

**Appendix 1 - Moorside Road Development:  
Income and Expenditure**

**HRA**

<b>Homes Block Number Prudential Borrowing Period</b>	<b>Housing Revenue Account</b>
	14
	1
	25
	<b>Affordable Rented £000s</b>
<b>Scheme Costs</b>	
Works	4,198
Fees & Other Costs	198
Interest (during Build Phase)	56
Land Acquisition costs	0
<b>Total Scheme Cost</b>	<b>4,452</b>
<b>Scheme Funding</b>	
Affordable Housing s106 Contributions	300
Housing Revenue Account	
- Capital Funding - 1 for 1 Right to Buy Receipts	1,330
- Capital Funding - Reserve allocation	500
Prudential Borrowing - additional borrowing	2,322
<b>Total Scheme Funding</b>	<b>4,452</b>
<b>Net Cost</b>	<b>0</b>

App 2 LTCF (Updated for Finance) v1

Long-Term Cashflow Social Rent		Year	1	2	3	4	5	6	7	8	9	10
Gross Residential Rent	3.5% inc YRS 1-4, 2.5% inc Yrs 5-25	(106,806)	(110,544)	(114,413)	(118,418)	(121,378)	(124,413)	(127,523)	(130,711)	(133,979)	(137,328)	
Voids	2% of Gross residential rent	2,136	2,211	2,288	2,368	2,428	2,488	2,550	2,614	2,680	2,747	
<b>Gross Rent after allowance for Voids</b>		<b>(104,670)</b>	<b>(108,333)</b>	<b>(112,125)</b>	<b>(116,049)</b>	<b>(118,951)</b>	<b>(121,924)</b>	<b>(124,972)</b>	<b>(128,097)</b>	<b>(131,299)</b>	<b>(134,582)</b>	
RSL Management	2.5% CPI	13,020	13,346	13,679	14,021	14,372	14,731	15,099	15,477	15,864	16,260	
Maintenance	2.5% CPI	13,090	13,417	13,753	14,096	14,449	14,810	15,180	15,560	15,949	16,348	
Major Repairs	2.5% CPI	0	0	0	0	0	0	0	0	0	41,945	
<b>Annual operational spend</b>		<b>26,110</b>	<b>26,763</b>	<b>27,432</b>	<b>28,118</b>	<b>28,821</b>	<b>29,541</b>	<b>30,280</b>	<b>31,037</b>	<b>31,812</b>	<b>74,553</b>	
<b>Net Income before debt repayment</b>		<b>(78,560)</b>	<b>(81,571)</b>	<b>(84,693)</b>	<b>(87,932)</b>	<b>(90,130)</b>	<b>(92,383)</b>	<b>(94,693)</b>	<b>(97,060)</b>	<b>(99,487)</b>	<b>(60,029)</b>	
Repayment of Borrowing (interest)		44,216	43,049	41,841	40,591	39,297	37,958	36,572	35,138	33,653	32,116	
Repayment of Borrowing (principal)		33,341	34,508	35,716	36,966	38,260	39,599	40,985	42,419	43,904	45,441	
Cash outflow / (inflow)		(1,003)	(4,014)	(7,136)	(10,375)	(12,573)	(14,826)	(17,136)	(19,503)	(21,930)	17,528	
Cumulative cash outflow / (inflow)		(1,003)	(5,016)	(12,153)	(22,527)	(35,100)	(49,927)	(67,063)	(86,566)	(108,496)	(90,967)	

App 2 LTCF (Updated for Finance) v1

11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total
(140,761)	(144,280)	(147,888)	(151,585)	(155,374)	(159,259)	(163,240)	(167,321)	(171,504)	(175,792)	(180,187)	(184,691)	(189,309)	(194,041)	(198,892)	
2,815	2,886	2,958	3,032	3,107	3,185	3,265	3,346	3,430	3,516	3,604	3,694	3,786	3,881	3,978	
<b>(137,946)</b>	<b>(141,395)</b>	<b>(144,930)</b>	<b>(148,553)</b>	<b>(152,267)</b>	<b>(156,073)</b>	<b>(159,975)</b>	<b>(163,975)</b>	<b>(168,074)</b>	<b>(172,276)</b>	<b>(176,583)</b>	<b>(180,997)</b>	<b>(185,522)</b>	<b>(190,160)</b>	<b>(194,914)</b>	<b>(3,674,644)</b>
16,667	17,083	17,510	17,948	18,397	18,857	19,328	19,811	20,307	20,814	21,335	21,868	22,415	22,975	23,550	
16,756	17,175	17,605	18,045	18,496	18,958	19,432	19,918	20,416	20,926	21,449	21,986	22,535	23,099	23,676	
42,994	44,068	45,170	46,299	47,457	48,643	49,859	51,106	52,384	53,693	55,035	56,411	57,822	59,267	60,749	
<b>76,417</b>	<b>78,327</b>	<b>80,285</b>	<b>82,292</b>	<b>84,350</b>	<b>86,458</b>	<b>88,619</b>	<b>90,835</b>	<b>93,107</b>	<b>95,434</b>	<b>97,819</b>	<b>100,265</b>	<b>102,772</b>	<b>105,341</b>	<b>107,975</b>	<b>1,704,761</b>
(61,529)	(63,068)	(64,645)	(66,261)	(67,917)	(69,615)	(71,356)	(73,139)	(74,967)	(76,842)	(78,764)	(80,733)	(82,750)	(84,819)	(86,940)	
30,526	28,880	27,176	25,413	23,588	21,699	19,744	17,720	15,626	13,458	11,215	8,893	6,490	4,002	1,428	<b>640,289</b>
47,031	48,677	50,381	52,144	53,969	55,858	57,813	59,837	61,931	64,099	66,342	68,664	71,067	73,555	76,129	<b>1,298,636</b>
16,028	14,489	12,912	11,296	9,640	7,942	6,201	4,418	2,590	715	(1,207)	(3,176)	(5,193)	(7,262)	(9,383)	<b>(30,958)</b>
(74,940)	(60,451)	(47,539)	(36,243)	(26,603)	(18,661)	(12,460)	(8,042)	(5,453)	(4,738)	(5,945)	(9,120)	(14,313)	(21,576)	(30,958)	

### Appendix 3 - Moorside Road Development: Summary of Funding Assumptions

Accommodation Schedule - Unit sizes comply or exceed Nationally Described Space Standards.

Ground Floor				
Number of units	Unit size m2	Unit type		
14	112	4B6P		
14				

Rent Levels

Affordable Rent is based on 80% of market rent, capped at Local Housing Allowance rates; including service charge

4-bed LHA level £253.15 pw at April 2019 80% of Market rent range £225.37, £229.97, £234.57, £239.17

**Market rent equivalent including service charge and parking spaces**

4-bed £1,225 - £1,300 pcm or £282.69 - £300.00pw

**Service Charges** Nil

**Build costs** £2,550m2

**Contingency** 5% build contingency

**Void and bad debts** 2%

**Management** £930 unit/pa Based on historic variable costs per unit

**Maintenance** £935 unit/pa Based on historic variable costs per unit

**Major Repairs** 0.8% of build cost deferred to Yr10 As agreed with Principal Surveying Manager

**Loan interest rate %** 3.5% Short term; 3.5% Long term

**Loan term and type** 25 year annuity

### Appendix 3 - Moorside Road Development: Summary of Funding Assumptions

On costs/Fees element			Amount
HLS Staff Costs	Per Unit	5,000	70,000
Architect	Lump Sum	17,000	17,000
Employers Agent	Lump Sum	8,000	8,000
Principle designer	Per Unit	250	3500
Site Investigation	Lump Sum	8,500	8,500
Planning fees	Per Unit	385	5,390
Valuation fee	Lump Sum	1750	1750
topo	Lump Sum	1,000	1,000
arbo	Lump Sum	1000	1000
s106 contribs	Lump Sum	6,000	6,000
Legal	Lump Sum	3,000	3,000
Ecology	Lump Sum	2,000	2,000
Foundation design	Lump Sum	4,000	4,000
Surface water strategy	Lump Sum	5,500	5,500
Reptile mitigation strategy	Lump Sum	35,000	35,000
Play area contribution	Lump Sum	23,100	23,100
On cost contingency	Lump Sum	3500	3500
<b>Total</b>			<b>198,240</b>

Note: On costs/fees are split by number of units to each financial appraisal

# Equality Impact Needs Assessment

The Diversity Promise - *Better for all*



1. Title of Policy/Service/Project	Development at Moorside Road, Bournemouth, BH11
2. Service Unit	Housing (Development)
3. Lead Responsible Officer and Job Title	Jonathan Thornton, Housing Development Manager
4. Members of the Assessment Team:	Lindsay Shearer, Project Manager
5. Date assessment started:	12 <sup>th</sup> December 2019
6. Date assessment completed:	12 <sup>th</sup> December 2019

## About the Project:

7. What type of project is this?	New build housing project
8. What are the aims/objectives of the policy/service/project? (please include here all expected outcomes)	<p>To provide additional sustainable affordable housing. The completed project will provide much needed additional affordable rented housing within the conurbation.</p> <p>The project will provide an increase in job opportunities within the construction sector during the construction phase.</p> <p>The scheme will generate a long-term surplus to the Housing Revenue Account.</p>
9. Are there any associated services, policies or procedures?	No

10. List the main people, or groups of people, that this policy/service/project is designed to benefit and any other stakeholders involved?

This project will benefit families which are either homeless or may live in unsuitable or over occupied housing.

11. Will this policy/service/impact on any other organisation, statutory, voluntary or community and their clients/service users?

No.

## **Consultation, Monitoring and Research**

Where there is still insufficient information to properly assess the policy, appropriate and proportionate measures will be needed to fill the data gaps. Examples include one-off studies or surveys, or holding informal consultation exercises to supplement the available statistical and qualitative data.

If there is insufficient time before the implementation of the policy to inform the EINA, specific action points will be need to be clearly set out in the action plan. Steps must include monitoring arrangements which measure the actual impact and a date for a policy review.

### **Consultation:**

12. What involvement/consultation has been done in relation to this (or a similar) policy/service/project and what are the results?

Consultation with the Housing Portfolio Holder and Ward Councillors has been undertaken; Ward Councillors have been regularly updated with scheme progress (both pre and post planning). The scheme has been discussed with relevant council staff and public consultation was undertaken prior to submitting the planning application.

13. If you have not carried out any consultation, or if you need to carry out further consultation, who will you be consulting with and by what methods?

No further consultation is to be held. Local residents will be contacted regarding the construction phase, including timescales and contact details of the contractor.

#### **Monitoring and Research:**

14. What data, research and other evidence or information is available which is relevant to this EINA?

The unit type and mix has been informed from housing register statistics including the number of applicants on the housing register and the average waiting time. The completed units will be let and managed on the same basis as our existing housing stock and all EINA's and other policies which apply to our existing stock will apply to these new units.

15. Is there any service user/employee monitoring data available and relevant to this policy/service/project? What does it show in relation to equality groups?

Annual CORE data and resident surveys.

Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated and monitored by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.

16. If there is a lack of information, what further information do you need to carry out the assessment and how are you going to gather this?

N/A



## Assessing the Impact

	Actual or potential positive benefit	Actual or potential negative outcome
<b>17. Age</b>	Admission for new residents to the scheme will be by objective eligibility criteria, which will be operated by Housing Solutions, who undertake property allocations for the Council to ensure that the properties are let to those in housing need.	The properties are designed for families. There will be no loss of existing provision for other client groups as a result of this project.
<b>18. Disability</b>	Properties will be constructed to Building Control Approved Document Part M (access to and use of buildings).	No issues regarding disability have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>19. Gender</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>20. Gender reassignment</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding gender reassignment have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>21. Pregnancy and Maternity</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding pregnancy and maternity have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>22. Marriage and Civil Partnership</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding marriage and civil partnership have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>23. Race</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding race have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>24. Religion or Belief</b>	Properties will be eligible for all eligible applicants on the housing register.	No issues regarding religion or belief have been identified but this factor will be considered and monitored along with any service user identified needs.

	Actual or potential positive benefit	Actual or potential negative outcome
<b>25. Sexual Orientation</b>	Properties will be eligible for all eligible applicants on the housing register	No issues regarding sexual orientation have been identified but this factor will be considered and monitored along with any service user identified needs.
<b>26. Any other factor/ groups e.g. socio- economic status/carers etc</b>	Properties will be eligible for all eligible applicants on the housing register.	No other issues have been identified but these factors will be considered / monitored along with any service users identified needs.
<b>27. Human Rights</b>	Will facilitate Article 11 of the International Covenant on Economic, Social and Cultural Rights - the right of everyone to an adequate standard of living for themselves and their family, including adequate food, clothing and housing.	No human rights issues have been identified but these factors will be considered / monitored along with any service users identified needs.

**Stop - Any policy which shows actual or potential unlawful discrimination must be stopped, removed or changed.**

28. If impacts have been identified include in the action plan what will be done to reduce these impacts, this could include a range of options from making adjustments to the policy to stopping and removing the policy altogether. If no change is to be made, explain your decision:

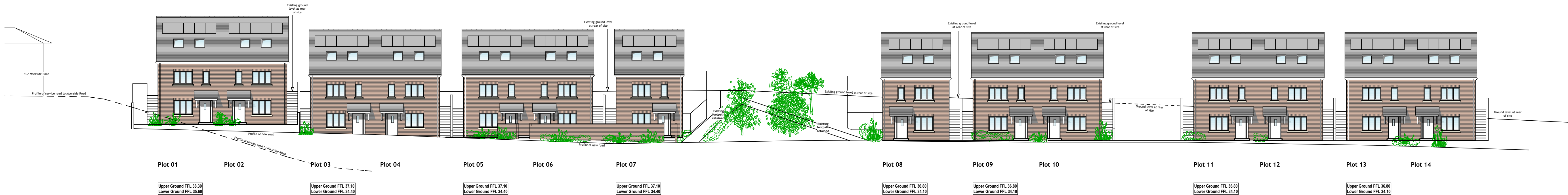
The Affordable rented properties will be eligible for all eligible applicants on the housing register.

## Action Plan

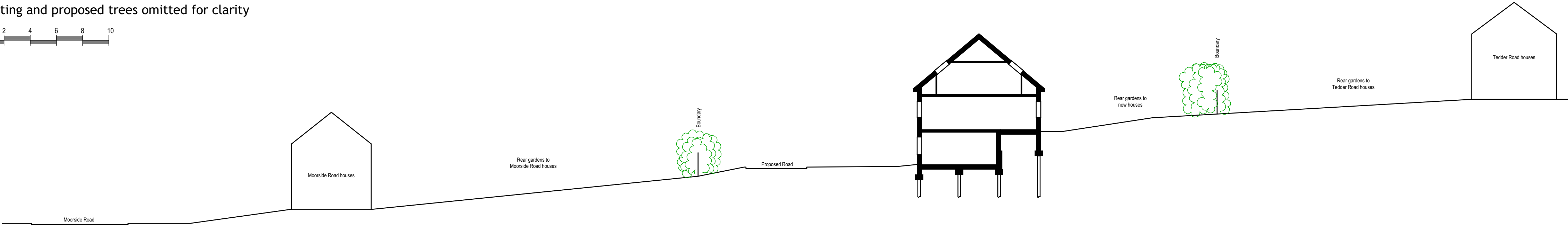
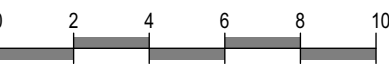
Include:

- What has/will be done to reduce the negative impacts on groups as identified above.
- Detail of positive impacts and outcomes
- The arrangements for monitoring the actual impact of the policy/service/project

29. Issue identified	Action required to reduce impact	Timescale	Responsible officer	Which Business Plan does this action link to e.g. Service Equality Action Plan/Team Plan
The properties are designed for families: 4-bedroom houses.	<p>Fourteen 4-bedroom homes will be provided on this site.</p> <p>Four-bedroom houses will subsequently free up smaller family homes.</p> <p>The identification of housing need for specific client groups within the Neighbourhood will be monitored as part of the ongoing Housing Strategy process.</p>	Ongoing	Affordable Housing & Resettlement Manager	Housing Strategy



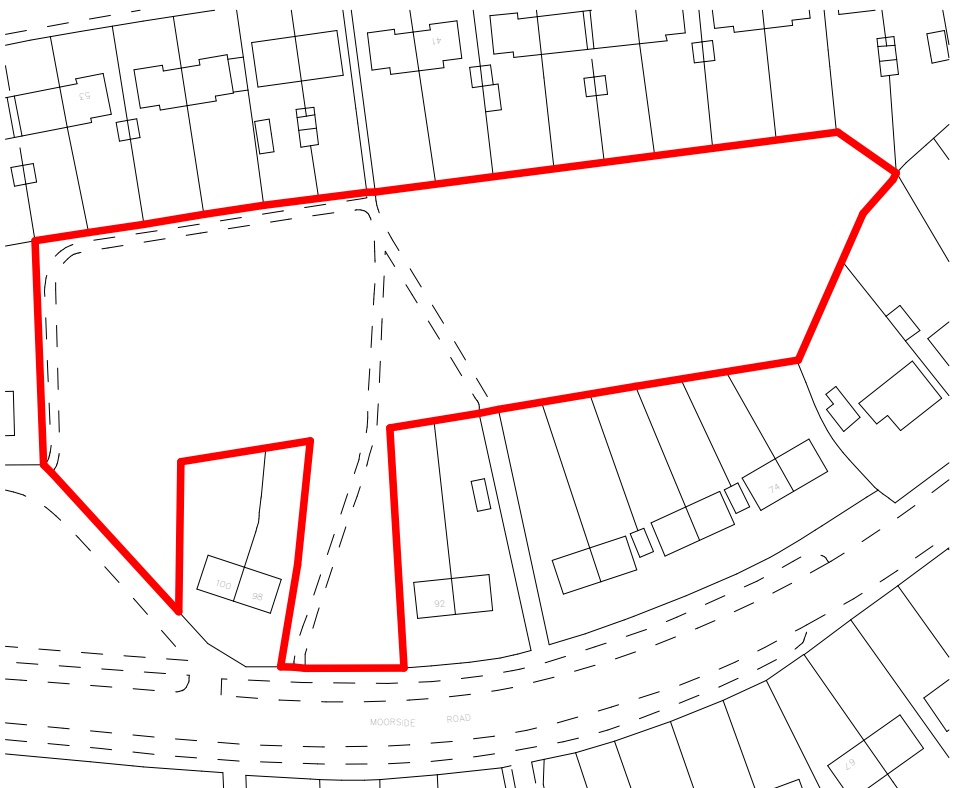
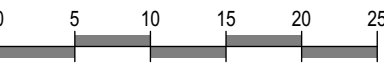
Street Elevation  
Scale 1 : 200  
Existing and proposed trees omitted for clarity



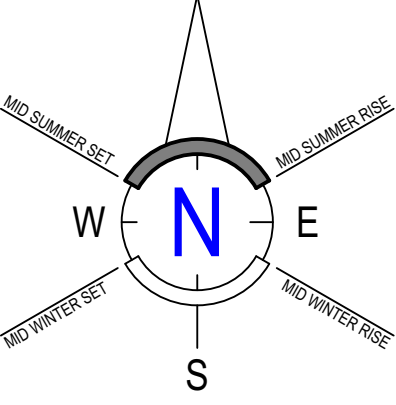
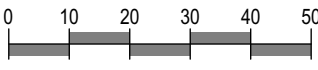
Typical Site Section  
Scale 1 : 200



Site Plan  
Scale 1 : 500



Location Plan  
Scale 1 : 1250



## Revisions

Rev	Date	Description	Drawn
A	17-08-15	Brick cills amended to stone cills Plots 7 and 8 boundaries amended Front door style amended	wp
B	24-05-16	Typical site section added Site Plan updated	wp
C	31-10-16	Roof pitches and building materials amended	wp
D	08-11-16	Site plan updated	wp
E	09-11-16	Site plan updated	wp
F	15-12-16	Site plan updated to latest Tree Report	wp
G	10-04-17	Site Plan and Street Elevation updated	wp
H	10-07-17	Site Plan and Street Elevation updated to include integral bin stores	wp

## Notes

Ordnance Survey Plan  
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project

**Moorside Road**  
Bournemouth  
Dorset

title

**Location Plan  
and Street  
Elevation**

client

Bournemouth Borough Council

date 11/08/2015 drawn wp  
scale @ A1 1:1250, 1:500, 1:200 checked Jrc

project ref. drg no. revision  
**2672-P-11 H**

status

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date printed: 10/07/2017

200mm  
150mm  
100mm  
50mm  
0mm







Revisions

Rev	Date	Description	Drawn
A	30-10-15	Floor plans amended to 4 bedroom houses	wp
B	25-10-16	Integral bin stores removed. Top floor layouts amended to include WC.	wp
C	10-04-17	Updated to latest layout	wp
D	10-07-17	Integral bin stores added	wp

Notes

project

**Moorside Road**  
Bournemouth  
Dorset

title

**Floor Plans**  
Plots 01 to 07

client

Bournemouth Borough Council

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drawn

wp

scale @ A1

1:100

checked

Jrc

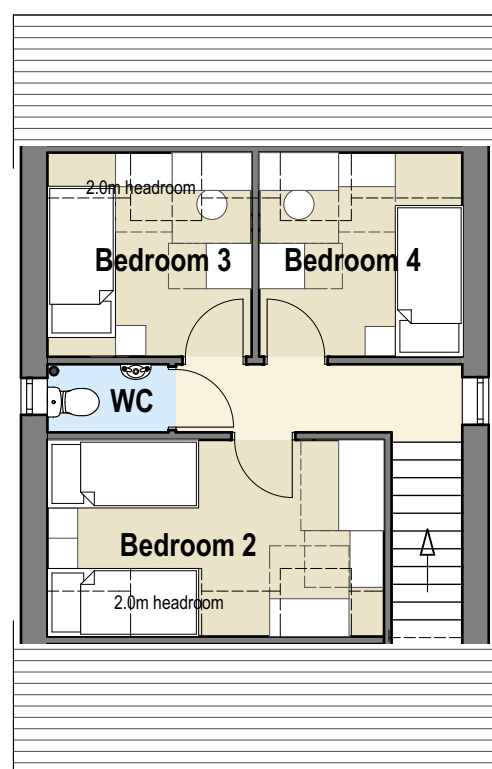
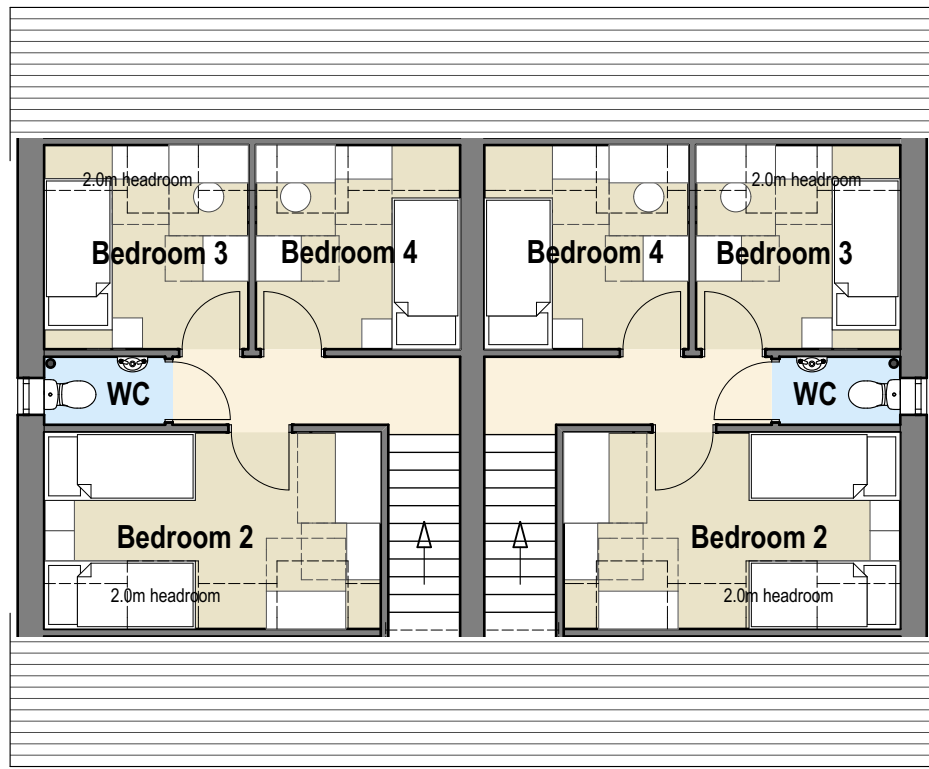
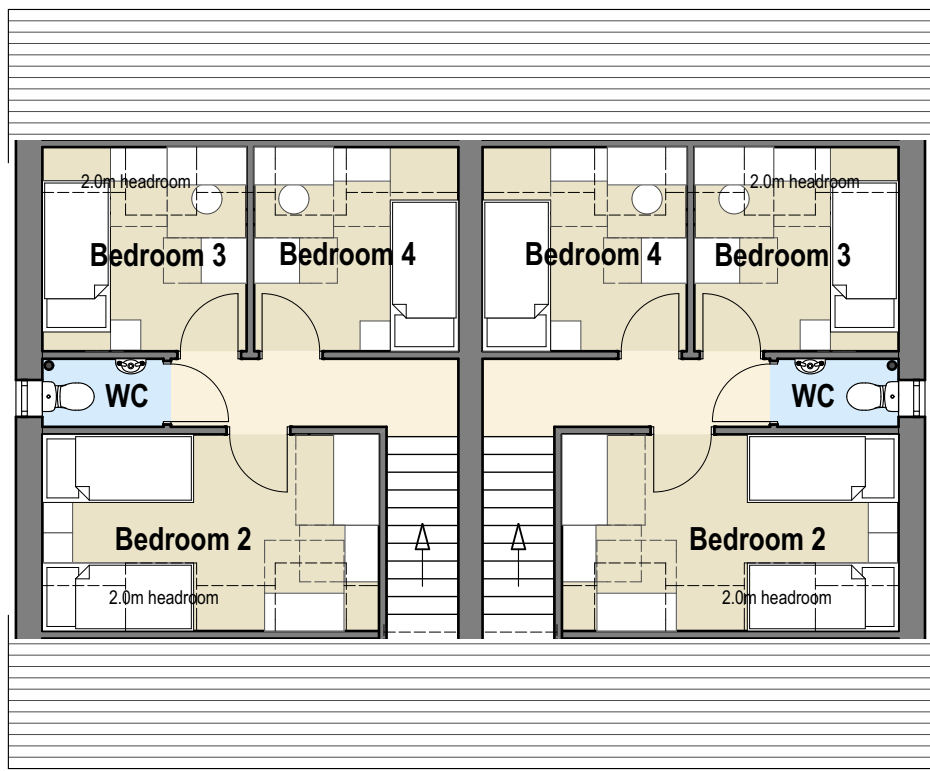
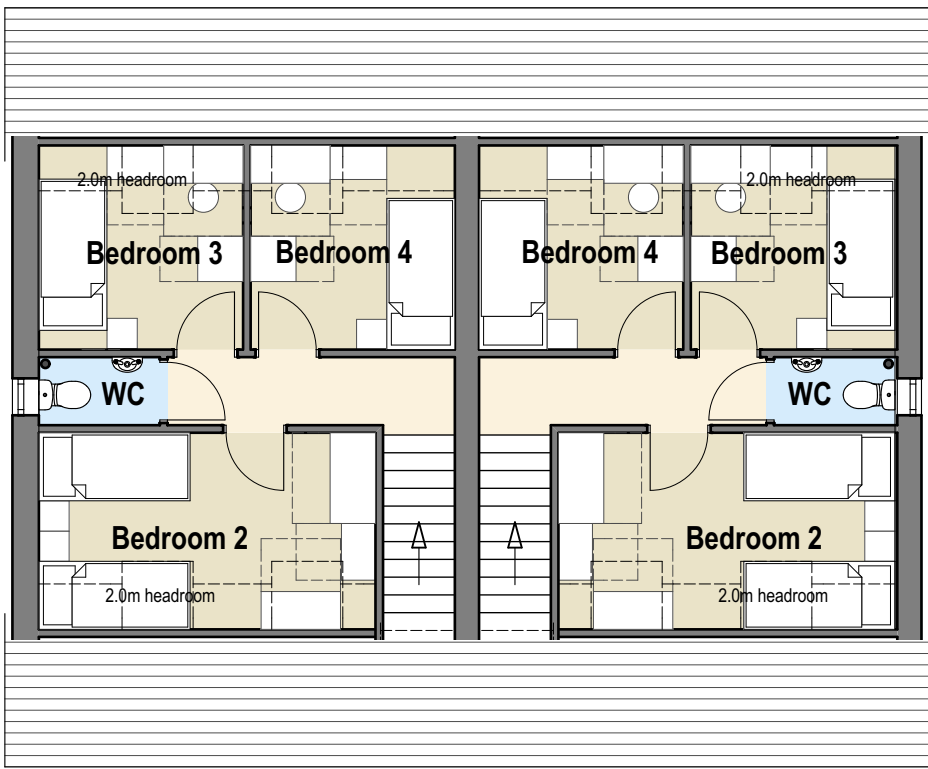
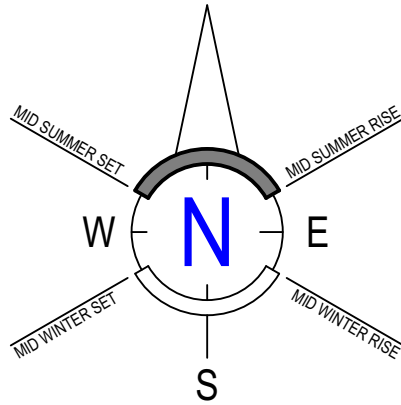
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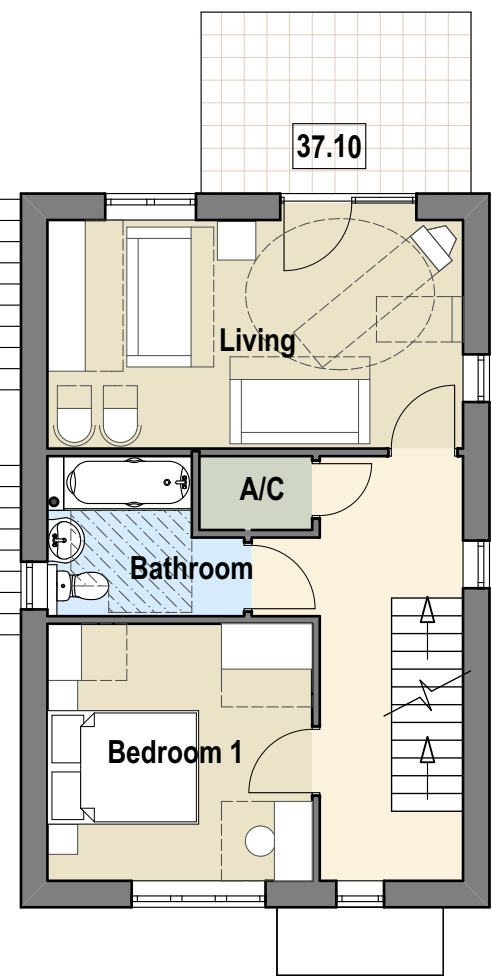
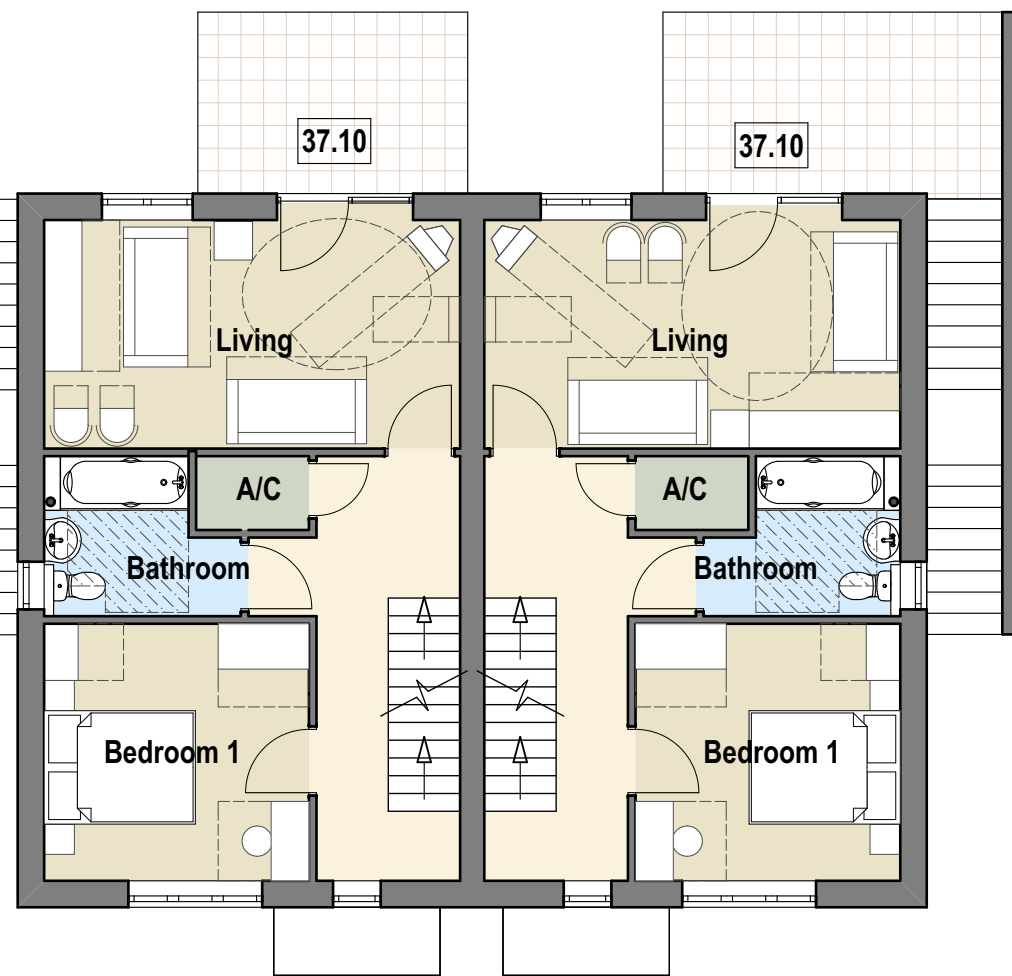
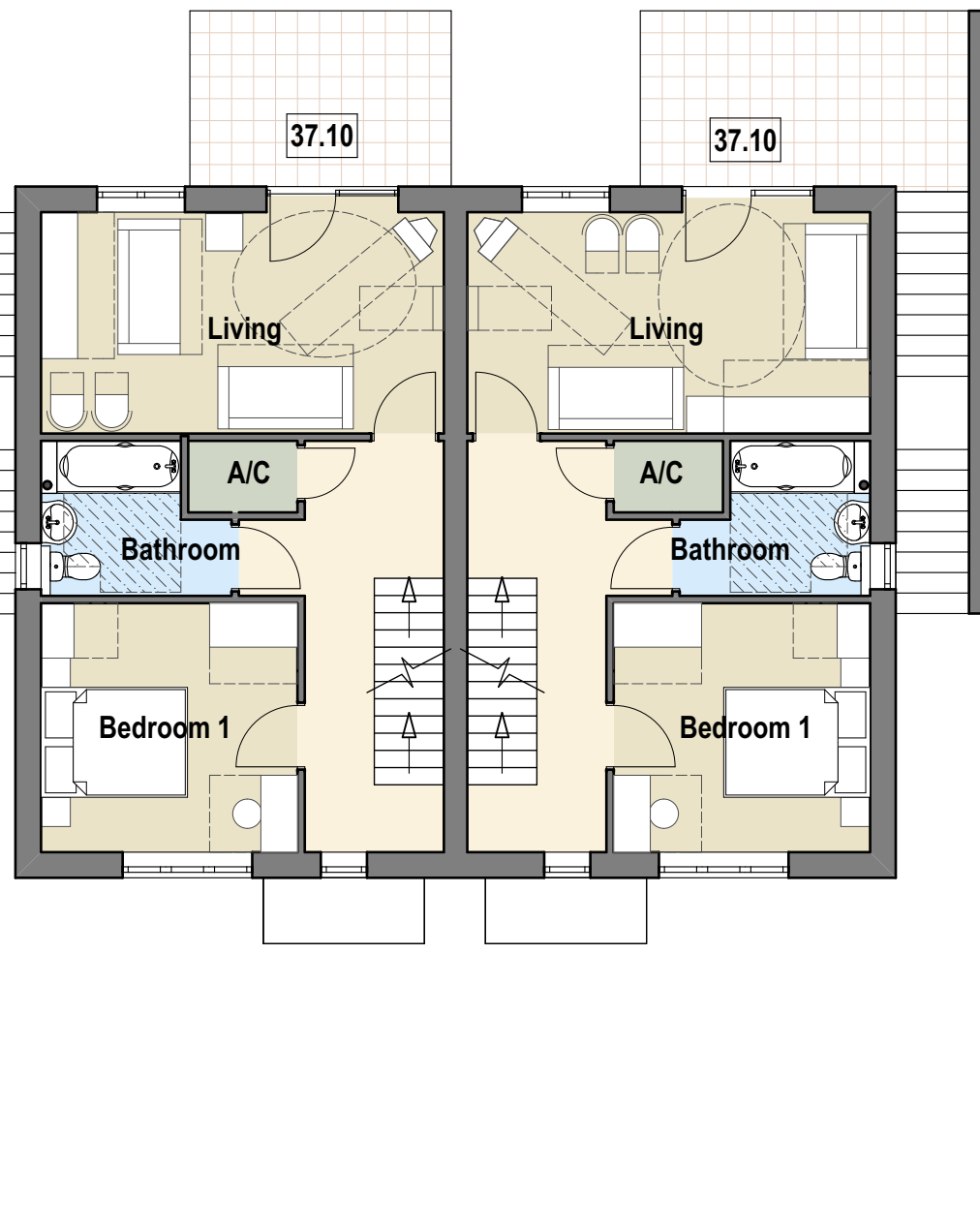
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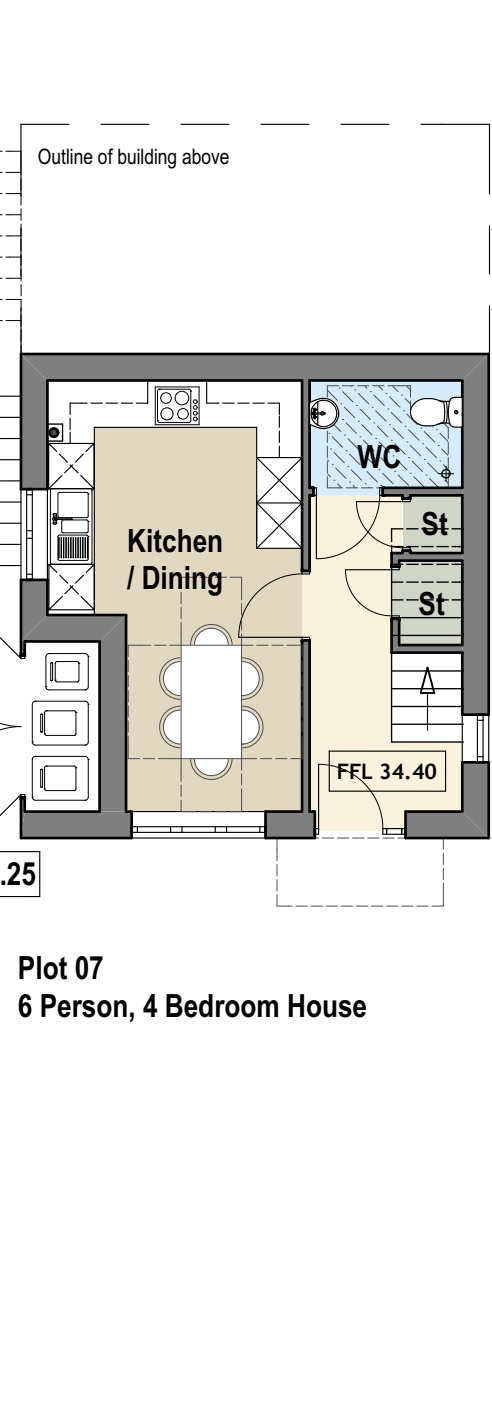
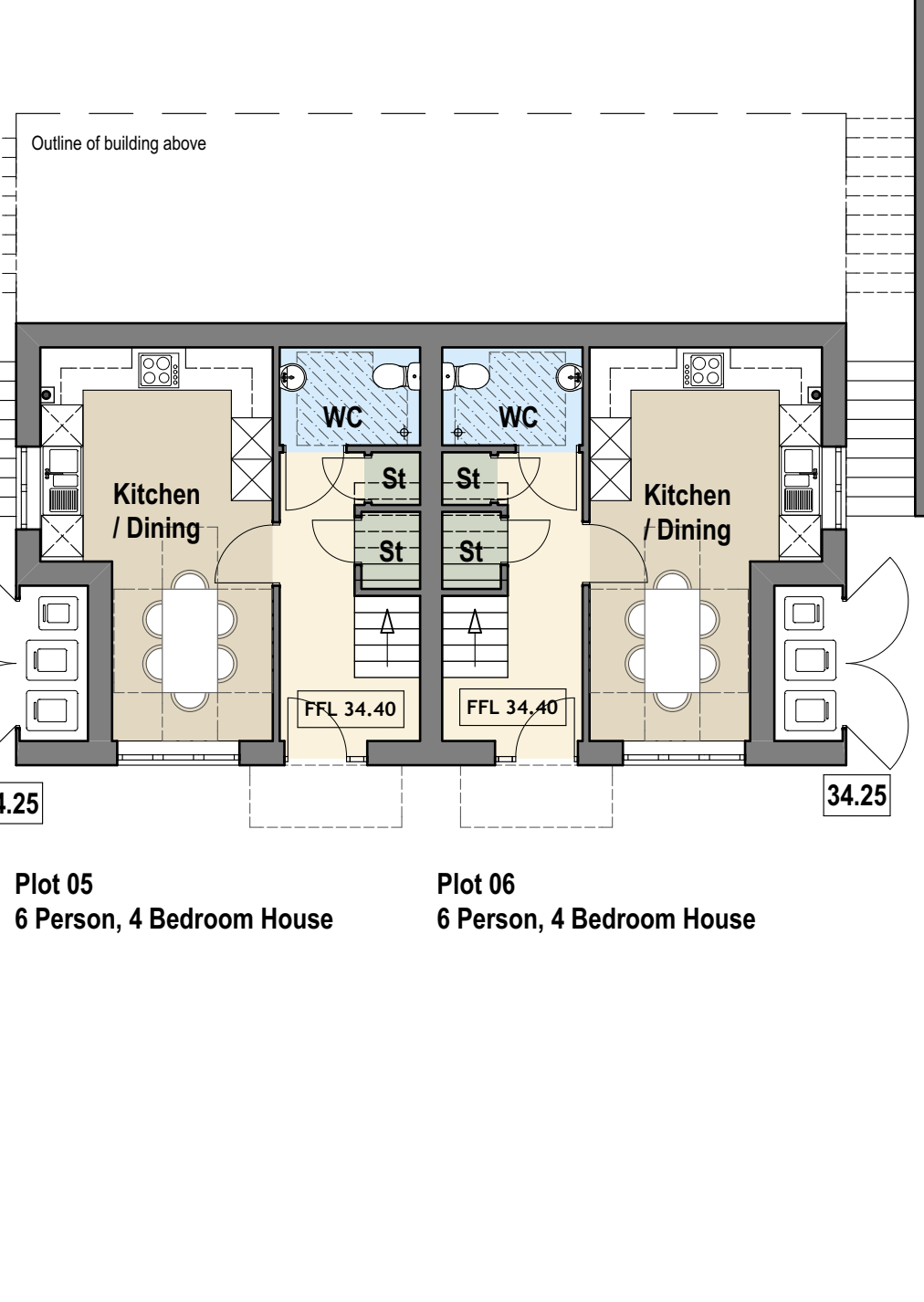
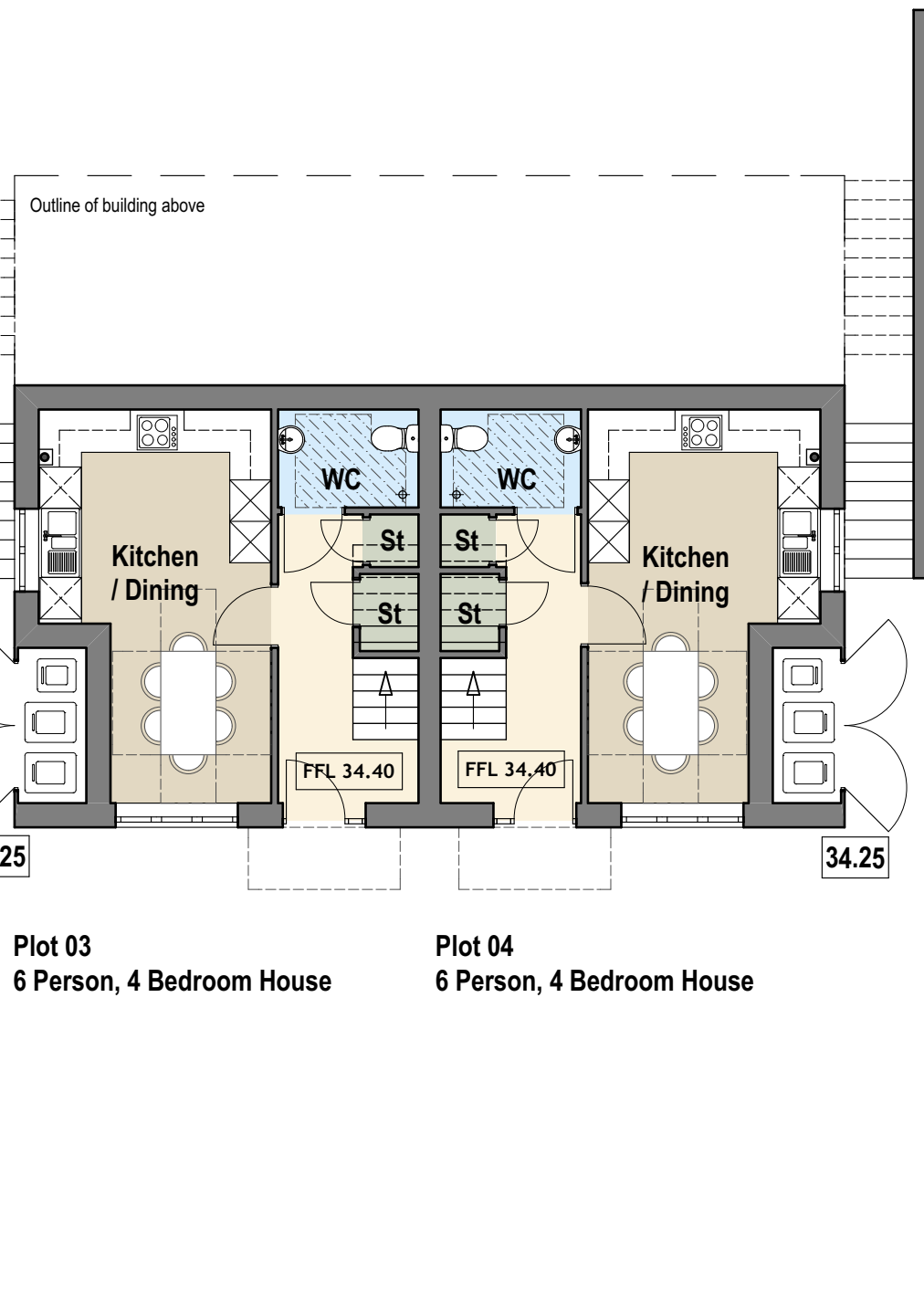
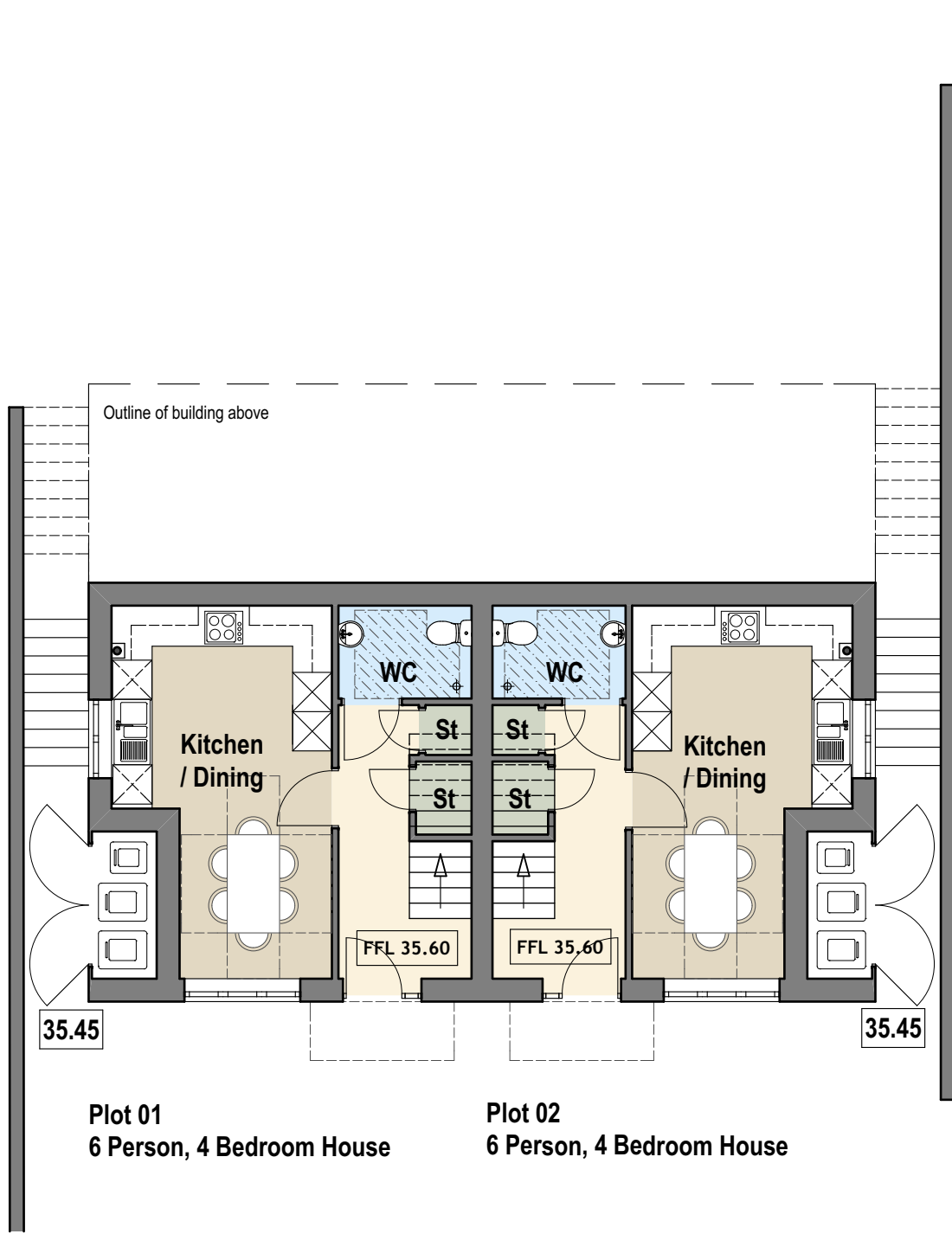
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First Floor

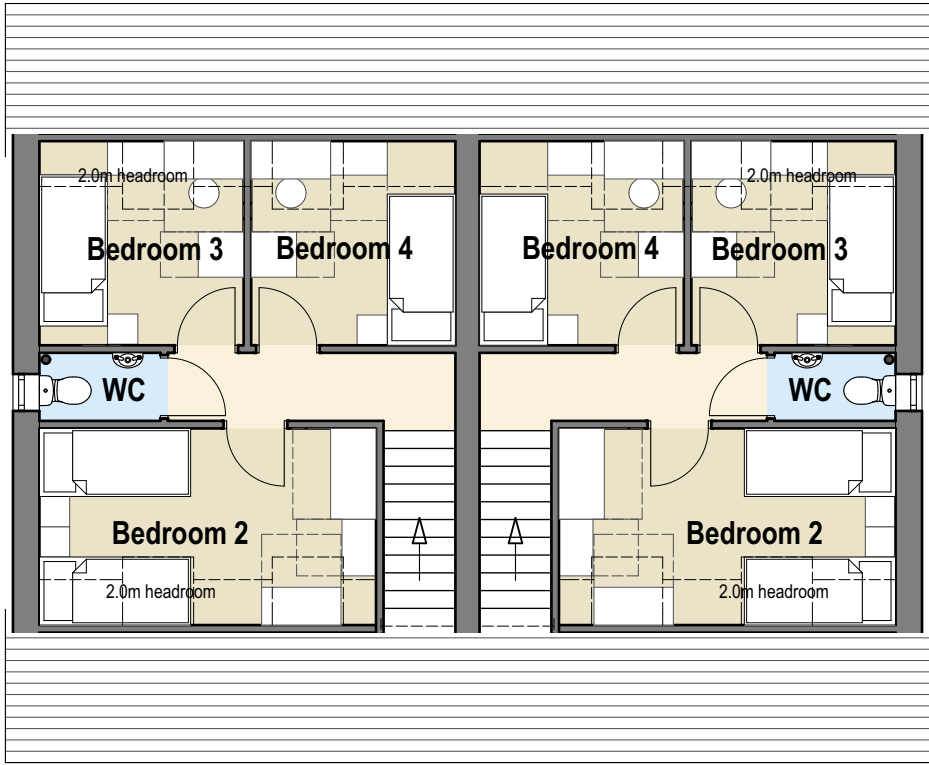
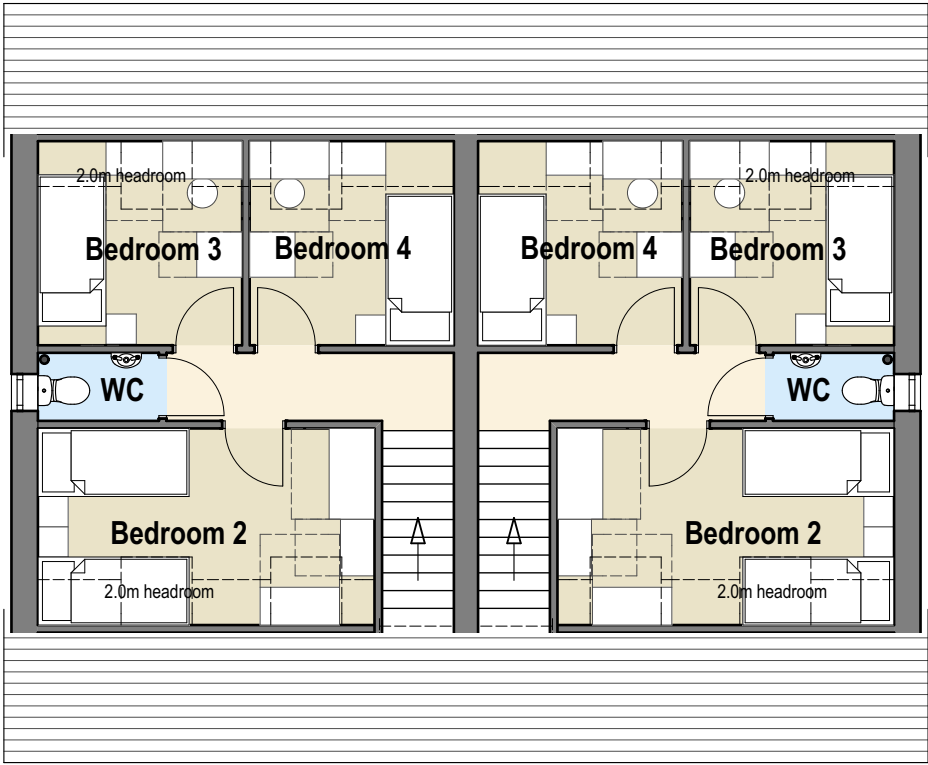
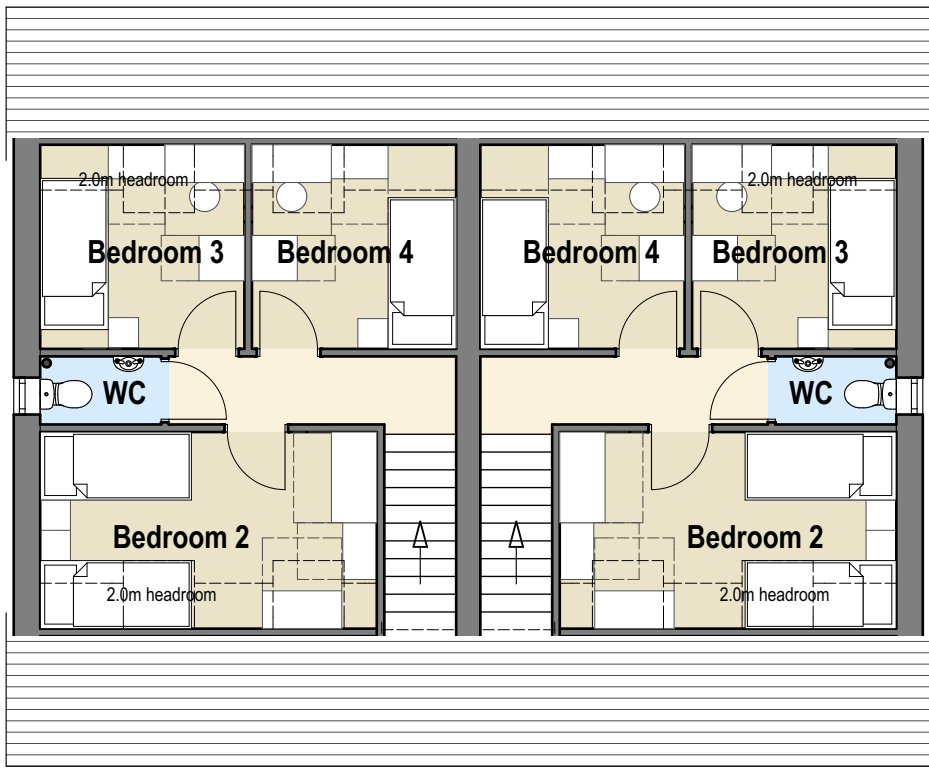
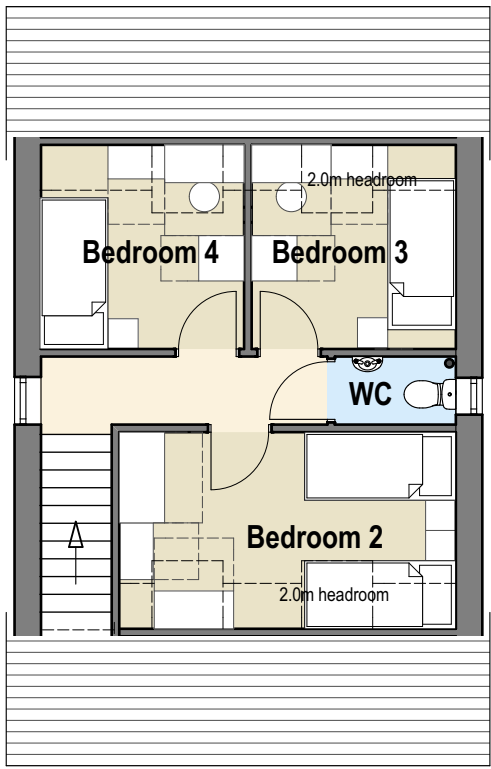


Upper Ground Floor

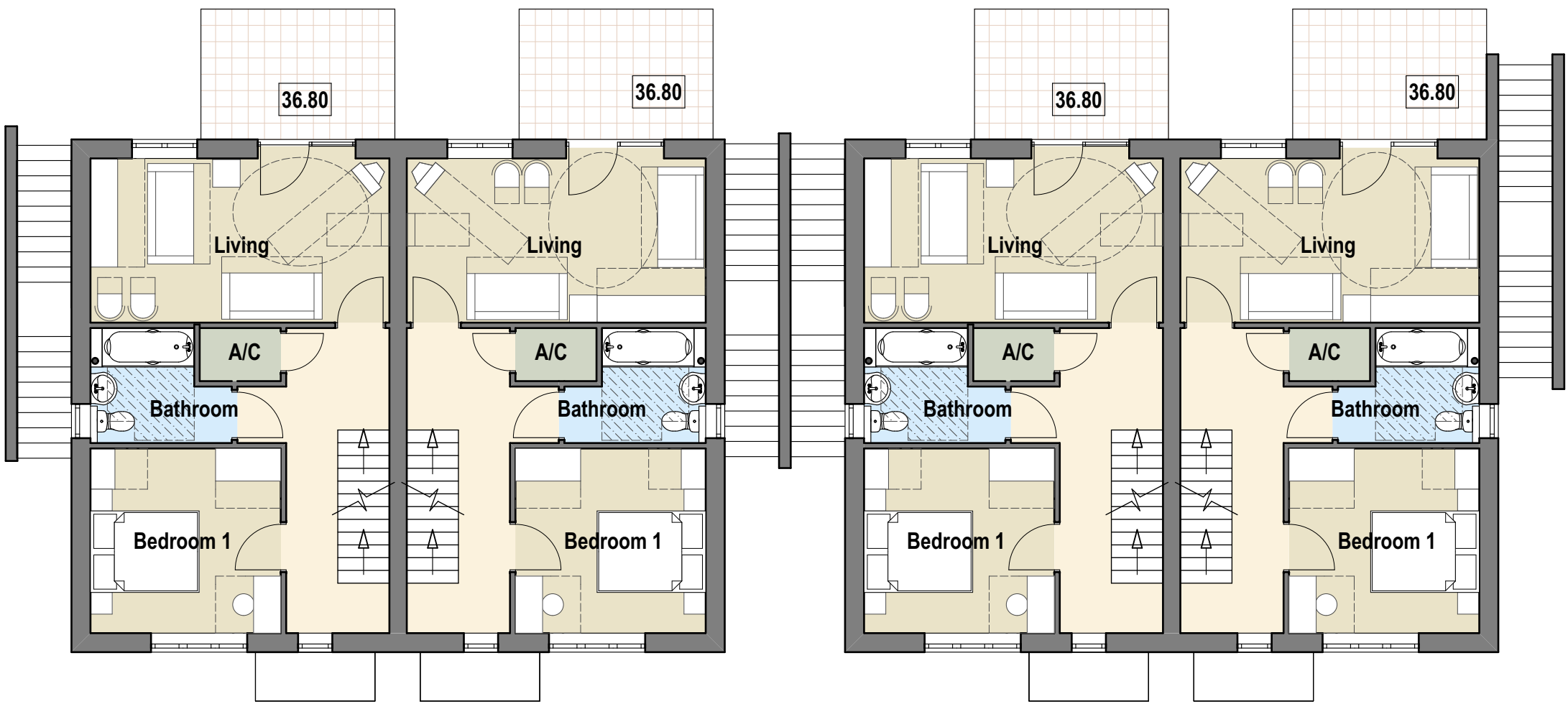
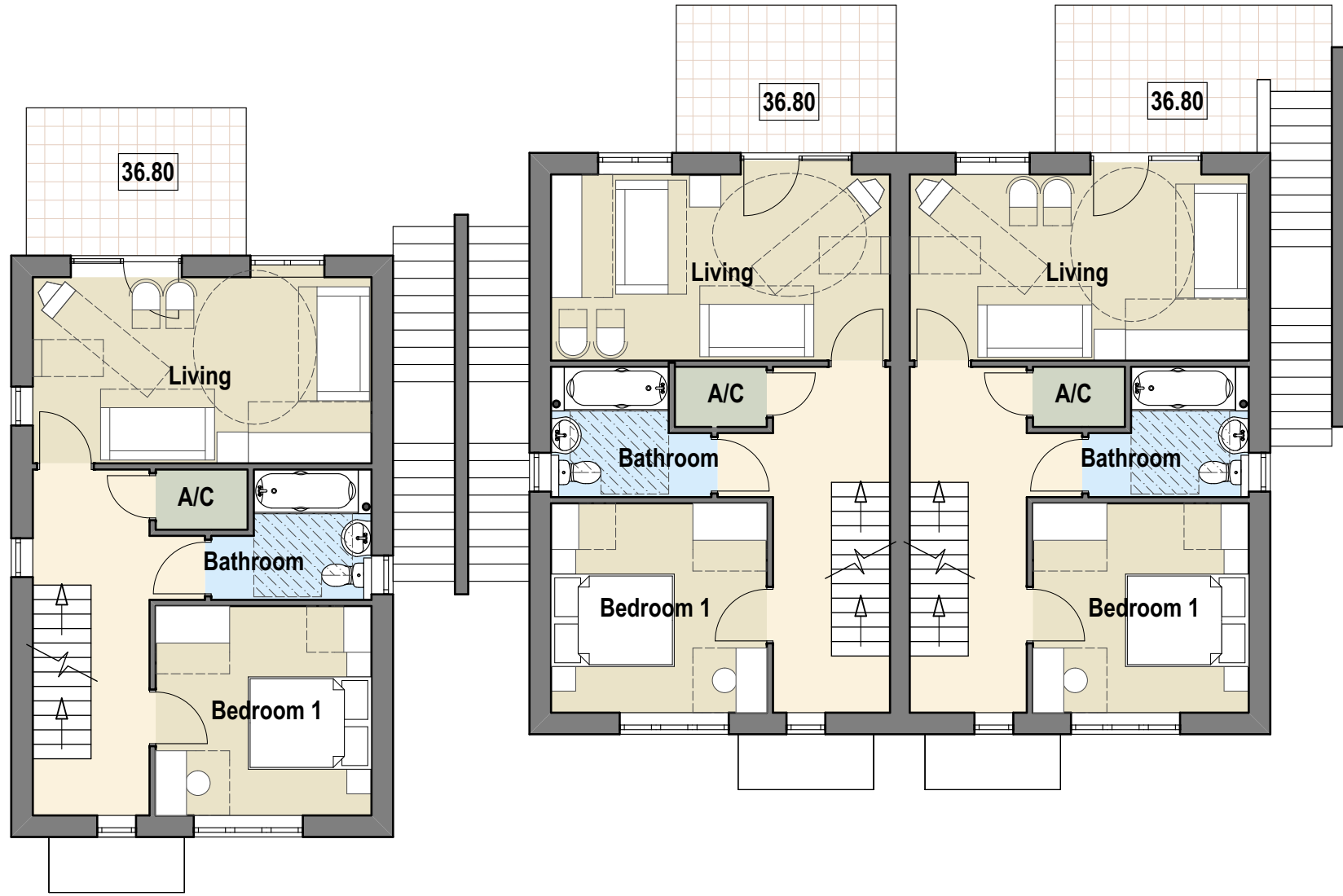


Lower Ground Floor

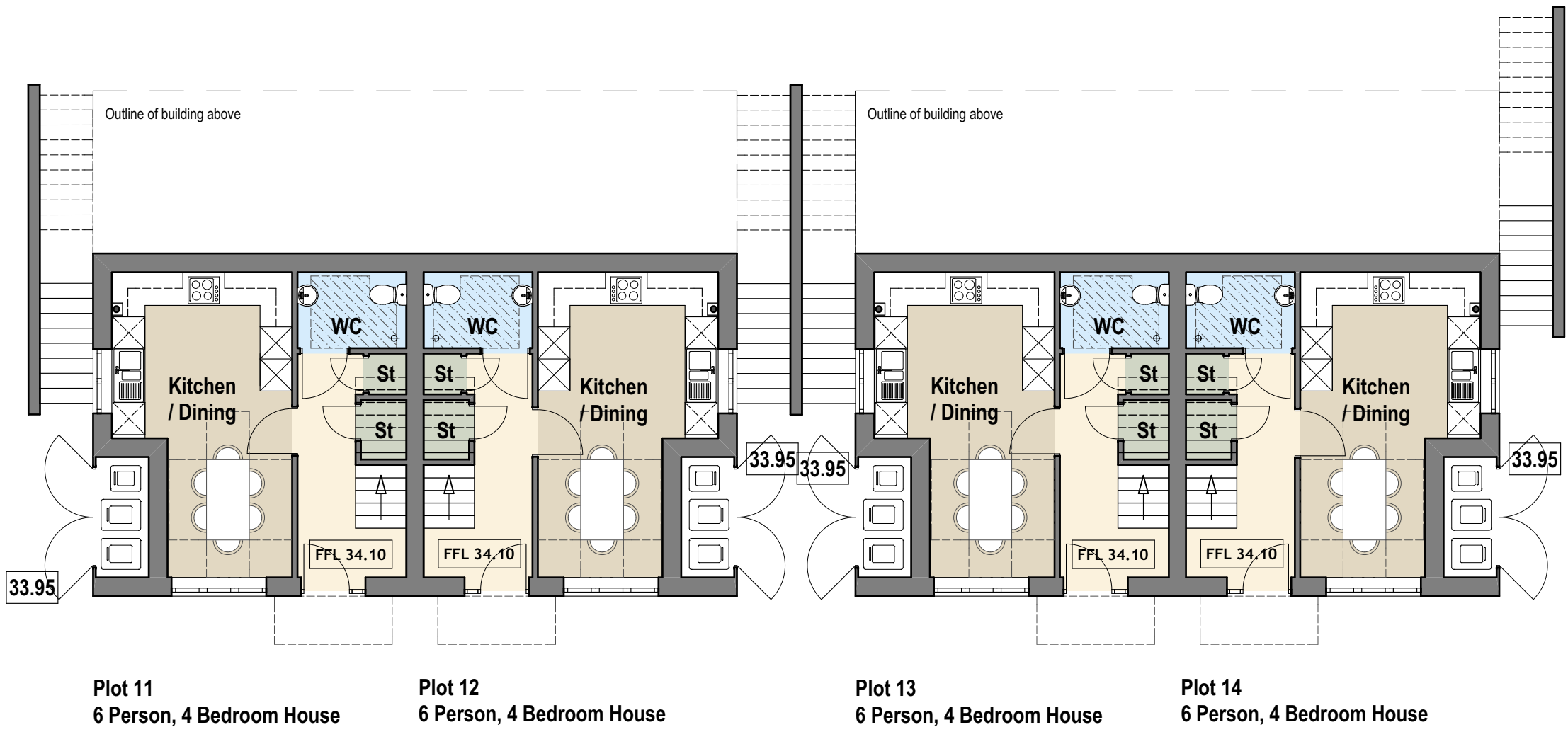
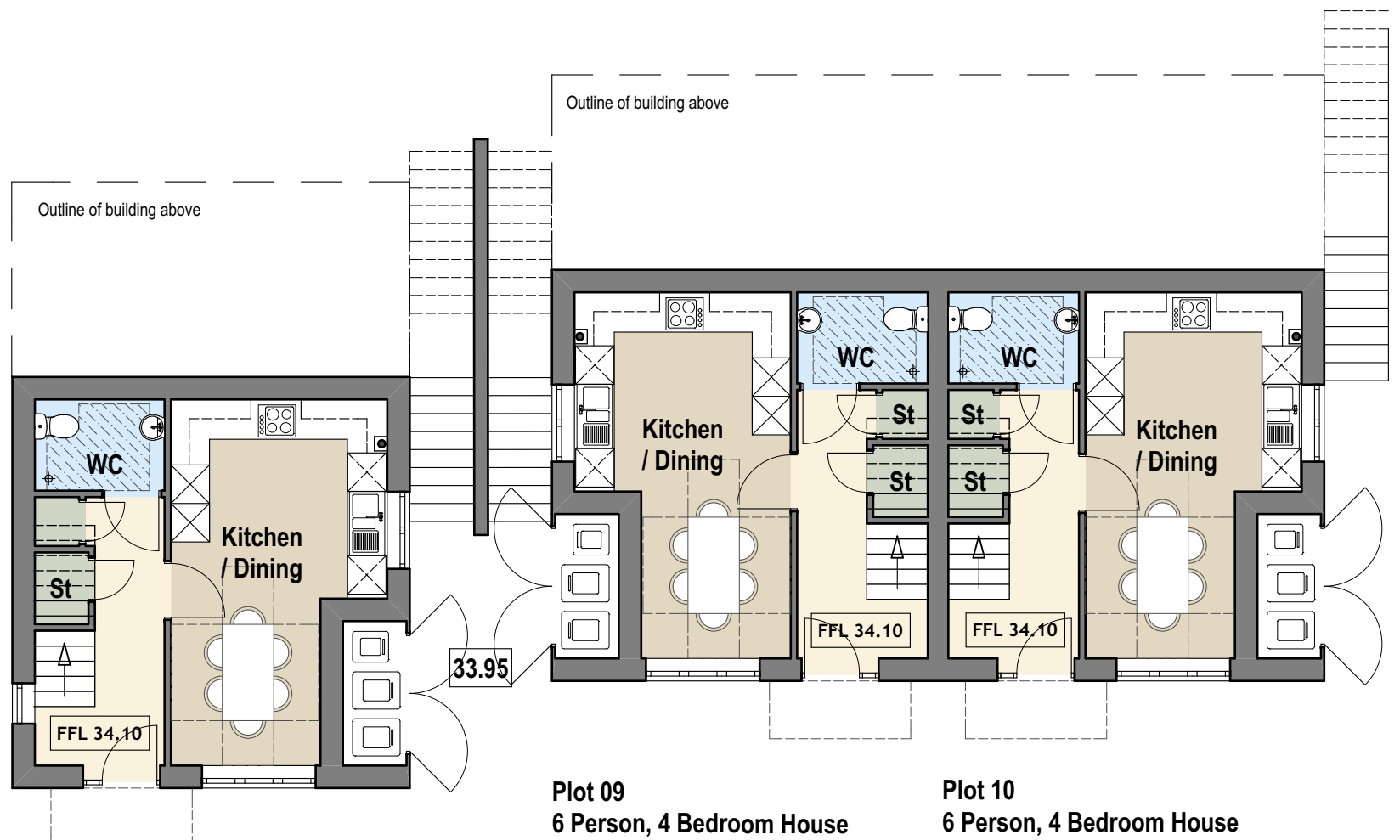
First Floor



Upper Ground Floor



Lower Ground Floor



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project

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Bournemouth  
Dorset

title

**Floor Plans**  
**Plots 08 to 14**

client

Bournemouth Borough Council

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date

11/08/2015 drawn wp

scale @ A1

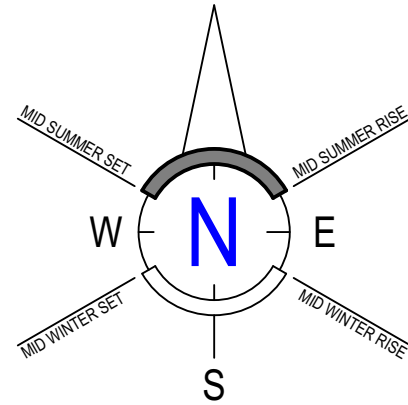
1:100 checked Jrc

project ref.

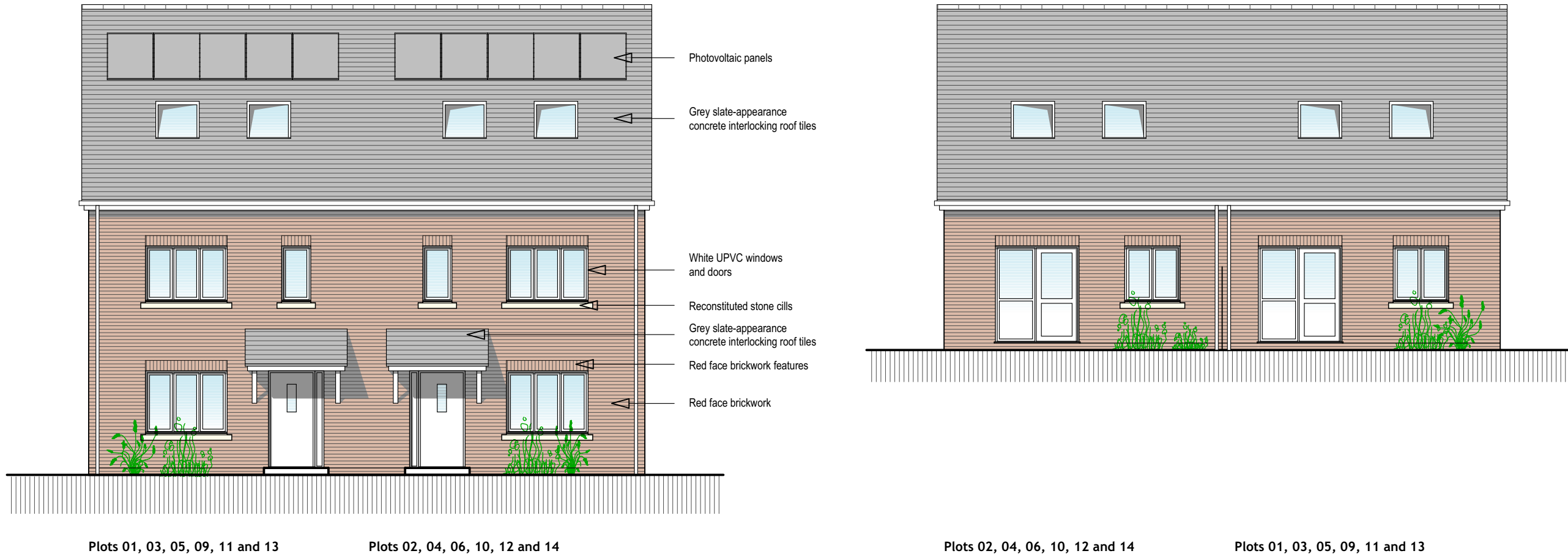
2672-P-16 D

status

date printed: 12/07/2017







South Elevation

North Elevation



South Elevation

North Elevation

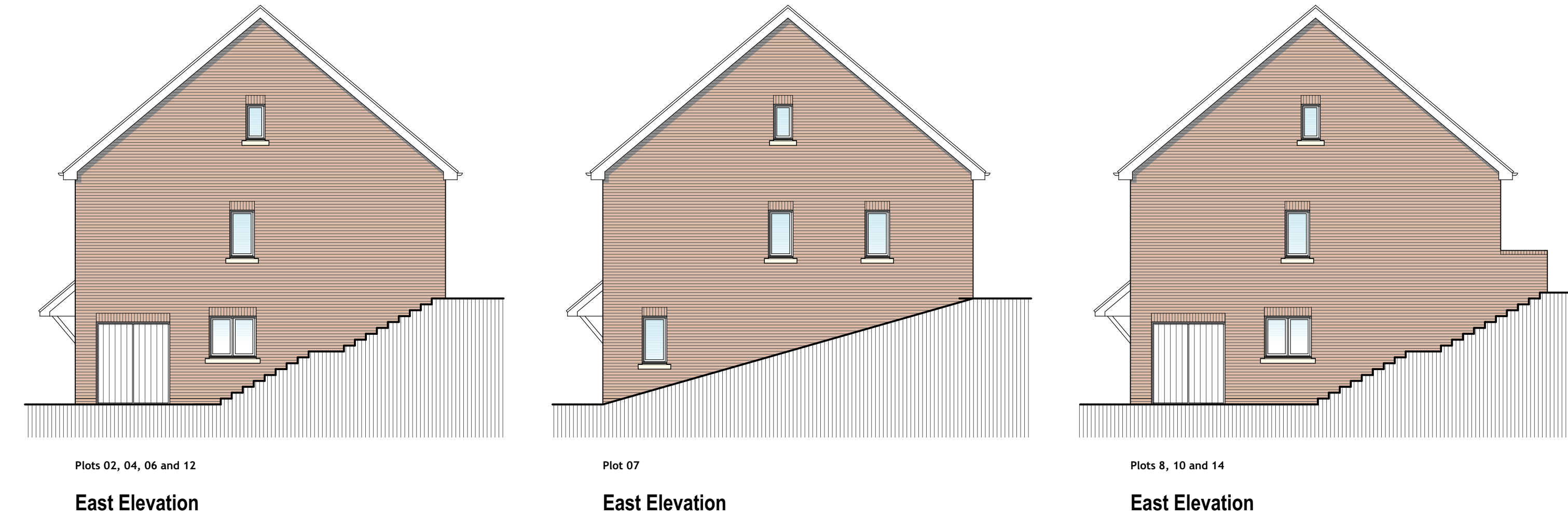
South Elevation

North Elevation



West Elevation

West Elevation



East Elevation

East Elevation

East Elevation



Revisions			
Rev	Date	Description	Drawn
A	17-08-15	Brick cills amended to stone cills Front door style amended	wp
B	25-10-16	Roof pitches amended. Top floor WC windows added.	wp
C	31-10-16	Building materials amended.	wp
D	10-04-17	Updated to latest site layout.	wp
E	10-07-17	Integral bin stores added	wp

## Notes

project  
**Moorside Road**  
Bournemouth  
Dorset

title  
**Elevations**

client  
Bournemouth Borough Council

**TRINITY**  
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W: www.trinity-architecture.com

date 11/08/2015 drawn wp  
scale @ A1 1:100 checked jrc  
project ref. drg no. revision  
**2672-P-17 E**  
status

date printed: 10/07/2017





J	01-11-17	Updated to latest layout.	wp
H	10-07-17	Updated to latest layout.	wp
G	10-04-17	Updated to latest layout.	wp
F	09-02-17	Surface water drainage omitted.	wp
E	09-02-17	Incoming services added	wp
D	23-01-17	Road alignment amended	wp
C	15-12-16	Trees updated to latest Tree Report	wp
B	09-11-16	Updated to latest layout	wp
A	07-11-16	Updated to latest layout	wp
A	31-10-16	Updated to latest layout	wp

Ordnance Survey Plan  
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project  
**Moorside Road**  
Bournemouth  
Dorset

title  
**Drainage**  
**Layout**

client  
Bournemouth Borough Council

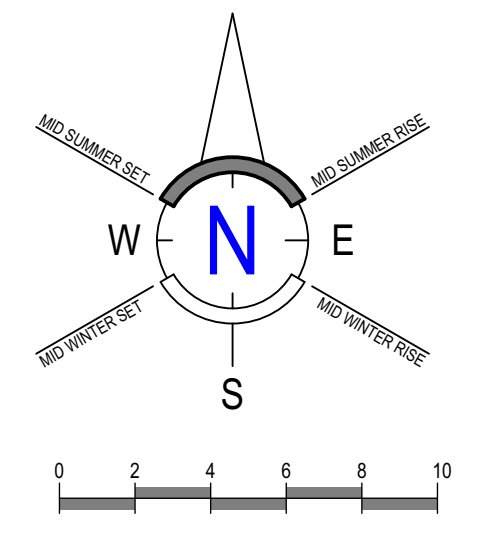
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date	11/08/2015	drawn	wp
scale @ A1	1:200	checked	Jrc
project ref.	2672-P-14 J	revision	
status			

date printed: 01/11/2017

For surface water drainage layout  
see Such Salinger Peters'  
Surface Water Drainage Strategy

Surface Water Drainage Maintenance Plan  
Monthly Maintenance  
Visual inspection of inlets and outlets  
Clearing of debris  
Six Month Maintenance  
Permeable paving to be swept and surface re-dressed with  
2-4mm clean gritstone as necessary  
Annual Maintenance  
Removal of vegetation around inspection chamber covers  
Removal of silt from silt trap





Public Rights of Way Plan

Key:

Claimed path (added to Def Map and diverted)

Path diversion

Claimed path (added to Def Map and left undiverted)

Claimed path (not to be added to Def Map)

Existing Public Footpath



Moorside Road  
Bournemouth  
Dorset

Site Layout

Bournemouth Borough Council

**TRINITY**  
ARCHITECTS

Date: 11/08/2015  
Scale: 1:200  
Project No: 2672-P-13 T  
Status: Final





## Health & Safety Assessment Tool

### Completed by

Name	Lindsay Shearer
Business Unit	Housing Development
Date	12th December 2019

Please save this document to your computer and complete by entering your responses in the boxes provided. Information about the HASAT is available on BIZ within the Corporate H&S pages.

When complete please email to [health.safety@bcpcouncil.gov.uk](mailto:health.safety@bcpcouncil.gov.uk)

1	<u>Name of Project</u>
Moorside Road, Bournemouth, BH11	

2	<u>Project Number</u>

6	<u>Is this project notifiable under the CDM Regulations 2015</u>
YES	

7	<u>Aspects of the project</u> Please see the HASAT guidance template on the 2nd tab of this document.			
	<u>ITEM</u>	<u>YES</u>	<u>NO</u>	<u>COMMENTS</u>
1	Risk Assessment	YES		The tender did contain a designers risk assessment highlighting any project specific risks to the contractors tendering for the work. A Construction Phase Health and Safety Plan including risk assessments and method statements will be submitted before the commencement of the construction phase.
2	Contractors	YES		Tender to be carried out to appoint the Contractor
3	Manual Handling	YES		As part of their CDM duty the Designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Before construction works commence the Principal Contractor will be obliged to submit an examples of manual handling risk assessments.
4	Fire Safety Impacts	YES		As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Fire service was a consultee to the planning process. Fire Risk Assessment to be completed at practical completion.

5	Working at Heights	YES	As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Before construction works commence the the Contractor will be obliged to submit a Construction Phase Health and Safety Plan which will include a risk assessments and method statements to address this hazard.
6	Accident recording	YES	Before construction works commence the the Principal Contractor will subit their arrangements for incident reporting.
7	CDM Notification to the HSE	YES	The Principal Contractor will notify the HSE of the project and forward evidence.
8	Requirement of continued monitoring	YES	Before construction works commence the the Contractor will be obliged to submit their arrangements for continued health monitoring.
9	Need for specialist equipment / tools	YES	As part of their CDM duty the designer will try where practicable to design the project in a manner that reduces the potential of this hazard. Please forward a list of any specialist equipment or tools needed for the construction including risk assessments and maintenace records.
10	Exposure to hazardous substances	YES	The Designer will where practicable design the project in a manner that reduces the exposure to substances where practicable. Before construction works commence the Principal Contractor will be obliged to submit examples of COSHH assessments for substances that will be used in the construction.

8	Please provide a list of all persons, who have been consulted regarding H&S for this project
Employers Agent - Frazer Garner Associates. Architect & Principle Designer - Trinity Architects.	
Principal Contractor - TBC, Building Control - LABC	

CORPORATE HEALTH & SAFETY SECTION	
Is a 'Advanced Health & Safety Assessment' required.	
Comments from H&S Advisor	
No comments required	
<b>SIGN OFF BY CORPORATE HEALTH &amp; SAFETY</b>	
ASSESSED BY ADVISOR	
DATE	



## Environment Impact Checklist for all Cabinet Reports

Issue: **Moorside Road, Residential Redevelopment**  
 Meeting Date: **9<sup>th</sup> January 2020**  
 Accountable Manager: **Jonathan Thornton, Housing Development Manager**  
 Impact Assessor: **Lindsay Shearer ☎ 01202 458230 ✉ Lindsay.shearer@bcpcouncil.gov.uk**

Key	
+	Balance of positive Impacts
?	Balanced or unclear impacts
-	Balance of negative impacts
n/a	Not applicable

Impact Criteria	Impact	Comments
<b>Natural resources</b> impact on use of natural resources - for example energy, water, raw materials	?	The construction phase of this site will have a negative effect on the use of natural resources. A waste strategy will be implemented to reduce, reuse and recycle waste where possible. Materials will be sourced that reduce environmental impact. Sustainability also considers social aspects such as the long-term value for money and the well being of the building occupants. The social impacts of construction start early in the construction phase and continue for the life of the property.
<b>Quality of environment</b> contribution to safe and supportive environments for living, recreation and working	+	A new, high quality building on this site could make a positive contribution to the quality of the environment. The development of new homes on the site will improve natural surveillance of the area, contributing to a safer environment. All houses have private outside amenity space. The site is well located and walkable to local schools, shops and facilities at West Howe, Kinson and Wallisdown Road.
<b>Bio-diversity</b> protects and improves wildlife and habitats	?	To ensure safety of wildlife, ecology surveys and tree surveys have been undertaken to guide the design of the proposed buildings. A soft landscaping scheme will be implemented to promote and enhance the ecological value of the site.

<p><b>Waste and pollution</b> effects on air, land and water from waste and emissions</p>	<p>-</p>	<p>This redevelopment will result in intensified use of the site (from zero homes to 14), resulting in additional waste and emissions. However, the new buildings will be built to enhanced energy efficiency standards of current Building Regulations. All properties will include waste and recycling facilities, energy saving and water efficient features to reduce water and energy consumption.</p>
<p><b>Council Priority and Objectives for Improving our Environment:</b></p> <ul style="list-style-type: none"> <li>• Reduce traffic congestion</li> <li>• Improve streetscene</li> <li>• Improve recycling &amp; energy management</li> <li>• Respond to climate change</li> <li>• Improve quality of existing space</li> </ul>	<p>?</p>	<p>There will be a greater number of vehicular movements to and from the site compared to its previous use due to the increased densification. All properties will be provided with cycle storage and off-road parking. The redevelopment will improve the quality of the existing space and the street scene will be greatly improved.</p> <p>As mentioned above, existing building materials will be recycled where possible.</p> <p>PV panels have been included to the roof to capture the sun's energy and convert it to electricity. The size of the windows help to balance the need between thermal efficiency for the building and to promote good daylighting to improve quality of life and reduce energy consumption.</p>

