

Eco Impact Checklist

Title of report: Estate Rationalisation – Surplus Asset Disposals				
Report author: Steve Matthews / Lois Woodcock				
Anticipated date of key decision 04/07/2023				
Summary of proposals: To obtain Cabinet approval to the disposal on the open market of 7 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>Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.</p> <p>Potential buyers may be encouraged to engage in the One City Strategy and Bristol One City Climate Change Ask.</p> <p>The disposal sites proposed have either been recently leased, have been vacant for some time, or are plots of land that do not use energy. In all cases, there is no recent data and disposal will not reduce measured emissions on the council estate.</p>
Bristol's resilience to the effects of climate change?	No			Future disposals of green and blue spaces will be made only where it has been indicated by the relevant team that it is not used or needed for:

				<p>Generating heat for a heat network or renewable electricity (Bristol City Leap Client Function)</p> <p>Slowing stormwater runoff, or acting as a flood basin (Highways and Flood Risk Team)</p> <p>Carbon sinks (Parks and Sustainable City Team)</p> <p>Providing shade trees to manage the temperature of buildings and the city in a warming climate (Sustainable City Team).</p>
Consumption of non-renewable resources?	Yes	Likely -ive	Any construction or redevelopment works may consume non-renewable resources.	Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.
Production, recycling or disposal of waste	Yes	Likely -ive	Any construction or redevelopment works will generate waste.	Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.
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.	Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.
Wildlife and habitats?	Yes	Likely +ive	The land around these buildings may be altered to provide biodiversity net gain.	Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.

Consulted with:

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

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. However, the potential buyers will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.

The net environmental effects of the proposal are neutral.

Checklist completed by:

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Extension:	
Date:	22/06/2023
Verified by Environmental Performance Team	Giles Liddell, Project Manager – Environmental