

Environmental and Social Data Sheet

Overview

Project Name:	REDO LOMBARDY SOCIAL HOUSING
Project Number:	20200679
Country:	Italy
Project Description:	The Project will primarily support investments for the construction of energy efficient affordable housing (Edilizia Residenziale Sociale) units in the Lombardy Region, and to a minor extent social housing (Edilizia Residenziale Pubblica) and student housing units (Edilizia Scolastica e Universitaria) in the same Region.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

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

Environmental and Social Assessment

Environmental Assessment

The Project will finance construction of primarily affordable housing (Edilizia Residenziale Sociale) investment, and to less extent (around 15%) social housing (Edilizia Residenziale Pubblica) and student housing (Edilizia Scolastica e Universitaria) in the Lombardy Region in Northern Italy. The Project will be implemented in Lombardy NUTS II Region in the cities of Milano and Brescia.

The Project is consistent with the EU2020 strategy for smart, sustainable and inclusive growth. Affordable housing plays a key part in the achievement of the objectives of the Europe 2020 strategy, in particular its poverty target. It contributes to ensuring high levels of employment, inclusion and social cohesion.

Investments will form part of specific urban development plans that are subject to a strategic environmental assessment (SEA). Relevant EU Directives have been transposed into the national legislation including Environmental Impact Assessment (EIA) Directive 2014/52/EU amending the 2011/92/EU, SEA Directive 2001/42/EC, Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU. None of the schemes requires an EIA. None of the project components will be located inside or near a Natura 2000 area and there will be no impacts on any protected site.

The Project's impacts at the construction stage are expected to be short-lived and reversible, at a level, which is deemed acceptable. Potential negative effects (e.g. waste, dust, noise during construction) will be alleviated by implementing effective mitigating measures.

¹ Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO₂e/year absolute (gross) or 20,000 tonnes CO₂e/year relative (net) – both increases and savings.

Luxembourg, 17/12/2020

The primary energy savings resulting from this project are estimated at around 2,060 MWh per year corresponding to 284 t of CO₂ equivalent per year.

Social Assessment, where applicable

There is no separate social assessment conducted for the Project. The Project will help provision of adequate affordable rent housing in Italy. Investments are located in brownfield sites. Therefore, the Project will also help enhance quality of built urban environment. This, in turn, is expected to increase the competitiveness and the attractiveness of urban areas and have a positive effect on labour mobility and job creation. Moreover, due to housing construction typically being labour-intensive, using the local workforce, including unemployed, low-skilled and apprentices, the housing investments are expected to contribute to growth and significant employment during implementation of the investments.

Public Consultation and Stakeholder Engagement

The individual social housing investments will form part of specific local integrated urban development plans for which public consultation is carried out.

Conclusions and Recommendations

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 amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives and Water Framework Directive (2000/60/EC) as transposed into national law.

The overall environmental and social impact of the Project is expected to be positive. It is expected that the investments will result in a number of positive social externalities, e.g. providing social housing for households on waiting lists. The social housing investments to be financed under the operation will significantly contribute to the improvement of the urban environment.

The institutional capacity of the promoter to manage the environmental and social issues is deemed adequate. Therefore, subject to the conditions described above, the project is acceptable for the Bank in environmental and social terms.