

Eco Impact Checklist

Title of report: Property Programme				
Report author: Steve Matthews / Lois Woodcock				
Anticipated date of key decision June 2023				
Summary of proposals: <ul style="list-style-type: none"> • Complete a review of the office, depot, operational, and investment estates to ensure that we are retaining the correct property assets for the correct purposes, while releasing suitable properties to the disposals process to contribute to the revenue savings and capital receipts targets. Ensuring properties that do not have an operational necessity or return a sufficient financial yield are released to help ease financial pressures • Invest in the retained office estate to ensure it is fit for purpose for the use by BCC staff (or a commercial lease in the case of 100 Temple Street) • Develop a Corporate Landlord function, along with the supporting technology, that centrally manages and maximises the utilisation of and income from the assets retained in the office, depot, operational, and investment estates • Conduct a review of corporate catering and events contracts to ascertain if the organisation would be better served with a single centralised contract. 				
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	<p>It is hoped that disposals will enable assets 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.</p> <p>Any construction, redevelopment, or decarbonisation works will create emissions in the short term, which should be outweighed by greater future efficiencies.</p> <p>Decisions on the number and types and uses of the buildings to be retained will determine the scale</p>	<p>No mitigation measures proposed for assets being sold in the short term, since any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions.</p> <p>Buyers of the properties will be encouraged to engage in the One City Strategy and Bristol One City Climate Change Ask.</p> <p>Assets being retained will be identified as quickly as possible to allow decarbonisation works to begin promptly.</p> <p>Decisions on the disposal or retention of green and blue spaces will be made with reference to ecological emergency and climate adaptation</p>

			<p>of the challenge of decarbonising the estate, in line with the council's ambition to become carbon neutral. The time taken to reach those decisions will also affect how quickly decarbonisation works can begin on a large scale to best leverage the investments from Bristol City Leap and other sources.</p> <p>Scopes 1 and 2 emissions from the operational estate in 2021/22 are estimated at 7.6kg CO2e/M2 for electricity use and 20.3kg CO2e/M2 of active floor area. These are estimates only, due incomplete floor area data.</p>	<p>plans and strategies, since land is a limited commodity that can be leveraged as greenhouse gas sinks, generate renewable power to displace fossil fuel generation and assist with controlling the temperature of the city in a warming climate.</p>
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.	<p>No mitigation measures proposed for disposals, since any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions.</p> <p>Decarbonisation works with retained assets will minimise the consumption of non-renewable resources through careful material selection.</p>
Production, recycling or disposal of waste	Yes	Likely -ive	Any construction or redevelopment works	No mitigation measures proposed for disposals,

			will generate waste.	<p>since any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions.</p> <p>Decarbonisation works with retained assets will minimise the amount of waste through site reuse and waste management plans.</p>
The appearance of the city?	Yes	Likely +ive	The bringing back into use of vacant buildings will improve the appearance of the city.	Decarbonisation works with retained assets will be designed with reference to maintaining the character of the city.
Pollution to land, water, or air?	Yes	Likely -ive	Any construction or redevelopment works may cause pollution.	<p>No mitigation measures proposed for disposals, since any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions.</p> <p>Decarbonisation works with retained assets will use pollution prevention plans to prevent or mitigate any potential for pollution from works.</p>
Wildlife and habitats?	Yes	Likely +ive	The land around these buildings may be altered to provide biodiversity net gain.	<p>No mitigation measures proposed for disposals, since any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions.</p> <p>Decarbonisation works with retained assets will seek to maximise biodiversity net gain, climate adaptation and atmospheric carbon removal.</p>

Consulted with:

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

Decisions made on the future uses or disposals of assets will have no direct environmental impacts. However, these decisions and the speed at which they are made will have a very significant impact on how rapidly the council, in partnership with Bristol City Leap, can leverage investment to achieve a carbon neutral retained estate and how quickly third parties carry out works to bring disposals back into productive use. Electricity and gas emissions were estimated at 27.9kg of greenhouse gases per square metre of energy-using floor area for the operational estate in 2020/21.

Mitigation will encourage third parties who acquire assets to minimise the emissions, waste and pollution and maximise biodiversity net gain associated with works to improve and decarbonise these properties. The same will be ensured for decarbonisation works on retained assets. Decisions on assets will be made as quickly as possible to expedite the decarbonisation of the retained estate and will base any decisions on land disposals on ecological emergency and climate adaptation plans and strategies.

The direct environmental effects of the proposal are neutral, but the indirect impacts will be very significant, by allowing works to go ahead that will create more emissions in the short term, but will result in a better-utilised carbon neutral retained estate in the medium term.

Checklist completed by:

Name:	Steve Matthews & Lois Woodcock
Dept.:	Property
Extension:	
Date:	17/05/2023
Verified by Environmental Performance Team	Giles Liddell, Project Manager - Environmental