

Title of report: Hard FM Contract – 12 Month Contract Extension			
Report author: David Martin			
Anticipated date of key decision 07/03/23			
<p>Summary of proposals:</p> <p>1 – To seek approval to extend the Repair and Maintenance contract for up to 12 months allowing us to continue to deliver statutory health and safety obligations.</p> <p>2- To seek approval to develop a new strategic approach for this activity which covers all repair and maintenance for BCC (with the exclusion of the HRA).</p> <p>This new arrangement would need to begin in May 2024.</p>			
Will the proposal impact on...	Yes/ No	+ive or -ive	If Yes...
			Briefly describe impact
Emission of Climate Changing Gases?	Yes	-ive	<p>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.</p> <p>The contractor has an Environmental Management System, so these risks and impacts are effectively managed by the contractor.</p> <p>To ensure that the contractors have appropriate qualifications for these tasks and that this documentation is available for review.</p> <p>The contractor will be asked for details of how the propose minimising their travel impacts and greenhouse gas emissions as a baseline for the tendering of future contracts. Travel options may include such issues as locality, vehicle specifications, optimised stock and tools carried, combining routine maintenance and route planning, geographical</p>

				<p>area covered, driving efficiency.</p> <p>Emissions options may include efficiency, energy type, thermal performance, embodied emissions.</p>
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	<p>The requirement to move away from paper worksheets will 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</p>	<p>Reduction of resource use.</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>Existing contractor is locally based, with locally based mechanics will reduce travel impacts.</p> <p>Look at contractor proposals for materials, looking for less polluting materials to be used overall.</p> <p>Need to see awareness /</p>

			installations may consume resources in their operation, e.g. kitchen installation or air con repair.	engagement around energy saving within works carried out / materials used. Also need to see that correct specification is used for installation to ensure efficiency.
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?	No	+ive	Emissions from vehicles Contractors will be handling chemical and other hazardous materials as part of	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

			their role	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 - <u>to go into the main Cabinet/ Council Report</u>				
<p>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.</p> <p>Mitigation will be adaptations of those already used, with an additional requirement to supply emissions and travel data that can be used as a baseline for retendering.</p> <p>The net environmental effects of the proposals may be slightly beneficial if additional or improved mitigations are effective, compared to current performance.</p>				
Checklist completed by:				
Name:			David Martin	
Dept.:			Corporate Landlord	
Extension:				
Date:			09/02/2023	
Verified by Environmental Performance Team			Giles Liddell, Project Manager - Environmental	