

Eco Impact Checklist

Title of report: Singles and Couples Flexible Supported Accommodation				
Report author: Joe Wheeler				
Anticipated date of key decision: 4th October 2022				
Summary of proposals:				
<p>This cabinet report focuses on the development and procurement of a new flexible support contract with accommodation for homeless singles and couples. This framework is being developed as a much-improved alternative to the current expensive private sector led Temporary Accommodation framework. The Council has a legal duty to provide housing in certain prescribed circumstances, and these emergency housing solutions are procured almost exclusively from the private sector. Government disincentivise this approach via a subsidy scheme, and the delivery of approximately 800 units of accommodation costs BCC circa £9.2 million per annum. By recommissioning these services to an alternative model, we can reduce this expenditure to nil, instead spending Council funds procuring a valuable support service costing approx. £2.8 million.</p> <p>Registered Providers (RPs) will tender for a support contract and deliver support with an accommodation service. We expect that immediately most of the properties will be leased by the RPs from private landlords, and then let to tenants on a licence agreement after meeting the requirements of BCC's private rented housing team.</p> <p>In the longer term there is potential for providers to lease and renovate empty properties for use as supported accommodation, and BCC would aspire for renovations to consider and limit environmental impacts through building to modern regulatory standards.</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	-ve	Properties to be leased are likely to come with existing gas boilers which will lead to the emission of climate changing gasses. However, such boilers are the norm currently, and it would not be reasonable to expect landlords to replace these appliances for temporary social housing.	Ask providers to focus on properties with a minimum EPC rating of D and to encourage landlords to replace with efficient appliances when required.
Bristol's resilience to the effects of climate change?	Yes	-ve	Leased properties may not be well insulated and may contain inefficient heating appliances.	Ensure properties are appropriately insulated, ventilated, and install mitigation measures where excessive heat is found to be an issue
Consumption of non-renewable	Yes	-ve	Properties to be leased are likely to come with existing gas	Encourage landlords to replace with high

resources?			boilers which will lead to the emission of climate changing gasses. However, such boilers are the norm currently, and it would not be reasonable to expect landlords to replace these appliances for temporary social housing.	efficiency appliances. Where properties are renovated for use as Temporary Social Housing, ensure that efficient space heating is built in. We will encourage providers to install smart meters and sign up to energy tariffs that only utilise renewable sources, where possible.
Production, recycling or disposal of waste	Yes	-ve	Tenants of the Temporary Social Housing will create waste and refuse some of which will be recyclable, and some which will not, and will go to landfill. Tenants may not be familiar with or be interested in separating waste for recycling.	Ensure that properties have appropriate waste and recycling provision with a proactive approach to information and guidance. An element of the procured support contract to include supporting tenants to recycle and present it for collection in an acceptable manner.
The appearance of the city?	No		NA	NA
Pollution to land, water, or air?	Yes	-ve	Tenants may have bonfires, or burn solid fuels in log burners, or open fires, if the leased property comes with such appliances.	An element of the procured support contract could include supporting tenants not to have antisocial fires in garden areas. Not to utilise properties where the space heating is delivered through the burning of solid fuels.
Wildlife and habitats?	Yes	-ve	Green spaces may be removed or poorly maintained.	Encourage providers to utilise low impact garden maintenance methods to encourage wildlife, and to retain green spaces at their properties.

Consulted with: Daniel Shelton – Environmental Performance Project Manager

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

The significant impacts of this proposal are climate warming emissions from heating appliances in landlord's properties.

The proposals include the following measures to mitigate the impacts:

- Ask providers to focus on properties with a minimum EPC rating of D and to encourage landlords to replace with efficient appliances when required.
- Encourage providers to utilise low impact garden maintenance methods to encourage wildlife, and to retain green spaces at their properties.
- Not to utilise properties where the space heating is delivered through the burning of solid fuels.
- Support tenants not to burn waste in gardens
- Ensure that properties have appropriate waste and recycling provision with a proactive approach to information and guidance.
- We will encourage providers to install smart meters and sign up to energy tariffs that only utilise renewable sources, where possible.
- Ensure properties are appropriately insulated, ventilated, and install mitigation measures where excessive heat is found to be an issue
- Encourage landlords to replace with high efficiency appliances. Where properties are renovated for use as Temporary Social Housing, ensure that efficient space heating is built in.

The net effects of the proposals are that Registered Providers will source properties from private landlords with regard to the property climate impact, and will commit to working with landlords to ensure that, where possible, impact on the environment is minimised.

Checklist completed by:

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Dept.:	
Extension:	
Date:	05/08/2022
Verified by Environmental Performance Team	Daniel Shelton 05/08/2022