

Environmental and Social Data Sheet

Overview

Project Name:	ETLIK HOSPITAL
Project Number:	2015-0312
Country:	Turkey
Project Description:	Loan to Akbank for the financing of a part of the Etlik integrated healthcare campus in Ankara. The project will comprise the design, construction, financing, equipment supply, provision of soft and hard facility management services and provision of some clinical support services under a 27.5 years Build Lease Operate and Transfer agreement of the project company to be financed with the Ministry of Health in Turkey.
EIA required:	Based on national legislation, no EIA has been requested by the competent authority. To ensure that the project meets the Environmental and Social standards of the participating IFIs (including now EIB), the financiers requested an ESIA (Environmental and Social Impact Assessment Study), delivered October 2014.
Project included in Carbon Footprint Exercise:	no

Environmental and Social Assessment

Environmental Assessment

Impacts on the environment are basically linked to impacts during construction and during operation.

Impacts on air quality during construction will likely include: (i) dust generated from earth movements and excavation, transport of construction materials and excavated soils, vehicle movement, and unpaved surfaces in the working area; and (ii) emissions from machinery and vehicles. Impacts during operation are likely to come from the increase in road traffic and emissions from the tri-generation plant that will be installed at the health campus.

Noise and vibration impacts during construction include excavation, crushing of existing rock on site, construction activities and the operation of construction machinery and construction vehicles. Impacts during operation will be related to increase in road traffic and operation of the tri-generation plant that will be installed at the health campus.

Biodiversity. No threatened or protected species were recorded; the effects of the Project on biodiversity will be limited to the project footprint, and appropriate mitigation measures will be included in the ESMP.

The potential impacts include impacts on the quality of the surface and groundwater environment during construction activities and operation activities. The ESMP includes identification of surface bodies in the Project area through desktop studies and site visits.

Sanitary wastewater will be generated by the workers during construction and by healthcare personnel and patients during operation. Contaminated wastewater may result from discharges from medical wards, laboratories, and pharmaceutical and chemical stores. Adequate mitigation measures are included in the ESMP.

There will be waste generation during construction that include excavated soils, solid, construction, and hazardous waste, which will require disposal. Waste generated during operation will include domestic wastes and hazardous wastes. As there will be no wastewater treatment plant on site, there will be no sludge generation. The types and approximate quantities of wastes during construction and operation, waste storage options and the types of disposal facilities are identified and dealt with the ESIA and the corresponding ESMP.

The Project will result in an increase in traffic on local roads surrounding the health campus during operation. A detailed Traffic Study that will include traffic counts and modelling for future scenarios is part of the ESMP.

Social Assessment, where applicable

The Project site is located on land belonging to the Treasury, which has granted rights to the Ministry of Health for the purposes of providing healthcare services. Prior to 2006, the land comprised of parcels owned by the Municipality of Yenimahalle and the National Health insurance fund (SGK). The land is now owned and will remain owned by the Treasury for the life of the Project. The transfer of the land to the Treasury was completed in accordance with Article 30 of the Turkish Expropriation Law when 5 publicly owned and managed facilities and 3 publicly owned and privately managed facilities were located on the site.

The move of 72 families living in one of these facilities was completed by November 2012. Finishing this move, no more further physical displacement will be required on the project site. However, some economic displacement involving the business operator and the employees will still need to occur so the SPV will undertake a further review of the processes involved in displacement that has already occurred and the assessment of the expected economic displacement yet to occur. Based on this review and assessment, mitigation measures will be developed to assure the project related physical and economic displacement is in line with international best practice and requirements.

There will be employment opportunities as a result of the Project. Significant staff recruitment is anticipated during the construction phase and further information is required on the number and skill level of people required, over what length of time and any existing plans about where workers would most likely be recruited from.

The ESIA and the ESMP detail all appropriate mitigation measures and a monitoring methodology, in line with international best practice and the EIB's environmental and social standards. Provided that such mitigation and monitoring methodology will be carried out by the SPV, the Project is expected to cause low to moderate adverse residual social impacts.

Public Consultation and Stakeholder Engagement

As the Project does not fall within the scope of current EIA Regulation, stakeholder engagement is not mandatory under Turkish Law; however certain Project components (such as a tri-generation plant) may fall within EIA Regulation scope as Annex 2 Projects, which do require limited consultation. A number of stakeholders have been identified as part of an on-going ESIA process. These include relevant national and local authorities, local communities, NGOs and other stakeholders reflecting official community structures. A process of public consultation and disclosure is under way and will be continued during construction and operational stage as per the Stakeholder Engagement Plan (SEP) developed.

Other Environmental and Social Aspects

The involvement of multiple entities of the project's development and operation requires a clear delineation of responsibilities for implementation of the ESMP. As the developer and landlord of the health campus, the SPV assumes ultimate responsibility for adherence to the Lenders' environmental and safety standards, as well as compliance with Turkish laws and regulations.

Conclusions and Recommendations

The project involves the construction of an integrated public healthcare campus with nine hospitals and a total capacity of 3 655 beds. The project is located in Ankara (Turkey capital) and the overall gross floor area (GFA) for the hospitals will be more than 1.1m m² on a brownfield site with about 107 ha. Outside this PPP arrangement, the private concessionaire intends to build on the same site an extensive commercial area, a medical hotel, two heliports and a tri-generation power plant. These components are not part of the project financed by the EIB and not covered by the requested ESIA.

Within the EU, Hospitals are not specifically mentioned in the EIA Directive 2011/92/EU, though the project would be covered by Annex II of the Directive in relation to urban development. According to national Turkish legislation, the Project does not fall within the scope of current EIA Regulation. Therefore there is no screening decision from the Competent Authority.

To ensure that the project meets the Environmental and Social standards of the participating IFIs, the SPV engaged an international consultant to prepare an ESIA and an associated Environmental and Social Management Plan (ESMP) to meet the environmental and social standards set by the international lenders'. The final ESIA and ESMP comply with the EIB's environmental and social standards and with EBRD's and IFC's Performance Requirements. The link to the full ESIA has been published on the EIB's webpage.

The EIB project has been restricted to eight of the nine hospitals, covering general, highly specialized hospitals (mother and child, cardiology, cardiovascular, oncology, orthopaedics, neurology, psychiatry and rehabilitation hospitals. The ninth hospital is a forensic psychiatric hospital (100 beds), which falls under the excluded sectors for EIB activities. Although an integral part of the PPP agreement, it was decided to set up a condition in the Finance Contract that the Bank's financing will not be used for the forensic psychiatric hospital and that the existing Environmental and Social Management and Monitoring Plan ("ESMMP") will be adapted in order to accommodate continuous monitoring of and reporting on the operation and management of the forensic psychiatric hospital.

PJ/ECSO 16.12.2015