

Environmental and Social Data Sheet

Overview

Project Name:	PEABODY SOCIAL HOUSING DEVELOPMENTS
Project Number:	2015-0744
Country:	United Kingdom
Project Description:	The operation comprises a Framework Loan to finance investments in the social and affordable housing stock of Peabody.
EIA required:	This is multi-scheme operation. Some of the schemes may require an EIA under Annex I or Annex II (“screened in”) of the EIA Directive.
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The project will concern the financing of investments in the housing stock of Peabody, one of the largest providers of social and affordable housing in England.

Schemes will be located in London, and included in the local spatial and development plans for which the relevant Strategic Environmental Assessments (SEA) has been performed in line with the SEA Directive 2001/42/EC. It is envisaged that schemes will not be located in the vicinity of Natura 2000 or any other protected sites.

Relevant environment EU Directives were transposed into national legislation (SEA Directive, EIA Directive, Birds and Habitats Directive, Energy Performance of Buildings Directive). Individual schemes have to obtain building permission which already takes into account the national environmental legislation. Building permits are issued by the relevant local building authorities.

Given the scope of this operation and sector included (housing), it is likely that most of the schemes will not be subject to full Environmental Impact Assessment (EIA). It is expected that most of them will fall under the Annex II of the EIA Directive 2011/92/EU (as amended), requiring the Competent Authority, to screen them. Depending on the size, nature and location of the schemes, the Environmental Competent Authority may delegate to urban planning authorities the assessment on the need for EIA.

Potential negative effects (i.e. dust and noise during construction) will be alleviated by implementing effective mitigation measures (i.e. drainage systems, reinstatement of damaged vegetation with local species). Construction works include the implementation of energy efficiency measures and therefore, the investments are expected to bring a number of positive effects in this regard.

¹ Only projects that meet the scope of the Pilot Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: above 100,000 tons CO₂e/year absolute (gross) or 20,000 tons CO₂e/year relative (net) – both increases and savings.

Social Assessment

The project supports the construction of social and affordable housing, which aims to provide housing for low-income households and those whose means are deemed insufficient to secure housing in the open market.

According to the information provided by Peabody, in principle, the project will not entail any resettlements and the probability of raising any protest or making any complaint about the investment by non-governmental institutions (e.g. ecological, the protection of cultural heritage, protection of consumer rights etc.) may be considered minor.

Peabody and the rest of the UK social and affordable housing sector are tightly regulated by the government-appointed regulator - the Homes and Communities Agency ("HCA") – which possesses extensive powers of monitoring and intervention, minimising the risk of major complaints.

Public Consultation and Stakeholder Engagement

Meetings with project-affected people and civil society organisations as well as public administrations, including local authorities will be held as needed to promote harmonious relationships between local communities and new social and affordable housing areas when established.

Conclusions and Recommendations

The project's environmental impact at the construction stage will be short-lived and reversible, at a level which is deemed acceptable. The project should bring about environmental benefits through energy efficiency measures implemented in new buildings (e.g. insulation of structures, new heating systems, etc.). The project has no particular residual impacts apart from those expected from construction of buildings.

It is expected that the project will result in a significant number of positive social externalities (e.g. provision of social and affordable accommodation, etc.), justifying the Bank's involvement. Positive social benefits are also foreseen through the improvement in quality of housing for households with below average income, as well as the provision of space for associated infrastructure facilities.

The Promoter will be required to act according to the provisions of the relevant EU Directives, including SEA (2001/42/EC), EIA (2011/92/EU) and subsequent amendments (e.g.: 2014/52/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. In projects where applicable, the Promoter will be requested to deliver the NTS of EIAs to the Bank before the Bank funds are allocated. In addition, the Promoter has to provide evidence of the compliance with the Habitats and Birds Directives (if applicable) before the Bank funds are allocated.

The institutional capacity of Peabody to manage the environmental and social issues is deemed good and therefore, subject to the conditions described above, the project is acceptable for the Bank in environmental and social terms.