

Environmental and Social Data Sheet

Overview

Project Name:	<i>Sanctuary Housing Association</i>	
Project Number:	<i>2013-0270</i>	
Country:	<i>United Kingdom</i>	
Project Description:	The borrower, Sanctuary Treasury Limited, requires funding to support the next four years of the Sanctuary Group's capital investment programme, which comprises the construction of new social housing properties across the UK, together with the refurbishment/retrofitting of significant numbers of its existing properties	
EIA required:	multiple scheme operation, some schemes may require an EIA	
Project included in Carbon Footprint Exercise ¹ :	No	

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

Relevant EU Directives were transposed into nation/regional legislation (EIA Directive, Birds and Habitat Directive, Energy Performance Directive). The housing schemes to be financed will be part of urban renewal concepts and urban development plans. Strategic Environmental Assessments are carried out at Local Development Framework level which will set the general context for housing schemes.

Positive net environmental benefits are expected to result from implementing the social housing investments. Taken together, they will bring back Brownfield and under-used sites to expand the social housing stock throughout the UK. As regards retrofitting, the investments will lead to a reduction of energy consumption in housing and will contribute to more sustainable urban development.

Environmental and Social Assessment

Environmental Assessment

- For schemes either requiring an EIA or affecting a natural protected area (if any) the Final Beneficiaries 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, the location and nature of the social housing schemes it is unlikely that an Environmental Impact Assessment as defined under the EU Directive 2011/92/EU would be required in most cases.
- The social housing schemes to be financed have to comply with high environmental standards and will significantly contribute to the improvement of the urban environment. The initial EU Directive on Energy Performance of Buildings (EPBD) and the parts relevant to the operation of the Directive's recast (2010/31/EU) have been implemented into UK legislation on a regional basis as amendment to the Building Regulations. The social housing new construction investments to be funded are expected to achieve minimum Level 3 of the national Code for Sustainable Homes; investments in the London region are expected to achieve minimum Level 4. Depending on location housing and type new constructions will include renewable energy components such as air source heat pump, biomass boilers or solar panels.
- As regards refurbishment: The energy efficiency of a property is determined by its SAP (Standard Assessment Procedure) Rating. SAP ratings are scored on a scale of

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.

1 to 100 with a higher score indicating a more energy efficient property. The average SAP rating of UK housing is 40, with a typical 1960s built house achieving a rating of around 30, and a new house (built post 1995) averaging 80. The counterpart owns a diverse property portfolio, on average, after refurbishment buildings achieve a SAP rating of 67.

- For the schemes to be funded energy assessments will be carried out at pre-assessment stage; Energy Performance Certificates will be issued after completion. The counterpart also uses the data from EPCs to monitor the condition of properties and to help prioritising properties in need of improvement.

16.07.13