

## Environmental and Social Data Sheet

### Overview

Project Name:	<i>Genesis Social Housing</i>
Project Number:	<i>2015 0743</i>
Country:	<i>United Kingdom</i>
Project Description:	<i>The project will concern the financing of investments in the years 2016-2020 in the social housing stock of Genesis, one of the largest providers of social housing in England. EIB funding will concern retrofitting and new construction of social housing and associated infrastructure facilities.</i>
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:	no

### Environmental and Social Assessment

#### Environmental Assessment

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

Schemes will be located in urbanised areas, primarily in London, and included in the local spatial and development plans for which the relevant Strategic Environmental Assessments (SEA) have been performed in line with the SEA Directive 2001/42/EC. It is envisaged that sub-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.

The negative environmental impact of the project is expected to be minimal. Moreover, the investments are expected to bring a number of positive effects, including energy savings in buildings retrofitted as a result of insulation of walls and roofs, changing of windows and other energy efficiency measures. The environmental impacts resulting from the implementation of these measures are expected to contribute to climate action mitigation.

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.

#### Social Assessment, where applicable

The project supports the construction of social housing, which aims to provide affordable housing for low-income households. According to the information provided by Genesis, 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.

Genesis and the rest of the UK social housing sector are tightly regulated by the government-appointed regulator - the Homes and Communities Agency ("HCA") – which possesses extensive powers of monitoring and intervention.

### **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 housing areas when established. Moreover, with reference to the social housing component, the need for and suitability of social housing (in a given area), will be assessed by Genesis.

## **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 and it should contribute to climate change mitigation by reducing the energy consumption through energy efficiency measures implemented in new and retrofitted buildings (e.g. insulation of structures, new heating systems, etc.). The project has no particular residual impacts apart from those expected from construction and retrofitting of buildings.

It is expected that the project will result in a significant number of positive social externalities (e.g. provision of affordable accommodation for low income households, 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 Genesis to manage the environmental and social issues is deemed satisfactory and therefore, subject to the conditions described above, the project is acceptable for the Bank in environmental and social terms.