



European Investment Bank (EIB)

Luxembourg, 04/07/2022

## Environmental and Social Completion Sheet (ESCS)

### Overview

Project Name:	THFC Greener Social Housing
Project Number:	20120237
Country:	United Kingdom

The Project involved an EIB loan for up to GBP 400m to a not-for-profit financial intermediary for the United Kingdom (UK) social housing sector, The Housing Finance Corporation (THFC). The investments concern in particular energy efficiency retrofitting measures and highly energy efficient newly built social housing.

### Summary of Environmental and Social Assessment at Completion

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

Positive net environmental and social benefits resulted from implementing the green social housing investments. Given the high demand and a densely populated country, the project contributed to alleviating the current shortages in UK social housing supply with particular focus on green buildings. As regards retrofitting, the investments lead to a reduction of energy consumption in housing and contributed to more sustainable urban development.

Considering that the project encompassed numerous schemes with variable investment costs, for schemes either requiring an EIA or affecting a natural protected area, the Final Beneficiaries were obliged to submit the non-technical summary of the EIA or to demonstrate a proper clearance of the affection prior to the use of funds. However, given the mainly small to medium scale, the location and nature of the social housing schemes, for most of the cases an Environmental Impact Assessment as defined under the EU Directive 2011/92/EU was not required. Only the Bicester Eco-town project required an EIA, for which THFC submitted the non-technical summary to the Bank. It was subsequently published in the EIB website.

The social housing schemes financed under the operation complied with high environmental standards and significantly contributed to the improvement of the urban environment. The EU Directive on Energy Performance of Buildings (EPBD) and the parts relevant to the operation of the Directive's recast (2010/31/EU) have been implemented into UK legislation. For the schemes funded an energy assessment was carried out at three stages: (i) pre-assessment stage, design stage and post completion (Energy Performance Certificates issued). On behalf of the Bank's counterpart an energy efficiency consultant checked all schemes funded.

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