



European Investment Bank (EIB)

Luxembourg 18/12/2020

## Environmental and Social Completion Sheet (ESCS)

### Overview

Project Name: HFA – Irish Social Housing

Project Number: 2016-0725

Country: Ireland

Project Description: The Framework Loan to the Irish Housing Finance Agency (HFA) was for financing the retrofitting of existing rented social housing and the new construction of energy-efficient social housing throughout the country in the period 2017-2020. In the main, final beneficiaries will be municipal authorities and approved housing providers.

The EU SEA and EIA Directives (respectively 2001/42/EC and 2011/92/EC as amended (e.g.: 2014/52/EU)) are incorporated in Irish law under the Planning and Development 2000 (as amended) and associated regulations. The Habitats Directive 92/43/EEC and Birds Directive 2009/147/EC have also been transposed into Irish law. In addition, both the EIA and SEA are subject to their own separate regulations (European Communities (Environmental Impact Assessment) Regulations, 1989 (S.I. No. 349 of 1989) and Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004)). It is a requirement that Environmental Impact Assessments, Screening Opinions and SEAs carried out in Ireland are made available for viewing by the public at the office of municipal authorities or purchase at a fee not exceeding the reasonable cost of making a copy.

### Summary of Environmental and Social Assessment at Completion

**EIB notes the following key Environmental and Social outcomes at Project Completion.**

None of the 50 schemes implemented required an EIA.

The schemes all related to the construction of new housing units and contributed to reducing the energy consumption of the Irish social housing stock, with 49 of them achieving BER A3 rating, and one achieving BER A2 rating. The new housing units were developed by approved housing providers.

No significant environment or social issues were noted.

### Summary opinion of Environmental and Social aspects at completion:

Overall, the net environmental impact is positive. In addition, the Project should bring about social benefits by regenerating affected urban areas and helping to reduce the shortage of social housing and create better living conditions for eligible households with below-average income



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The Promoter was required to act according to the provisions of the relevant EU Directives, including SEA (2001/42/EC), EIA (2011/92/EU) and subsequent amendments (e.g. 2014/52/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. As stated above, there were no project schemes that were deemed to require an EIA.

All schemes were located outside protected areas including Natura 2000.

EIB is of the opinion based on reports from the promoter that the Project has been implemented in line with EIB Environmental and Social Standards, applicable at the time of appraisal.