

Environmental and Social Data Sheet

Overview

Project Name:	SZCZECIN AFFORDABLE HOUSING INVESTMENT PLAN
Project Number:	2018-0811
Country:	POLAND
Project Description:	Financing of the investment plans of the two municipal housing companies of Szczecin for the period 2019-2023. The project is integrated in the municipal plan of revitalisation of the entire city's centre and will deliver affordable and social housing units, social infrastructure and include green infrastructure.
EIA required:	Although the indicated investment schemes do not currently require an EIA this is a multi-scheme operation and some of the schemes may fall under Annex II of the EIA Directive and have to be screened in later stage depending on the precise function and location of the investment.
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The EU Strategic Environmental Assessment (SEA) and Environmental Impact Assessment (EIA) Directives (respectively 2001/42/EC and 2014/52/EU amending 2011/92/EU) are incorporated in Polish law under the Prawo Ochrony Środowiska 2019 and associated implementing regulations. The Habitats Directive 92/43/EEC and Birds Directive 2009/147/EC have also been transposed into Polish law. It is a requirement that EIA, Screening Opinions and SEAs carried out in Poland are made available for viewing by the public at the office of municipal authorities, online or for purchase at a fee not exceeding the reasonable cost of making a copy.

The approximate 250 new and renovated social and affordable housing units will be created in accordance with the relevant local development plans. Schemes are expected to be located outside the vicinity of any protected area, having no effect, potential or likely on them. One scheme is located in a vicinity of the Natura 2000 site, but the EIA was not required.

The construction stage of each new housing scheme is likely to generate some adverse impact on the environment in terms of noise and emissions but these are expected to be temporary and reversible, and mitigated by appropriate measures that are typically a condition of permission by the competent authorities to build. The investment will mainly

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.

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constitute renovation of existing buildings, it will result in a more compact urban form and reduce the consumption of greenfield land.

Social Assessment

The investment in social and affordable housing will improve social inclusion by helping lower the income barrier to living in urban areas. The investment program contains also senior housing as well as housing units addressed towards students and young graduates, which are the social groups with particularly difficult access to housing in Poland.

Public Consultation and Stakeholder Engagement

Public consultation is provided for under the Polish building approval process, giving members of the public the right to view and make formal observations on development proposals. Polish legislation also requires the relevant authorities to undertake consultation with the population during the preparation of spatial plans, which are instrumental in guiding the location of social and affordable housing, and take any observations received into account before the plans are approved.

In addition, where they are required, 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.

Conclusions and Recommendations

Overall, the net environmental impact is expected to be positive. In addition, the Project should bring about social benefits by regenerating affected urban areas and helping to reduce the shortage of social and affordable housing, improve the quality of such housing, and create better living conditions for eligible households with below-average income

The Promoter will be required to act according to the provisions of the relevant EU Directives, including SEA (2001/42/EC), EIA (2014/52/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. If any of the project schemes require an EIA, the Promoter will be requested to deliver the full EIA, and the NTS to the Bank before Bank funds are allocated.

Schemes will be located outside protected areas including Natura 2000. Nevertheless, the Promoters have to provide evidence of the compliance with the Habitats and Birds Directives (if applicable) before the Bank funds are allocated.

The institutional capacity of the Promoters (TBS companies) to manage the environmental and social issues is deemed good. Therefore, given the nature of the operation and the procedures concerning EIA and nature protection put in place by the competent authorities in Poland, subject to the conditions mentioned above, the Project is acceptable in environmental and social terms.