

Eco Impact Checklist

Title of report: Temporary Accommodation partnership with UHBW Hospital trust			
Report author: Paul Sylvester			
Anticipated date of key decision: 1st November 2022			
Summary of proposals:			
<p>This seeks approval for the Council to enter into a short term lease agreement with University Hospitals Bristol and Weston NHS Foundation Trust “UHBW” for 24 flats at Eugene Street The proposal is aimed at families who become homeless, or are threatened with homelessness, and the council has a duty to provide housing and assistance under homelessness legislation.</p> <p>Options are being explored to increase the supply of cost-effective Temporary Accommodation. The use of existing accommodation on a “meanwhile basis”, whilst longer term development is being explored is an ideal opportunity to bring online additional properties.</p> <p>The initial lease will be for 18 flats, excluding the flats occupied by UHBW tenants. When the UHBW tenants move into the Montague block, we will enter into further leases for the additional 6 flats as and when they become available. The Council will lease 24 flats in total, 8 x 3-bedroom flats and 16 x 2 bedroom flats. The leases will be until October 2024.</p> <p>Each unit will be refurbished to standard for BCC Temporary Accommodation. The refurbishment works will be carried out by the Repairs and Maintenance Service in Bristol City Council. We anticipate that works will be started shortly after Cabinet approval on 1st November 2022 with properties ready for letting within a few weeks. We have an ambitious plan to complete all refurbishment works for the initial 18 properties by the end of January and the following six properties eight weeks after the UHBW tenants move out.</p> <p>The refurbished properties will be managed by the Temporary Accommodation Team in Housing Options who provide Housing Management and Support. An additional Temporary Accommodation officer will be recruited to ensure that the site is well managed.</p> <p>This is an opportunity to work in partnership with the UHBW Trust to increase the Council’s supply of Family Temporary Accommodation whilst reducing expenditure on expensive privately managed Temporary Accommodation.</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	As part of the refurbishment, all flats are being fitted with A+ rated condensing boilers, which will produce less of an impact on the climate than the currently installed legacy systems.
Bristol's resilience to the effects of climate	Yes	-ve	The flats may not be insulated to modern standards.
			The flats are all being refurbished to Bristol’s re-let standard which includes new energy

change?				efficient boilers, as well as other energy efficiency measure.
Consumption of non-renewable resources?	Yes	-ve	The properties are bring brought up to Bristol's re-let standard which includes standard kitchens and bathrooms. All the flats require new boilers, which while gas will be A+ rated for energy efficiency and Eco20 compliant. Kitchens and Bathrooms will require consumption of non-renewable resources and only be utilised for two years.	As the hospital trust will be demolishing the flats after this 'meanwhile' usage, we will remove and reuse the gas boilers in other BCC let accommodation. Regrettably there is no clear mitigation for the short-term use of kitchens and bathrooms in this essential accommodation.
Production, recycling or disposal of waste	Yes	-ve	Tenants of flats 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. Tenants to be supported 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 in the flats' communal garden space.	An element of the support contract could include supporting tenants not to have anti-social fires in garden areas.
Wildlife and habitats?	No		The city centre flats have modest lawned areas to the front aspect that will not expected to be altered.	
Consulted with:				
Summary of impacts and Mitigation - <u>to go into the main Cabinet/ Council Report</u>				
The significant impacts of this proposal are short term usage of new kitchens and bathrooms at these properties.				
The proposals include the following measures to mitigate the impacts:				
<ul style="list-style-type: none"> • Installation and re-use of modern A+ energy efficient boilers for space and water 				

heating in each flat.

- Support re-use of any installed element appropriately throughout BCC's extensive property estate
- Encourage utilisation of low impact garden maintenance methods to encourage wildlife, and to retain green spaces at the property.
- 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.
- Installation of smart meters and utilisation of 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 utilisation of high efficiency appliances. Where properties are renovated for use by homeless families, ensure that efficient space heating is built in.

The net effect of the proposal is that Bristol City Council will renovate properties with regard to the potential climate impact, and will commit to, ensuring that, where possible, impact on the environment is minimised.

Checklist completed by:

Name:	Paul Sylvester
Dept.:	
Extension:	
Date:	19/10/2022
Verified by Environmental Performance Team	Daniel Shelton 20/10/2022