

Luxembourg, 4th November 2020

Public

Environmental and Social Data Sheet

Overview

Project Name: *AFFORDABLE PASSIVE HOUSE LIVING SPACE INNSBRUCK*
Project Number: *2020-0165*
Country: *Austria*
Project Description: *Construction of highly energy efficient social housing units in the city of Innsbruck.*

EIA required: no

Project included in Carbon Footprint Exercise: no

(details for projects included are provided in section: "EIB Carbon Footprint Exercise")

Environmental and Social Assessment

Environmental Assessment

The operation concerns the construction of new highly efficient social and affordable housing units in the city of Innsbruck, Austria.

The housing units are expected to receive a Passive House certification and they are expected to be at least 20% more energy efficient than the NZEB criteria defined by the Austrian Government. These levels of energy performance would comply with the Energy Efficient (EE) criteria defined in the EIB Energy Lending Policy 2019.

The project is expected to have an overall positive environmental effect since it will contribute to GHG emissions' reduction. The operation will generate energy savings estimated at 1,879 MWh/year with an associated CO₂ reduction of 342 tons/year.

At the construction stage, the implementation of the operation may lead to increased noise and vibration levels and may affect the quality of air. Adequate mitigation measures will be implemented together with the enforcement of best practices. The impact of the operation at the construction stage will be reversible and temporary and at a level that is deemed acceptable.

Austria as an EU Member State has harmonised its energy and environmental legislation in line with the relevant EU Directives: EIA Directive 2014/52/EU amending 2011/92/EU, SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Directive (EU) 2018/844/EU amending Directive 2010/31/EU on the energy performance of buildings and Directive 2012/27/EU on energy efficiency.

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The operation was classified as Annex II of the EIA Directive 2011/92/EU, however, no EIA was conducted as the project was screened out according to the decision of the respective authority.

Social Assessment

There is no self-standing social assessment for the project. However, the need for rented social and affordable housing in the city of Innsbruck is strong. The construction of new social and affordable housing units for rent will significantly contribute to alleviating the shortages in the social and affordable housing supply and will help meet the demand for additional social and affordable housing in the City of Innsbruck.

The provision of social and affordable housing for rent will improve the quality of life of the most vulnerable groups of society particularly those in the lower-income brackets and is expected to combat poverty and promote greater social inclusion.

Conclusions and Recommendations

Given the location, and nature of the operation, no significant negative environmental impacts are expected. The promoter has sound environmental and social capacity, well-proven in the construction and operation of similar buildings. The operation is expected to increase the supply of social and affordable housing for rent and to increase the market flexibility to respond to social and affordable housing needs.

The promoter is considered capable of complying with the Bank's eligibility criteria, in particular regarding the environmental protection aspects. The project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the construction of energy efficient buildings in Austria.

With the proposed conditions and eligibility criteria in place, this project is considered acceptable for Bank financing from an environmental and social perspective.