

Public

Environmental and Social Data Sheet

Overview

Project Name: Financing of Eko Osiedle in Warsaw
Project Number: 2021-0654
Country: Poland
Project Description: Financing of the brownfield regeneration and development of a new inclusive, sustainable and resilient project in Warsaw offering social and affordable housing.

EIA required: The Project is at the stage of initial environment examination. It falls under Annex II of the EIA Directive and has to be screened; however, based on the Promoter's opinion from another similar projects developed in the past, it is unlikely that this examination shall result in the obligation to carry out the EIA.

Project included in Carbon Footprint Exercise¹: no

Environmental and Social Assessment

Environmental Assessment

The approximate 797 new and renovated social and affordable housing units will be created in accordance with the relevant local development plans (for which the SEA was not required). The project will also create green, sustainable and resilient public space benefiting not only the future residents of the project but also residents of two neighbouring residential complexes. The Project is located in an urban area, having no effect, potential or likely, on any protected areas.

The project falls under Annex II of the EIA Directive, point 10, b) Urban development, including the construction of shopping centres and car parks and will be subject to a determination (so called screening) made by the competent authority to decide whether or not an EIA is 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

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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temporary and reversible, and mitigated by appropriate measures that are typically a condition of permission by the competent authority to build.

As the investment will constitute brownfield regeneration, it will result in a more compact urban form and reduce the consumption of greenfield land. Energy efficiency of the projects will be better than those required by the law entering into force in 2021, providing for decrease in energy consumption for heating and associated emissions. Furthermore, the project aims at maximization of the use of natural solutions (such as green roofs/walls, permeable surfaces enabling natural infiltration of storm water). With these components in place, the project fulfils requirements of City of Warsaw Climate Adaptation Strategy.

As the project involves regeneration of a former warehouse for construction equipment, the relevant authorities may require the Promoter to carry out soil samples and other environmental audit measures at the site, and related remediation measures if needed (eg. soil decontamination). Once the initial environmental examination, which currently is ongoing, is completed, it will be clear what the Promoter's obligations in this respect are.

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 equal shares of housing units offered to three distinct income categories as well as its location between two existing projects: a social rental housing project and a private market-oriented project, with an aim to offer a high quality, green and inclusive public place will contribute to social inclusion agenda.

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 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. Given the stage of development of the Project, it has not been subject to these consultations, but will be subject to them in due time.

The "Mieszkania2030" Programme (a housing strategy until 2030 of the city of Warsaw), which is a part of Development Strategy of Warsaw, has also been subject to extensive public consultation. The development of the Project was done by taking into account the results of the consultation of the "Mieszkania2030" Programme.

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 EIA (2014/52/EU amending Directive 2011/92), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. If it is determined, that the Project requires an EIA, the Promoter will be requested to deliver the EIA Report to the Bank before Bank funds are disbursed.



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The Project will be located outside protected areas including Natura 2000. Nevertheless, the Promoter has to provide evidence of the compliance with the Habitats and Birds Directives (if applicable) before the Bank funds are disbursed.

The institutional capacity of the Promoter 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.