See improvements to energy efficiency (under the Emissions of Climate Changing Gases) and water efficiency (under Resources). These will improve Bristol's resilience to fuel scarcity and drought.</p> <p>Some HRA properties will be located in flood risk areas.</p>	<p>The Bristol Flood Risk Management portal will be used to identify sites at risk of flooding and flood risk measures will be considered.</p>

			Some HRA properties will be at risk of overheating during periods of extreme weather.	The council's Heat Vulnerability Mapping portal will be used to identify sites at risk of overheating.
Consumption of non-renewable resources?		-ive	Fossil fuels and other non-renewable materials and products will be used in the works delivered by these budget proposals.	<p>Materials will be BRE Green Guide A or B rated materials and products unless there are significant technical or financial reasons why this cannot be achieved. Equivalent ranking schemes will be considered.</p> <p>All timber and wood-derived products for supply or use in performance of the works delivered under this budget must be from independently verifiable legal and sustainable sources as defined by UK Government guidance.</p> <p>Durable, renewable, recycled and recyclable materials and components will be specified where appropriate.</p> <p>Equipment will be re-used and upgraded wherever reasonably practicable to reduce the demand for materials provide replacements.</p> <p>Responsive repairs volumes will be monitored to ensure maintenance and replacement cycles are at an appropriate level.</p>
		+ive	Improvements to energy efficiency will improve Bristol's resilience to fuel scarcity and reduce fossil fuel consumption.	Energy efficient products will be specified where appropriate.
		+ive	Improvements to water efficiency through new bathrooms will improve Bristol's resilience to drought.	Water efficient products such as showers, dual flush toilets and low flow taps will be specified where appropriate.
Production, recycling or disposal of waste		-ive	Waste will arise during the delivery of the works delivered by this budget.	<p>Contractors and Direct Labour will be 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"> • Reducing waste • Reusing waste where legal and practicable • Using products which are readily recyclable. • Recycling as much waste as possible <p>Hazardous wastes will be stored and disposed of in a legally compliant</p>

				<p>manner. Electrical items will be disposed on in compliance with the WEEE Regulations.</p> <p>Where appropriate contract documents will promote the recycling of scrap metal, with any income returning to Bristol City Council.</p>
The appearance of the city?	Yes	May be +ive	The 2021/22 budget contains a range of works which will help maintain the external appearance of existing Council Housing and HRA land.	<p>External maintenance works to Council Housing will aim to improve the appearance of existing council housing.</p> <p>Durable materials which maintain homes appearance will be specified where practicable.</p>
Pollution to land, water, or air?		-ive	<p>Works delivered under this budget are likely to involve the use and storage of materials that could contaminate land, watercourses and surface water drains, 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>Contractors and Direct Labour will be required to work in accordance with all relevant regulatory guidance and also ensure appropriate procedures and equipment are in place to:</p> <ul style="list-style-type: none"> • Securely store any potentially polluting materials and keep them away from watercourses and surface drains. • Avoid washing out containers of paints, pesticides, or similar materials into drains. • Ensure that drainage connections are correct, with sewage entering foul sewers, not storm drains. • Minimise noise and dust. • Contain any spillages. • Communicate best practice. <p>Homes and Landlord Services will continue to build on previous progress made to programme works in a manner which reduces the transport impacts of staff and contractors.</p>
Wildlife and habitats?		-ive	<p>It is possible for works and construction materials associated with this budget to:</p> <ul style="list-style-type: none"> • Impact upon legally protected species or habitats • Impact on priority species or habitats • Remove or damage trees. 	<p>Timber must be used in accordance with the above requirements.</p> <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 be undertaken in accordance with “BS 5837: Trees in relation to design, demolition and construction – Recommendations”</p> <p>Consideration will be given to enhancing biodiversity with a target to achieve biodiversity net gain as part of the Asset Management Strategy. This means that HRA activities will result in more biodiversity than previously existed. This is a goal in the One City Ecological Emergency Strategy and a general duty for public authorities to conserve and enhance biodiversity was introduced by the Environment Act 2021, as was a 10% increase in biodiversity net gain for projects requiring planning permission.</p> <p>Consideration will be given to introducing a target to reduce pesticide use by at least 50% as part of the Asset Management Strategy. This is a goal in the One City Ecological Emergency Strategy</p>
--	--	--	--	--

Consulted with: Response Repairs Contract Manager, Procurement Category Manager

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

The significant impacts of this proposal are...

Works delivered under this budget will result in the consumption of non-renewable resources, production of climate changing emissions and production of waste. Works also create the potential for both direct and indirect impacts on wildlife and habitats.

Some works delivered under this budget such as loft and cavity insulation have the potential for reducing consumption of fossil fuels and emissions of greenhouse gases.

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

The following mitigation measures will be implemented:

- Each activity under the HIP will have its own Eco Impact Assessment to identify measures to mitigate any concerns.
- A Sustainability Appraisal will be completed as part of any procurement process.
- Homes and Landlord Services will liaise with BCC’s Environmental Performance team during the development of specifications etc.
- Continuously improving asset intelligence will be used to target works where most required on housing stock.
- Consideration will be given to introducing a number of measures as part of a review of the Asset Management Strategy. These include carbon accounting and a biodiversity net gain target.

The net effects of the proposals are:

The environmental impacts of this proposal are likely to be positive overall.

Checklist completed by:

Name:	Jonathan Williams
Department:	Homes and Landlord Services
Extension:	0117 922 4763
Date:	20/12/2021
Verified by Environmental Performance Team	Giles Liddell, Project Manager - Environmental