

Carbon Impact Assessment for Oakdene

Scope

The decision to redevelop the site of the former Oakdene Day Centre on Woodborough Road, St Ann's with 48 new Council owned homes was approved by Delegated Decision 3896 in June 2020. The current decision is seeking approval for a revised scheme of 24 new homes with a revised budget. The scope of this Carbon Impact Assessment is for the revised scheme only and not for the initial decision to redevelop the cleared site with housing (Delegated Decision 3684).

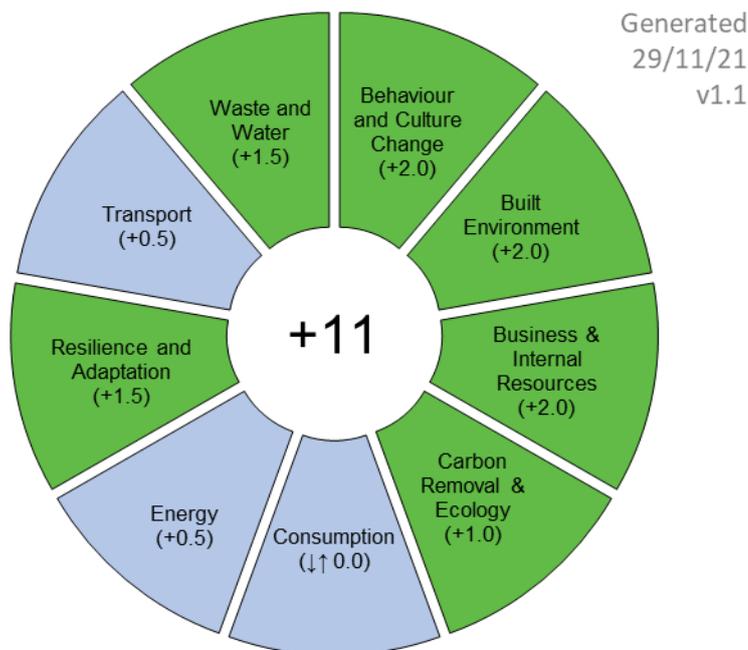
Proposed Scheme

The proposed scheme comprises ten two-storey two-bedroomed houses, five two-storey three-bedroomed houses and nine one-bedroomed apartments in one block of three storeys. The homes will be carbon efficient with a fabric first approach. The homes will be energy efficient with an aim to attain an 'A' SAP rating. Car charging points will be provided to all houses and some communal car parking spaces. Solar panels will be provided to all roofs. The construction period is approximately 12 months commencing 2022/23 and completing in 2023/24.

Carbon Impact Assessment Dashboard

The Carbon Impact Assessment Dashboard (CIAD) has been utilised to produce infographic below. This gives a modified RAG rating showing the estimated impact of a decision on different issues which influence climate change. There are both direct and indirect impacts to consider in the construction of the scheme and the subsequent use of the buildings which have been fed into the CIAD. The scoring applied takes account of the following:-

- This is a small scheme which will affect only part of a ward
- The impact of the scheme endures over the buildings' lifetime and so, long past 2028



Nottingham is aiming to become the first carbon neutral city in the country by 2028 (6 years and 1 months away).

Key Costs and Benefits

- **Behaviour and culture**
 - ✓ Delivery of carbon neutral/energy efficient homes illustrating the Council's commitment to carbon neutrality, enhances the Council's reputation and provides an exemplar project for others to follow
 - ✓ Providing tangible examples to citizens of the advantages of energy efficient and sustainable homes and how energy savings can be made
 - ✓ Working with partners - NCH and contractors are bound by NCC specification and expectations of good practice in sustainability
- **Built environment**
 - ✓ Assessment relates to new construction of 24 Carbon efficient homes with a fabric first approach aiming to achieve at least an EPC 'A' rating as required by new Part L regulations from June 2022 or enhanced eco specification to meet Future Homes Standard 2025 and additional energy generation, storage and insulation. Includes orientation to maximise solar gain, PV panels, air-source heat pumps to all houses and to apartment block, provision of cycle storage, recycling bins, automatic lighting, electric car charging points.
 - ✓ As part of evaluation scoring at tender stage, contractors are asked to submit company's environmental policy or statement demonstrating a commitment to improving the environment. This question weights 5% of the overall assessment criteria. Procurement exercise will seek to mitigate negative impact of construction process.
- **Business and internal resources**
 - ✓ Less council resources required as lower budget required for smaller scheme
 - ✓ Positive impact on supply chains for PV panels, electric car charging points, air-source heat pumps (likely to help develop green businesses)
- **Carbon removal and ecology**
 - ✓ Net overall gain of trees – of the four existing trees on site, three will be cut down and one retained and 13 new trees will be planted
 - ✓ More open space created through private gardens gives potential for improved biodiversity eg. sodium planted roofs on bin storage
- **Energy**
 - ✓ Less demand for energy from 24 units compared to 48 units although partially offset by increased demand from family households compared to single households
- **Resilience and adaptation**
 - ✓ Net gain in number of trees. Opportunities to improve drainage for the area will be sought as part of the planning process. If this is not possible, positive steps will be taken to ensure there is no negative impact
 - ✓ Use of brise-soleil sunshades to apartments with south orientation to ensure not overheated
- **Transport**
 - ✓ Cycle storage encourages cycling, parking spaces minimised and less than for 48 units
- **Waste and water**
 - ✓ Construction and occupation of 24 new homes will increase energy and water demand and waste production overall but this will be less than if 48 dwellings were constructed
- **Wider costs and benefits**
 - ✓ Delivery of 24 new Council homes at affordable rent levels

- ✓ Housing investment is a powerful driver of local economic activity through direct investment in house-building and refurbishment which in turn generate significant economic multiplier-effects via supply chains and increasing disposable income and therefore consumption of local goods and services

Signed

A handwritten signature in black ink, appearing to read 'Mark Lowe', with a long horizontal stroke extending to the right.

Mark Lowe

Head of Regeneration and Housing

Date: 01/12/21