



Luxembourg, 25/05/2022

## Environmental and Social Data Sheet

### Overview

Project Name:	AMB ENERGY EFFICIENT SOCIAL HOUSING	
Project Number:	2021-0486	
Country:	Spain	
Project Description:	Construction of energy efficient social and affordable housing units for rent in the Barcelona Metropolitan Area.	
EIA required:	No	
Project included in Carbon Footprint Exercise <sup>1</sup> :	No	No

### Environmental and Social Assessment

#### Environmental Assessment

The Project comprises 18 schemes for the construction of approximately 1,100 social and affordable housing units for rent located in different municipalities in the Barcelona metropolitan area.

All the social and affordable housing units are aligned to the Paris Agreement goals and principles of a low carbon pathway and will meet good environmental standards contributing to improve the quality of the built environment.

New housing units are expected to achieve an energy performance at least 20% better than the NZEB energy requirements in the Spanish Building codes. At operation stage, the Project will have a positive environmental impact by generating 962 MWh/year of primary energy savings and reducing 97teq per year CO<sub>2</sub> emission thanks to its comprehensive approach to thermal efficiency in buildings.

The Project is compliant with the Energy Performance of Buildings (EPBD) Directive 2010/31/EU of the European Parliament and of the Council of 19 May 2010 on the energy performance of buildings amended by Directive (EU) 2018/84.

The Project's environmental impact at the construction stage was estimated to be short-lived and reversible, and at a level deemed acceptable. Some of the expected negative effects include increased heavy traffic and dust during construction, which will be alleviated by appropriate mitigation measures concerning site organisation and construction management.

None of the schemes are classified as Annex II of the EU EIA Directive 2014/52/EU, amending Directive 2011/92/EU or elsewhere in the national legislation; and none of them are located inside or near a Natura 2000 site and, therefore, the Project is not expected to negatively affect any site.

<sup>1</sup> 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 CO<sub>2</sub>e/year absolute (gross) or 20,000 tonnes CO<sub>2</sub>e/year relative (net) – both increases and savings.



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The Spanish Environmental Impact Assessment (EIA) Law (Environmental Law 6/2001), is compliant with EU Directives. Given the nature, location and size of the schemes included in this operation, none of them is subject to an EIA, nor requires an assessment under the EU Habitats Directive 92/43/EEC and Birds Directive 2009/147/EC. In addition, all the buildings included in the Project comply with the Energy Performance of Buildings Directive 2010/31/EU, as transposed into the Spanish legislation.

### **Social Assessment**

There is no self-standing social assessment for the project. However, the construction of social and affordable housing units will contribute to increasing the supply of social and affordable housing for rent, thus alleviating current shortages in the market and helping to meet the current strong demand for additional social and affordable housing for rent in the metropolitan area.

The provision of new social and affordable housing for rent will improve the social mix and will promote greater social inclusion.

Overall, the operation is expected to generate positive social impacts by providing more pleasant and environmentally friendly housing, therefore, increasing the tenants overall quality of life.

### **Public Consultation and Stakeholder Engagement**

Public consultation is embedded in the urban planning process. Given the Promoter's extensive experience in managing similar projects, their experience to engage key stakeholders and properly manage public consultation processes is deemed appropriate.

### **Other Environmental and Social Aspects**

The capacity of the Promoter to manage and monitor the environmental, social and climate related issues is deemed good.

## **Conclusions and Recommendations**

The overall environmental and social impact of the Project is expected to be positive, with notable social externalities. The Project is expected to increase the supply of social and affordable housing for rent and to increase the market flexibility to respond to the current social and affordable housing needs. The provision of new social and affordable housing will contribute towards improving the social mix across the municipalities in the Barcelona Metropolitan Area and will promote greater social inclusion. More widely, the Project is expected to contribute to sustainable urban development with improvements to the quality and attractiveness of the built environment. The Project is expected to contribute to climate action through mitigation (energy performance at least 20% better than the NZEB energy requirements in the Spanish Building codes) and adaptation measures incorporated into the housing schemes (e.g. solar protection, green roofs and facades and re-use of rain water).

The promoter has sound environmental and social capacity, well proven in the construction and operation of similar buildings.

Against this background, and given the strict regulatory framework in which the housing schemes will be implemented, the Project is acceptable to the Bank in environmental and social terms with conditions related to the achievement of the planned energy efficiency performance.