

Environmental and Social Data Sheet

Overview

Project Name:	Logements intermédiaires - SLI
Project Number:	2015-0036
Country:	France
Project Description:	Framework loan financing a program of construction of 13,000 rental affordable housing units (under revenues conditions) in France developed by a dedicated fund.
EIA:	Multiple-scheme operation. Some of the schemes may fall under Annex II of the EIA Directive and have to be screened by the Competent Authority.
Project included in Carbon Footprint Exercise ¹ :	NO

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

The Project includes the construction of 13,000 of rental affordable housing units during 2015-2020. The Project is located in several cities in France. Therefore, sub-projects will be embedded in the respective urban strategies, which have their Strategic Environmental Assessments (SEA) in compliance with the EU SEA Directive 2001/142.

Given the location of the housing units and the relative size of the individual schemes (cost below EUR 50m), most of them are unlikely to be subject to full EIA in line with the EU Directive 2011/92/EU. However, should any scheme fall under Annex II of the EIA Directive and is screened in by the Competent Authority, the Promoter shall deliver the NTS of EIA to the Bank before the Bank funds are allocated. In addition, should any housing unit be also part of an urban renewal or rehabilitation project, the relevant EIA of the urban project will be also available.

The Project is located in urban areas and is not expected to be in the vicinity of any protected sites including Natura 2000. However, should any scheme have any significant impact on a protected site, the Competent Authority has to provide evidence of the compliance with the Habitats (92/43/EEC) and Birds (79/409/EEC) Directives (Form A/B or equivalent) before the Bank funds are allocated.

The overall environmental and social impact of the framework loan is expected to be positive. The Project will be implemented in existing brownfield and under-used sites and will contribute to expand the affordable housing stock benefitting of integrating affordable housing into different neighbourhoods of the affected cities. The Project will include energy efficient measures that will contribute to reduce the energy consumption. Therefore, socio-economic benefits in terms of urban development, energy efficiency and climate change mitigation are expected to be positive.

The institutional capacity of the Promoter, to manage the environmental and social issues is deemed good. Moreover, the Promoter is managed by the Société Nationale Immobilière (SNI), one of the most important social housing companies in France, which will be implementing the schemes. Therefore, subject to conditions mentioned above, the Project is acceptable for the Bank in environmental and social terms.

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.

Environmental and Social Assessment

Environmental Assessment

France, as an EU Member State, has harmonised its environmental legislation in line with the relevant EU Directives: EIA Directive 2011/92/EU, SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU.

In addition, for the construction of buildings, the French regulation (Décret n° 2011-2019 du 29 décembre 2011 portant réforme des études d'impact des projets de travaux, d'ouvrages ou d'aménagements) requires an EIA :

- For any project of more than 40,000 m² or 10 ha,
- On case-by-case analysis for project between 10000 m² and 40,000 m² or 5 ha and 10 ha.

In line with the French legislation, the housing schemes will be required to have the relevant building permits in place before the Promoter selects them. This means that EIAs and relevant assessments under the Habitats and Birds Directives, if required, will be completed before EIB allocation. In addition, Environmental Competent Authorities have put in place monitoring requirements linked to EIA and protected areas.

The Project is located in urban developed areas. The Project will have an impact in the environment during construction and operation.

At construction stage, the Project will increase noise and vibration levels, and will impact groundwater and air quality. Adequate mitigation measures will be considered together with the enforcement of good construction practices. The Project's impact at the construction stage will be short-lived and reversible, at a level which is deemed acceptable.

At operation stage, the Project will have a positive impact in environment reducing the energy consumption and therefore contributing to mitigate climate change. Energy efficiency measures will be considered in the designs (i.e.: solar panels to heat water, etc.). In addition, France has transposed the Energy Performance of Buildings (EPBD) Directive (2010/31/EU) which will be applied by the Promoter, guaranteeing energy savings during operation.

Social Assessment

The Project is expected to bring important social benefits for households and local communities by providing affordable housing to medium income households in areas where rents are currently too high for their income (more than 30%). This will contribute to promote social diversity in these areas and to avoid urban sprawl (where such households could find lower rents). Therefore, the Project is expected to improve the living conditions of citizens.

The Project will not entail involuntary resettlement. Land will be provided through urban development process and up to date, no major complaints regarding land acquisitions have been raised.

The Promoter, a State owned entity, will comply with the Social and Environmental Responsibility policy promoted by the State for its entities.

Public Consultation and Stakeholder Engagement

Public Consultation was or will be carried out as part of the planning and urban process, in conformity with EU Directives and French Legislation. Complaints, suggestions and remarks received (both from public and private stakeholders) have to be reflected in the final design of each Project.