

Environmental and Social Data Sheet

Overview

Project Name:	NORTHERN IRELAND SOCIAL HOUSING (APEX)
Project Number:	2014-0651
Country:	UNITED KINGDOM
Project Description:	The Framework Loan is to finance APEX, a leading Northern-Irish social housing association which currently manages a rented social housing stock of in total around 4,600 units, for the new construction of energy efficient social housing and the retrofitting of existing units in 2015 - 2020. The investments to be undertaken will be located in Northern Ireland. Northern Ireland is a transition region under EU eligibility in the current grant programming period and it is also an EIB Cohesion Priority Region. As Post conflict area it has been supported by EU structural funds since 1995 under the successive PEACE Programmes (ongoing).
EIA required:	multiple scheme operation, some schemes may require an EIA
Project included in Carbon Footprint Exercise:	No

Summary of Environmental and Social Assessment, including key issues and overall conclusion and recommendation

The social housing schemes to be financed will be part of spatial development plans that were subject to a strategic environmental assessment (SEA). Important socio-economic benefits in terms of urban renewal and regeneration and energy efficiency are expected to result from implementing the social housing investments. The housing schemes include extensive involvement of tenants and the local community which should ensure that investments respond to households' needs. The investments will bring back into use Brownfield and under-used sites to expand the social housing stock throughout the region. High energy efficient new construction will lead to low energy consumption in housing. As regards retrofitting, the project will lead to a considerable reduction of energy consumption of the housing stock. Any environmental effects such as disturbances during civil work constructions should be mitigated by appropriate measures. To conclude: the investments undertaken by a very experienced promoter will contribute to more sustainable urban development and are line with Bank's criteria for this sector.

Environmental and Social Assessment

Environmental Assessment

Relevant EU Directives were transposed into nation legislation (EIA Directive, SEA Directive, Birds and Habitat Directive, Energy Performance Directive). The housing investments take place in a developed sector and are implemented by a well experienced promoter. For schemes either requiring an EIA or affecting a natural protected area (if any) the Promoter will be obliged by the Bank to submit the non-technical summary of the EIA or to demonstrate a proper clearance of the affection prior to the use of funds. However, given the small to medium scale of the housing schemes it is unlikely that an EIA as defined under the EU Directive 2011/92/EU would be required in many cases, if any.

As regards energy performance of residential buildings, relevant parts to the project of the EU Directive on Energy Performance of Buildings (EPBD) of the Directive (2010/31/EU) have been implemented into national legislation (Energy Performance of Buildings (Certificates and Inspection) (Amendment) Regulations 2014). The social housing schemes to be financed under the project have to comply with high environmental standards and will significantly contribute to the improvement of the urban environment. New build social housing will need to achieve high energy efficiency requirements, as specified in the Building Regulations for Northern Ireland. The Department of Finance and Personnel is responsible for measures in Northern Ireland to improve the energy efficiency of buildings, including requiring energy

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performance certificates for properties which provide A-G efficiency ratings and recommendations for improvement. Since 30th December 2008 all properties - homes and commercial - when constructed or being marketed for sale or rent require an energy performance certificate. Retrofitted housing units to be financed are expected to achieve the Decent Homes standard.

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