

Environmental and Social Data Sheet

Overview

<i>Project Name:</i>	<i>HFA-IRISH SOCIAL HOUSING DEVELOPMENT PROGRAMME</i>
<i>Project Number:</i>	<i>2014-0308</i>
<i>Country:</i>	<i>Ireland</i>
<i>Project Description:</i>	<i>The proposed Framework Loan to the Irish Housing Finance Agency (HFA), a state-owned, not-for-profit company, is for financing the retrofitting of existing rented social housing and the new construction of energy-efficient social housing throughout the country in the period 2014–2018. In the main, final beneficiaries will be Approved Housing Bodies (AHBs) – which are private not-for-profit legal entities developing and managing social housing schemes – but may also include local authorities that are responsible for implementing and managing social housing in their respective constituencies. It will be the first EIB funding of social housing in Ireland.</i>
<i>EIA required:</i>	<i>multiple scheme operation, some schemes may require an EIA</i>

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

The housing schemes to be financed will be part of urban renewal concepts and urban development plans that were subject to a strategic environmental assessment (SEA). Important socio-economic benefits in terms of urban renewal and regeneration and energy efficiency are expected to result from implementing the social housing investments: The housing schemes include extensive involvement of tenants and the local community, which should ensure that investments respond to households' needs. The investments will bring back Brownfield and under-used sites to expand the social housing stock throughout the country. High energy efficient new construction will lead to low energy consumption in housing. As regards retrofitting, the project will lead to a considerable reduction in energy consumption of the housing stock. Any environmental effects such as disturbances during civil works construction should be mitigated by appropriate measures.

The investments will contribute to more sustainable urban development and are in line with the Bank's criteria for this sector. Therefore, the operation is considered to be acceptable for EIB funding from an environmental perspective.

Environmental and Social Assessment

Relevant EU Directives were transposed into national/regional legislation (EIA Directive, Birds and Habitat Directive, Energy Performance of Buildings Directive). The schemes to be financed will be part of local urban renewal concepts and urban development plans.

The EU Energy Performance of Buildings Directive (EPBD), transposed into Irish Law from 2006 onwards. However, the Recast EPBD (Directive 2010/31/EU) is currently being transposed into national legislation. Social housing schemes to be financed under the operation will have to comply with defined quality standards including energy efficiency and Building Energy Rating (BER).

Each scheme to be financed under the operation will be assessed individually; this includes environmental impacts and potential impacts on NATURA 2000 sites.

Capacity of final beneficiaries will vary widely due to different size and competence. Overall capacity and acceptable implementation quality is expected due to acceptable social housing standards in place.