

Environmental and Social Data Sheet

Overview

Project Name: BOZEN ENERGY EFFICIENT SOCIAL HOUSING
Project Number: 2020-0824
Country: Italy
Project Description: Construction and refurbishment of energy efficient social and affordable housing units throughout the Province of Bozen.

EIA required: no

Project included in Carbon Footprint Exercise¹: no

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

Environmental and Social Assessment

Environmental Assessment

The Project will finance the 2021-2023 investment programme of the Provincial Office for Social Housing (Istituto Provinciale di Edilizia Sociale, IPES) of the Province of Bozen (Bolzano). The newly built housing units will be made available to the lowest income-bracket households or eligible applicants according to the relevant legislation, improving the flexibility and functioning of the housing market whilst targeting households with the greatest housing need.

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

Social Assessment, where applicable

There is no separate social assessment conducted for the Project. The Project will help provision of adequate social housing in Italy, enhancing at the same time the quality of the

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.

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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.

Governance

Environmental and Social (E&S) criteria and related best practices are at the core of the projects implemented by IPES, which has dedicated teams dealing with environmental and social issues. In addition, IPES will deploy Green Procurement procedures incentivizing the purchase of services that are less harmful to environment and human health than competing products and services. The Project is also expected to contribute to climate action through mitigation measures.

In addition to the main task of providing housing for people and families with low incomes, IPES is also involved in the implementation of other social projects such as family homes for less able people. These projects are carried out in cooperation with neighbourhood communities and associations.

IPES is also ISO9001 certified, a standard based on quality management principles including a strong customer focus, the process approach and continual improvement, which supports IPES' social commitment not only towards its tenants but also towards its employees.

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.