

Environmental and Social Data Sheet

Overview

Project Name:	WHEATLEY - ENERGY EFFICIENT HOUSING IN SCOTLAND
Project Number:	2016-0158
Country:	United Kingdom
Project Description:	Refurbishment of Wheatley Group's existing affordable housing stock to meet Scottish and European energy efficiency targets and investments in new energy efficient affordable housing as well as housing and integration support for refugees in Scotland
EIA required:	Some of the schemes under this framework loan may require an EIA under Annex I or Annex II ("screened in") of the EIA Directive. This will be confirmed at the planning application stage
Project included in Carbon Footprint Exercise:	no

Environmental and Social Assessment

Environmental Assessment

The majority of the Project relates to the refurbishment and retrofitting of Wheatley Group's existing housing stock which amongst other things will improve energy efficiency (EE) and, the construction of nearly zero energy social and affordable housing schemes.

The EU SEA and EIA Directives (respectively 2001/42/EC and 2011/92/EC as amended) have been transposed into UK law under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). The Non-Technical Summaries (NTS) of Environmental Impact Assessments, Screening Opinions and SEAs carried out in the UK will be available for viewing by the public at the office of municipal authorities and via their websites.

The new housing schemes will be carried out in accordance with the relevant local development plans, which are informed by the SEA process as a matter of law, and will be subject to an EIA where 'screened in'. The majority of these new housing units will be located within existing urban areas thus helping to reduce the consumption of rural or greenfield land.

United Kingdom has partially implemented the Energy Performance of Buildings Directive 2010/31/EU, notably in the area of the Energy Performance Certificates. The Project is expected to generate total primary energy savings of 52,348 MWh/year, corresponding to 13,640 ton/y of CO₂ savings.

At construction stage, the Project implementation may lead to increased noise and vibration levels, and may impact groundwater and air quality. The refurbishment and retrofitting schemes will include small works (e.g. EE measures, the replacement of fittings, etc.) with minimal impact on environment. Adequate mitigation measures will be implemented together with the enforcement of good construction practices. The Project's impact at construction stage will be temporary and reversible, at a level which is deemed acceptable. The net environmental impact of this component of the Project is likely to be positive and the Project is expected to contribute

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to climate change mitigation through EE measures implemented in retrofitted buildings and the construction of NZEB.

Social Assessment

The investment in social and affordable housing will improve social inclusion by helping lower the income barrier to living in the two major population centres of Scotland and their hinterland. Several vulnerable groups are catered for by the Promoter's housing allocation policy, including those with special needs, elderly and those in need of care. Furthermore, the Project includes a refugee accommodation and support component, which will cater for approximately 200 refugees.

The UK has not taken part in the adoption of the Directives 2013/32/EU (recast) and Directive 2013/33/EU (recast), respectively dealing with common procedures for granting and withdrawing international protection and standards for the reception of applicants for international protection, and is not bound by or subject to their application. The refugee component of the Project will have to comply with the Asylum and Immigration Act 1999 (as amended), which governs the receipt and processing of asylum seekers in the UK.

It is the policy of the Promoter to disperse refugees throughout its housing stock in conditions comparable to that enjoyed by the wider population, and which meet the Scottish housing quality standard and all safety requirements. The Promoter works with the municipal authorities to integrate new arrivals into the community through, for example, information sharing, awareness raising, accessing social services, translation, and finding work. Wheatley Group has a single point of contact who works with the municipal authority in supporting refugees through the transition from temporary to permanent accommodation

No resettlement is envisaged as part of the Project.

Public Consultation and Stakeholder Engagement

The Project is informed by formal consultation with stakeholders with particular emphasis on the opinions of tenants. In addition, EIAs must be circulated to statutory consultation bodies and made available to the public for comments. The EIA, together with any comments, must be taken into account by the competent authority, e.g. municipal authority, before it may grant consent.

With regard to refugee accommodation, the Promoter is a partner of the Glasgow Refugee, Asylum and Migration Network and the Scottish Refugee Council and their Holistic Integration Service. As well as consulting through these fora the Promoter works closely with the relevant municipal authorities to identify the needs of such tenants and help the government meet its commitment to receiving and housing refugees and to promote harmonious relationships between local communities and accommodation centres.

Conclusions and Recommendations

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. Regarding project schemes that are deemed to require an EIA, the Promoter will be requested to deliver the NTS to the Bank before Bank funds are allocated. Given the predominance of refurbishment and the location of the majority of new build schemes within the existing urban areas, it is considered that the overall net environmental impact will be positive, with some minor temporary negative environmental impact possible during construction. The Project is expected to contribute to climate change mitigation.

The Promoter has to provide evidence of the compliance with the Habitats and Birds Directives (if applicable) before the Bank funds are allocated.