



European Investment Bank (EIB)

Luxembourg, 18 December 2020

Environmental and Social Completion Sheet (ESCS)¹

Overview

Project Name:	<i>ICL Research And Teaching Excellence</i>
Project Number:	<i>20120267</i>
Country:	<i>United Kingdom</i>
Project Description:	<i>The Project entailed the construction of the Research and Translation Hub, new academic, research, laboratory and office buildings on the new Imperial West Campus situated in the London Borough of Hammersmith & Fulham, as well as renovation of the College's Aeronautics and Mechanical Engineering buildings, located in the London Borough of Kensington & Chelsea. Renovation and expansion of the College's general laboratory and student accommodation stock are also included in the project.</i>

Summary of Environmental and Social Assessment at Completion

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

The Project comprised the construction and refurbishment of research, teaching, administrative and student accommodation facilities of the Imperial College London (ICL) in the City of London. The Project contributed to the implementation of the West Campus development plan financing key infrastructure works. The main component of the Project was the construction of the Molecular Sciences and Research Hub (building C), a high specification, multidisciplinary research and incubator space consisting of new academic, research laboratory and administrative office buildings of the College's new Imperial West Campus situated in the London Borough of Hammersmith & Fulham. The project entailed also renovation of the College's Aeronautics and Mechanical Engineering buildings, located in the London Borough of Kensington & Chelsea. Renovation and expansion of the College's general laboratory (Forest House and Centre House) and student accommodation stock (Wilson House and North Acton) are also included in the project.

No Social or Environmental conditions or undertakings were imposed at appraisal.

While the different project components did not entailed any significant environmental or social risk independently, Building C facility was covered by the Environmental Impact Assessment (EIA) that was developed for the overall West Campus investment plan. This EIA had to be developed as per the EU Directive 2011/92/EU, because of the size of the overall investment plan. The promoter submitted the EIA and its Non-technical Summary (NTS) to the Bank at the time of project appraisal. All the environmental risks were appropriately mitigated in line with the EIA requirements. No significant adverse environmental and social impacts resulted from Project implementation activities.

¹ The template is for ILs and FLs



European Investment Bank (EIB)

Luxembourg, 18 December 2020

In terms of energy efficiency, it is worth highlighting that, according to data from the UK Ministry of Housing²:

- (i) The Building C design obtained an Energy Performance Certification (EPC) of B35, meaning that the retained design should allow for said building to attain an energy efficiency level 65% higher than the typical efficiency attained in buildings of similar nature; and that
- (ii) As captured in the corresponding Display Energy Certificates (DEC), the actual energy consumption registered in the North Acton, the Wilson House and the Skempton buildings³ during operational phase was respectively 74%, 40% and 20% lower than the typical energy consumption registered in buildings of similar nature. Moreover, the Wilson House obtained an “Excellent” rating under BREEAM’s certification mechanism⁴.

EIB notes the following key Environmental and Social aspects to be monitored during operations:

Not applicable

Summary opinion of Environmental and Social aspects at completion:

EIB is of the opinion based on reports from the Promoter, site visits by the EIB team and additional desk research performed by the Bank during Construction, that the Project has been implemented in line with EIB Environmental and Social Standards, applicable at the time of appraisal.

² <https://epc.opendatacommunities.org/>

³ The Skempton building was refurbished under the AMEP subcomponent

⁴ BREEAM is a sustainability assessment method for masterplanning projects, infrastructure and buildings. <https://tools.breeam.com/projects/explore/buildingdetails.jsp?id=26454711&from=0§ionid=0&projectType=&rating=&countryID=0&client=&description=&certBody=&certNo=&developer=imperial+college&location=&buildingName=&assessor=&subschemeid=0&Submit=Search&rpp=20>