



Environmental Impact Assessment [version 1.0]

Proposal title: Leasing City Centre Flats		
Project stage and type: <input type="checkbox"/> Initial Idea Mandate <input type="checkbox"/> Outline Business Case <input checked="" type="checkbox"/> Full Business Case		
<input type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Changing
<input checked="" type="checkbox"/> Other [please state]	<input type="checkbox"/> Already exists / review	
Directorate: Housing and Landlord Services	Lead Officer name: Paul Sylvester	
Service Area: Housing Options	Lead Officer role: Head of Housing Options	

Step 1: What do we want to do?

The purpose of this Environmental Impact Assessment is to help you develop your proposal in a way that is compliant with the council's policies and supports the council's strategic objectives under the [One City Climate Strategy](#), the [One City Ecological Emergency Strategy](#) and the latest [Corporate Strategy](#).

This assessment should be started at the beginning of the project proposal process by someone with a good knowledge of the project, the service area that will deliver it, and sufficient influence over the proposal to make changes as needed.

It is good practice to take a team approach to completing the Environmental Impact Assessment. See further [guidance](#) on completing this document. Please email environmental.performance@bristol.gov.uk early for advice and feedback.

1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Please use plain English, avoiding jargon and acronyms.

April Cabinet - The council intends to lease a block of 10 city centre flats from a Registered Provider, to use as Temporary Accommodation. The council needs to refurbish the flats as per recommendations made in a dilapidation report and to bring them up to fire safety standards before letting them for use as temporary accommodation. This will achieve subsidy loss savings of £237,000 per year, as well as providing suitable temporary accommodation for families.

1.2 Will the proposal have an environmental impact?

Could the proposal have either a positive or negative effects for the environment now or in the future? If 'No' explain why you are sure there will be no environmental impact, then skip steps 2-3 and request review by sending this form to environmental.performance@bristol.gov.uk

If 'Yes' complete the rest of this assessment.

Yes No [please select]

The proposal could have some negative impacts in that it will use energy to refurbish the flats, and to heat the flats once they are inhabited. It should be noted this is a refurbishment programme and opportunities to mitigate long term environmental impacts of the building are limited by timescales and budget.

1.3 If the proposal is part of an options appraisal, has the environmental impact of each option been assessed and included in the recommendation-making process?

If 'Yes' please ensure that the details of the environmental impacts of each option are made clear in the pros and cons section of the [project management options appraisal document](#).

Yes
 No
 Not applicable
 [please select]

If 'No' explain why environmental impacts have not been considered as part of the options appraisal process.

Step 2: What kinds of environmental impacts might the project have?

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered. See detailed [guidance documents](#) for advice on identifying potential impacts.

Does the proposal create any benefits for the environment, or have any adverse impacts?

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support our corporate environmental objectives and the wider [One City Climate and Ecological Emergency strategies](#).

Consider how the proposal creates environmental impacts in the following categories, both now and in the future. **Reasonable efforts should be made to quantify stated benefit or adverse impacts wherever possible.**

Where the proposal is likely to have a beneficial impact, consider what actions would enhance those impacts. Where the proposal is likely to have a harmful impact, consider whether actions would mitigate these impacts.

Enhancements or mitigation actions are only required when there is a likely impact identified. Remember that where enhancements or mitigation actions are listed, they should be assigned to staff and appropriately resourced.

GENERAL COMMENTS (highlight any potential issues that might impact all or many categories)		
<p>ENV1 Carbon neutral: Emissions of climate changing gases</p> <p>BCC has committed to achieving net zero emissions for its direct activities by 2025, and to support the city in achieving net zero by 2030.</p> <p>Will the proposal involve transport, or the use of energy in buildings? Will the proposal involve the purchase of goods or services? If the answer is yes to either of these questions, there will be a carbon impact.</p> <p>Consider the scale and timeframe of the impact,</p>	<p>Benefits</p>	<p>As part of the refurbishment, if boilers need to be replaced they would be fitted with A+ rated condensing boilers, which will produce minimal impact on the climate. The plausibility of low carbon heat solution (Such as heat pumps or connection to the Bristol Heat Network) should be explored in the first instance. Due to the central location the building could be close to existing heat network and this needs to be investigated, funding options could be explored through the Bristol City Leap project.</p>
	<p>Enhancing actions</p>	
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>	
	<p>Adverse impacts</p>	<p>Materials will be used for refurbishment works.</p>

<p>particularly if the proposal will lead to ongoing emissions beyond the 2025 and 2030 target dates.</p> <p>Further guidance</p> <p><input type="checkbox"/> No impact</p>	<p>Mitigating actions</p>	<p>Where timber is used ensure FSC certified or equivalent. Ensure sustainable materials are used where possible and use the BCC healthy and sustainable procurement policy when procuring contractors or materials.</p>
<p>Persistence of effects: <input checked="" type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>ENV2 Ecological recovery: Wildlife and habitats</p> <p>BCC has committed to 30% of its land being managed for nature and to halve its use of pesticides by 2030.</p> <p>Consider how your proposal can support increased space for nature, reduced use of pesticides, reduce pollution to waterways, and reduce consumption of products that undermine ecosystems around the world.</p> <p>If your proposal will directly lead to a reduction in habitat within Bristol, then consider how your proposed mitigation can lead to a biodiversity net gain. Be sure to refer to quantifiable changes wherever possible.</p> <p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Benefits</p>	
	<p>Enhancing actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
	<p>Adverse impacts</p>	<p>There is expected to be no reduction to wildlife habitat in Bristol in relation to this proposal</p>
	<p>Mitigating actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>ENV3 A cleaner, low-waste city: Consumption of resources and generation of waste</p> <p>Consider what resources will be used as a result of the proposal, how they can be minimised or swapped for less impactful ones, where they will be sourced from, and what will happen to any waste generated</p>	<p>Benefits</p>	
	<p>Enhancing actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
	<p>Adverse impacts</p>	<p>The properties are being brought up to Bristol’s re-let standard which includes standard kitchens and bathrooms if the existing ones require replacement. Kitchens and Bathrooms will require consumption of non-renewable resources and will be utilised for up to 10 years.</p>

<p>Further guidance</p> <p><input type="checkbox"/> No impact</p>		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.
	Mitigating actions	<p>When kitchens/ bathrooms are upgraded ensure that any timber used is FSC certified or equivalent. Ensure sustainable materials are used where possible and use the BCC healthy and sustainable procurement policy when procuring contractors or materials. Ensure appliances and lighting fittings are top energy efficiency rated. For existing daily use of properties support can be provided to tenants to understand ways to reduce energy use and smart meters can be installed to help monitor usage.</p> <p>We will 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.</p>
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years	
<p>ENV4 Climate resilience: Bristol’s resilience to the effects of climate change</p> <p>Bristol’s climate is already changing, and increasingly frequent instances of extreme weather will become more likely over time.</p> <p>Consider how the proposal will perform during periods of extreme weather (particularly heat and flooding).</p> <p>Consider if the proposal will reduce or increase risk to people and assets during extreme weather events.</p> <p>Further guidance</p> <p><input type="checkbox"/> No impact</p>	Benefits	The proposal will reduce the risk of damage to assets as currently the building is standing empty and not receiving regular repair and maintenance, which leaves it more at risk of damage during periods of extreme weather.
	Enhancing actions	
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years	
	Adverse impacts	<p>The flats may not be insulated to modern standards.</p> <p>Existing building may be susceptible to extreme heat or flooding.</p>
	Mitigating actions	<p>The flats will be refurbished, and where replacement or upgrade of items is legally required, the replacement will be energy efficient.</p> <p>Use the ‘Keep Bristol Cool’ mapping tool on BCC website to assess likelihood of extreme heat events in the flats that could affect health. Use the Environment Agency flood risk to assess any risk of flooding to site and prepare accordingly if any risk.</p>
Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		
Statutory duty: Prevention of Pollution to air, water, or land	Benefits	

<p>Consider how the proposal will change the likelihood of pollution occurring to air, water, or land and what steps will be taken to prevent pollution occurring.</p> <p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Enhancing actions</p>	
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>	
	<p>Adverse impacts</p>	
	<p>Mitigating actions</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		

Step 3: Action Plan

Use this section summarise and assign responsibility for any actions you have identified to improve data, enhance beneficial, or mitigate negative impacts. Actions identified in section two can be grouped together if named responsibility is under the same person.

This action plan should be updated at each stage of the project. Please be aware that the Sustainable City and Climate Change Service may use this action plan as an audit checklist during the project’s implementation or operation.

Enhancing / mitigating action required	Responsible Officer	Timescale
Installation and re-use of modern A+ energy efficient boilers for space and water heating in each flat if new boilers are required. With investigations into zero carbon options (Heat Network Connection or Heat pump) in the first instance.	Commissioner of the refurbishment works	September 2024
Ensure that properties have appropriate waste and recycling provision with a proactive approach to information and guidance.	Commissioner of the refurbishment works	September 2024
Installation of smart meters and utilisation of energy tariffs that only utilise renewable sources, where possible, with a proactive approach to energy saving information and guidance	Commissioner of the refurbishment works	September 2024
Ensure properties are appropriately insulated, ventilated, and install mitigation measures where excessive heat is found to be an issue.	Commissioner of the refurbishment works	September 2024
Encourage utilisation of high efficiency appliances. Where properties are renovated for use by homeless families, ensure that efficient space heating is built in.	Commissioner of the refurbishment works	September 2024
Use the ‘Keep Bristol Cool’ mapping tool on BCC website to assess likelihood of extreme heat events in the flats that could affect health. Use the Environment Agency flood risk to assess any risk of flooding to site and prepare accordingly if any risk	Commissioner of the refurbishment works	September 2024

Step 4: Review

The Sustainable City and Climate Change Service need at least five working days to comment and feedback on your impact assessment. Assessments should only be marked as reviewed when they provide sufficient information for decision-makers on the environmental impact of the proposal.

Please seek feedback and review by emailing environmental.performance@bristol.gov.uk before final submission of your decision pathway documentation¹.

Where impacts identified in this assessment are deemed significant, they will be summarised here by the Sustainable City and Climate Change Service and must be included in the 'evidence base' section of the decision pathway cover sheet.

Summary of significant beneficial impacts and opportunities to support the Climate, Ecological and Corporate Strategies (ENV1,2,3,4):
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Summary of significant adverse impacts and how they can be mitigated:
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Environmental Performance Team Reviewer: Nicola Hares – Environmental Performance Officer

Submitting author: Paul Sylvester

Date: 27/03/2024

Date: 26/03/2024

¹ Review by the Sustainable City and Climate Change Service confirms there is sufficient analysis for decision makers to consider the likely environmental impacts at this stage. This is not an endorsement or approval of the proposal.