

Eco Impact Checklist

Title of report: Estate Rationalisation – Surplus Asset Disposals				
Report author: Steve Matthews / Lois Woodcock				
Anticipated date of key decision 17th January 2023				
Summary of proposals: To obtain Cabinet approval to the disposal on the open market of 6 freehold BCC assets which have been initially identified by the Estates Rationalisation Board as being surplus to the Council's requirements.				
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 and -ive	It is hoped that sale of the assets will enable them to be put to productive use by third parties and that the energy efficiency of the buildings will be improved as part of any works carried out to enable re-use. Any construction or redevelopment works will create emissions in the short term, which should be outweighed by greater future efficiencies.	<p>No mitigation measures proposed, since any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions.</p> <p>Could encourage buyers of the property to engage in the One City Strategy and Bristol One City Climate Change Ask.</p> <p>For disposal sites proposed utilities data equals: (No 2021/22 data for Bristol Community Dance Centre (Jacobs Wells Road), Horfield Community Centre, or 53 Queen Square, as these were leased.) For the other sites, disposal before 2021/21 would have reduced council emissions by 61 tonnes (scopes 1 and 2) and 17.1 tonnes (scope 3). This is around 1% of the total scopes 1 and 2 emissions from building. Energy costs for 2021/22 were £67,815.46 for these sites. 32.8 tonnes (scopes 1 and 2) and 5.6</p>

				tonnes (scope 3) were from gas (53.8% of emissions). Corporate sleeving in future will reduce electricity carbon emissions to zero, so carbon savings will be made through gas usage savings. So disposal will reduce council building emissions by around half of one percent (scope 1 and 2) in future years.
Bristol's resilience to the effects of climate change?	No			
Consumption of non-renewable resources?	Yes	Likely -ive	Any construction or redevelopment works may consume non-renewable resources.	No mitigation measures proposed, since any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions.
Production, recycling or disposal of waste	Yes	Likely -ive	Any construction or redevelopment works will generate waste.	No mitigation measures proposed, since any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions.
The appearance of the city?	Yes	Likely +ive	The bringing back into use of vacant buildings will improve the appearance of the city.	
Pollution to land, water, or air?	Yes	Likely -ive	Any construction or redevelopment works may cause pollution.	No mitigation measures proposed, since any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions.
Wildlife and habitats?	Yes	Likely +ive	The land around these buildings may be altered to provide biodiversity net gain.	No mitigation measures proposed, since any impacts and mitigation will be the responsibility of the new owners of the

				assets and will result from their decisions.
Consulted with:				
Summary of impacts and Mitigation - <u>to go into the main Cabinet/ Council Report</u>				
<p>The proposal to dispose of surplus assets will not have any direct environmental impacts, but there may be impacts resulting from works needed to bring them back into use by the new owners. No mitigation measures are proposed, since the nature of the works will not be up to the council.</p> <p>The net environmental effects of the proposal are neutral.</p>				
Checklist completed by:				
Name:		Lois Woodcock		
Dept.:		Property		
Extension:				
Date:				
Verified by Environmental Performance Team		Nicola Hares – Environmental Project Manager – 08/12/2022		