

## Environmental and Social Data Sheet

### Overview

Project Name:	<i>THFC Affordable Housing Finance</i>	
Project Number:	<i>2013-0244</i>	
Country:	<i>United Kingdom</i>	
Project Description:	The Project involves an EIB loan for up to GBP 500m to a special purpose entity established by The Housing Finance Corporation (THFC) for the purpose of onlending to final beneficiaries carrying out investments in the social housing and urban regeneration sector throughout the UK. The EIB loan will benefit from a UK government guarantee extended to all borrowings of the new special purpose entity (Affordable Housing Finance PLC), which may reach up to GBP 1bn, following a tender organised by the UK Department for Communities and Local Government (DCLG). The Project is a key component of the UK government's housing policy and economic stimulus package.	
EIA required:	multiple scheme operation, some schemes may require an EIA	
Project included in Carbon Footprint Exercise:	No	

### Summary of Environmental and Social Assessment, including key issues and overall conclusion and recommendation

Positive net environmental and social benefits are expected to result from implementing the social housing investments. Given the high demand and a densely populated country, a substantial part of the housing investments is expected to include Brownfield sites' redevelopment contributing to an expansion of the UK's social housing stock.

### Environmental and Social Assessment

#### Environmental Assessment

Relevant EU Directives were transposed into nation/regional legislation (EIA Directive, Birds and Habitat Directive, Energy Performance Directive). The housing schemes to be financed will be part of urban renewal concepts and local urban development plans. Strategic Environmental Assessments are carried out at Local Development Framework level which will set the general context for housing schemes.

For schemes either requiring an Environmental Impact Assessment as defined under the EU Directive 2011/92/EU or affecting a natural protected area (if any) the Final Beneficiaries will be obliged by the Bank to submit the non-technical summary of the EIA or to demonstrate a proper clearance of the affection prior to the use of funds.

The social housing schemes to be financed have to comply with high environmental standards and will significantly contribute to the improvement of the urban environment. The initial 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 on a regional basis as amendment to the Building Regulations. The social housing new construction investments to be funded are expected to achieve minimum Level 3 of the national Code for Sustainable Homes; investments in the London region are expected to achieve minimum Level 4, exceeding general requirements for residential buildings.