

Environmental and Social Data Sheet

Overview

Project Name:	SWANSEA UNIVERSITY CAMPUS OPTIMISATION
Project Number:	2015 0776
Country:	United Kingdom
Project Description:	The project will consist of the construction and refurbishment of over 38 000m ² of teaching, research and administrative space across both of the university's campuses. This will comprise the new Student Centre adjacent to Fulton House to provide student support, welfare, social, and learning spaces to support the increasing student population; reconfiguration and refurbishment of the Grade II listed Library Building to improve the efficiency of the space and to improve the energy performance of the building; reconfiguration and refurbishment of the Grade II listed Fulton House at the centre of the campus and other general capital investments to refurbish and improve the university's infrastructure within the Singleton Campus. In addition, construction of facilities for the university's new Computational Foundry and the IMPACT building at the Bay Campus will be included in the project.
EIA required:	Certain sub-projects could be subject to an EIA. If required by the competent authority, the Promoter shall make the Non-Technical Summary (NTS) available to the EIB.
Project included in Carbon Footprint Exercise:	no

Environmental and Social Assessment

Environmental Assessment

The actual project concerns the new construction as well as modernisation and rehabilitation of several buildings for Swansea University. Universities and scientific institutions of this kind are not specifically mentioned in the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU, though the project is covered by Annex II of the Directive in relation to urban development. The Promoter confirmed that all construction works will be executed on an existing campus or closely linked to the existing university buildings. All projects are fully covered by an approved land use plan which can only be set up with a public consultation and the approval of the competent authority. At the time of appraisal the Promoter was seeking clarity on whether an EIA is needed for the sub-projects. If required by the competent authority, the Promoter shall provide to the EIB, the Non-Technical Summary (NTS) of the assessment.

Welsh planning guidance for non-residential buildings requires all new buildings to achieve a minimum BREEAM rating of 'Very Good'. All of the sub-projects included in the project are targeting to meet the higher BREEAM "Excellent" rating.

The Swansea University's 'Carbon Management Plan 2010 – 2020' aims to reduce absolute CO₂e emissions by at least 35% by 2020 against the 2010 baseline. Investments in a combined heat and power district heating system and photo-voltaic solar panels have been identified as strategic objectives to help achieve the university's low carbon vision. The requirements of the Carbon Management Plan will be applied to all of the sub-projects being funded by the EIB.

Two of the sub-projects (Fulton House and the Library) are Grade II listed buildings. In order to carry out renovation and/or refurbishment works in listed buildings, the owner needs to obtain a special Listed Building Consent (LBC) in addition to normal planning permissions. The Promoter is cognisant of their responsibility to obtain the LBC as part of the planning permission process for the affected sub-projects. The Promoter has in addition made provision for the expected higher costs of retaining and renovating Grade II listed buildings within their cost plan to preserve and modernise these buildings.

Conclusions and Recommendations

Overall, the renovation and refurbishment of the outdated and Grade II listed buildings will improve the health, safety and accessibility for staff and students alike. Due to the use of new materials and technologies, the new and modernised buildings will increase the overall energy efficiency. By enabling a more efficient use of the existing buildings and the addition of the new buildings, the university will be able to consolidate and optimise its teaching, research and student welfare facilities contributing to the enhancement of teaching and learning environments.

The new facilities will create additional CO₂ emissions that will be compensated by the reduction of emissions of the refurbished buildings and demolition of poorly performing buildings.

In light of the above, the overall environmental and social rating of the project is therefore considered acceptable with minor negative residual impacts; the project is therefore eligible for the Bank's financing.