

Luxembourg, 11th January 2016

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Environmental and Social Data Sheet

Overview

Project Name:	<i>FAMILY MOSAIC</i>
Project Number:	<i>2015-0079</i>
Country:	<i>United Kingdom</i>
Project Description:	<i>The project will concern the financing of investments in the years 2015-2019 in the social housing stock of Family Mosaic, one of the largest providers of social housing in London, Essex and Southeast. EIB funding will concern retrofitting and new construction of social housing and associated infrastructure facilities.</i>
EIA required:	multiple scheme operation, some schemes may require an EIA
Project included in Carbon Footprint Exercise:	no

Environmental and Social Assessment

Environmental Assessment

Relevant EU Directives have been transposed into English Law (EIA Directive, SEA Directive, Birds and Habitat Directive, Energy Performance Directive). The housing investments take place in a developed sector and are implemented by a well experienced promoter. For schemes either requiring an EIA or affecting a natural protected area (if any) the Promoter will be obliged by the Bank to submit the non-technical summary of the EIA or to demonstrate a proper clearance of the identified issue prior to the use of funds. However, given the small to medium scale of the housing schemes it is unlikely that an EIA as defined under the EU Directive 2011/92/EU would be required in many cases, if any.

As regards energy performance of residential buildings, relevant parts to the project of the EU Directive on Energy Performance of Buildings (EPBD) (Directive 2010/31/EU) have been implemented into national legislation (Energy Performance of Buildings (Certificates and Inspection) (Amendment) Regulations 2014). The social housing schemes to be financed under the project have to comply with high environmental standards and will significantly contribute to the improvement of the urban environment. New build social housing will need to achieve either Sustainable Homes Code Level 3 (in London Code Level 4) or an Energy Performance Certificate with a minimum score of SAP 80 which equates to a B rating. Retrofitted housing units to be financed are expected to achieve the Decent Homes standard.

Conclusions and Recommendations

The social housing schemes to be financed will be part of spatial 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 into use Brownfield and under-used sites to expand the promoter's social housing stock. High energy efficient new construction will lead to low energy consumption in housing. As regards



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retrofitting, the project will lead to a considerable reduction of energy consumption of the housing stock. Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures. To conclude: the investments undertaken by a very experienced promoter will contribute to more sustainable urban development and are in line with Bank's criteria for this sector.

PJ 12.11.15