

Climate change impact assessment

The purpose of this assessment is to help us understand the likely impacts of our decisions on the environment of North Yorkshire and on our aspiration to achieve net carbon neutrality by 2030, or as close to that date as possible. The intention is to mitigate negative effects and identify projects which will have positive effects.

This document should be completed in consultation with the supporting guidance. The final document will be published as part of the decision making process and should be written in Plain English.

If you have any additional queries which are not covered by the guidance please email climatechange@northyorks.gov.uk

Version 2: amended 11 August 2021

Please note: You may not need to undertake this assessment if your proposal will be subject to any of the following:

Planning Permission
Environmental Impact Assessment
Strategic Environmental Assessment

However, you will still need to summarise your findings in the summary section of the form below.

Please contact climatechange@northyorks.gov.uk for advice.

Title of proposal	Acquisition of Resolution House, Scarborough
Brief description of proposal	Acquisition of Resolution House, Scarborough, as part of wider plans to rationalise and optimise the Council's property portfolio.
Directorate	Resources
Service area	Property
Lead officer	Neil Hughes
Names and roles of other people involved in carrying out the impact assessment	Ed Rouse
Date impact assessment started	05.03.26

Options appraisal

Were any other options considered in trying to achieve the aim of this project? If so, please give brief details and explain why alternative options were not progressed.

1. Do nothing – continue to use existing office space in Scarborough and Malton
2. Do something - Undertake essential remedial works to achieve minimal compliance across existing sites
3. Do more – Undertake essential and all other works to the current office spaces in Scarborough and Malton areas and put plans in place to utilise unused buildings
4. **Optimise – Optimise the current portfolio through repurposing, and acquisition of Resolution House**

What impact will this proposal have on council budgets? Will it be cost neutral, have increased cost or reduce costs?

Plans have not yet been agreed or fully developed. Early, high level work identifies potential opportunities for cost savings and capital receipts through the repurposing and optimisation of sites.

If high level plans are determined to be feasible it is forecast that minimum ongoing savings in property running costs of £400k per annum can be realised, as well as savings of more than £20million in backlog maintenance liabilities across Ryedale House and Scarborough Town Hall. As well as savings in running costs and maintenance, there are potential opportunities for capital receipts from the repurposing / disposal of Pavilion House, former Comet building, Ryedale House and Scarborough Town Hall.

There will be initial capital expenditure to purchase the site, but this should be offset in the forecasted savings from disposals and / or ongoing property running costs.

<p>How will this proposal impact on the environment?</p> <p>N.B. There may be short term negative impact and longer term positive impact. Please include all potential impacts over the lifetime of a project and provide an explanation.</p>	<p>Positive impact (Place a X in the box below where relevant)</p>	<p>No impact (Place a X in the box below where relevant)</p>	<p>Negative impact (Place a X in the box below where relevant)</p>	<p>Explain why will it have this effect and over what timescale?</p> <p>Where possible/relevant please include:</p> <ul style="list-style-type: none"> • Changes over and above business as usual • Evidence or measurement of effect • Figures for CO₂e • Links to relevant documents 	<p>Explain how you plan to mitigate any negative impacts.</p>	<p>Explain how you plan to improve any positive outcomes as far as possible.</p>	
<p>Minimise greenhouse gas emissions e.g. reducing emissions from travel, increasing energy efficiencies etc.</p>	<p>Emissions from travel</p>			<p>X</p>	<p>Greater number of people travelling via car to office bases due to moving out of town centre accommodation – especially the case in Scarborough</p>	<p>Assess for EV charge points at the site to allow users to utilise charging facilities as well as to charge pool cars. Ensure adequate and secure cycle storage facilities. To assess for solar carports to exploit potential solar</p>	
	<p>Emissions from construction</p>	<p>X</p>			<p>Acquisition of a fit for purpose, existing building will reduce the need for construction / refurbishments across other sites</p>		
	<p>Emissions from running of buildings</p>	<p>X</p>			<p>Disposal of older, inefficient buildings in preference of more efficient building with more efficient M&E equipment in new as opposed to existing buildings.</p>		<p>To assess for refurbishment where required and for</p>

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					<p>Self-generation of energy – PVs. Lower energy intensity per sqm than existing provision.</p>		<p>installation of self generation activities</p>
Emissions from data storage			X		<p>More storage of folders/files locally and on cloud and whilst operating.</p>	<p>Store majority of files on cloud systems with off-site data centres such as AWS and Microsoft.</p>	
Other		X					
<p>Minimise waste: Reduce, reuse, recycle and compost e.g. reducing use of single use plastic</p>		X		<p>Increased waste at the Resolution site due to this site currently not being in use. This is offset through the optimisation and disposal of current provision</p>	<p>Ensure provision and segregation for recycling</p>		
<p>Reduce water consumption</p>			X	<p>Short term increased water usage at the Resolution site due to this site currently not being in use. Will be offset longer term once other sites optimised / disposed</p>	<p>Assess for the use of low flow appliances and installation of aerators on taps</p>		

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<p>Minimise pollution (including air, land, water, light and noise)</p>		x		<p>Building has been an office in the past and is located close to a main road and industrial estate – minimum impact</p>		
<p>Ensure resilience to the effects of climate change e.g. reducing flood risk, mitigating effects of drier, hotter summers</p>		x		<p>The project is to occupy a new office block</p>	<p>Potential to assess for replacement of guttering on site for high flow guttering alternatives</p>	
<p>Enhance conservation and wildlife</p>		x		<p>No development proposed on site</p>		<p>Consider landscaping which will enrich the local area and aim for onsite BNG</p>
<p>Safeguard the distinctive characteristics, features and special qualities of North Yorkshire's landscape</p>	x			<p>Currently underused/underdeveloped areas are proposed to receive investment and support likely increase of employment in the local area.</p>		<p>Proposed support for current office buildings which are disposed through town plan and master plan</p>

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<p>Other (please state below)</p>						

Are there any recognised good practice environmental standards in relation to this proposal? If so, please detail how this proposal meets those standards.

Summary Summarise the findings of your impact assessment, including impacts, the recommendation in relation to addressing impacts, including any legal advice, and next steps. This summary should be used as part of the report to the decision maker.

General positive impact as a result of the optimisation and disposal of current office stock which is inefficient and costly to run and maintain. Resolution House benefits from a Grade A EPC rating, indicating top-tier performance in terms of energy use and sustainability. Opportunities exist for the exploitation of self-generation activities on the site.

Sign off section

This climate change impact assessment was completed by:

Name	Ed Rouse
Job title	Senior Project Delivery Manager
Service area	Capital Delivery
Directorate	Resources
Signature	ED ROUSE
Completion date	05.03.26

Authorised by relevant Assistant Director (signature): Kerry Metcalfe

Date: 5 March 2026

