

Luxembourg, 08.11.2022

Environmental and Social Data Sheet

Overview

Project Name:	<i>NAVARRA SOCIAL HOUSING II</i>
Project Number:	<i>2022-0195</i>
Country:	<i>Spain</i>
Project Description:	Framework Loan comprising the co-financing of new energy efficient (EE) social housing units for rent. It also includes the upgrade and refurbishment of existing housing, including but not limited to social housing, with the objective to achieve high-energy performance standards.
EIA required:	This is multi-scheme Framework Loan operation. Some of the schemes may require an EIA under Annex I or Annex II ("screened in") of the EIA Directive
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 present Project is structured as a Framework Loan (FL) comprising the co-financing of new energy efficient (EE) social housing units for rent, including ancillary infrastructure. In addition, the Project includes the upgrade and refurbishment of existing housing to achieve high-energy performance.

The Project will be implemented in Navarra (Spain), and new social housing is located across the entire territory, including among others, these expected locations: Arce, Puente la Reina, Sangüesa, Huarte, Lumbier, Baztán, Lodosa, Sorauren, Arbizu, Cárcar, Lerín, Etxauri, and Peralta. Furthermore, EE refurbished housing units are located in Pamplona, Ansoain and several small towns in rural areas across the Region of Pamplona.

Spain, as an EU Member State, has harmonised its environmental legislation with the relevant EU Directives: EIA Directive 2014/52/EU, amending Directive 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.

The Project is located in urban areas and selected locations are outside Natura 2000 or protected areas. In addition, selected urban plots have the appropriate zoning in line with relevant spatial development plans. The latter were subject to Strategic Environmental Assessment (SEA). Furthermore, given the nature, location and size of the schemes included in this operation, none of them is expected to be subject to an Environmental Impact Assessment (EIA).

The Competent Authorities for issuing building permits are the Municipalities where projects are located. These permits take into account (when required) the consultation with the Regional Environmental Protection Department of Navarra, who is the Competent Authority for EIA and protected areas. The individual building permits will stipulate monitoring of environmental requirements prior to, during and post construction.

The Project's environmental impact at the construction stage will be short-lived and reversible, at a level that is deemed acceptable. Potential negative effects (e.g. dust and noise during

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, 08.11.2022

construction, groundwater and air quality) will be alleviated by adequate mitigation measures together with the enforcement of good construction practices.

All the social housing units are aligned to a low carbon pathway consistent with the Paris Agreement goals and principles. In addition, Nasuvinsa prioritises the incorporation of high-energy efficiency solutions to increase climate resilience and minimise CO2 emissions as well as energy consumption. Therefore, the Project significantly contributes to the achievement of the Bank's Climate and Environmental objectives.

Social Assessment

Land is already available for all the schemes included in the Project and no expropriations or resettlement of families are necessary.

The new social housing units will be rented to users not exceeding a certain income threshold, as established in the relevant regional legal framework for Social Housing.

In Navarra, the available housing supply on the market does not cater for the existing demand of low income people. The Project will generate positive economic and social externalities through provision of new energy efficient social housing and facilities. Therefore, the Project is expected to contribute to the improvement of living conditions and integration of disadvantaged groups in the local spatial and social context.

Schemes are located across the entire Region of Navarra, covering a vast diversity of cities and towns, including not only big cities but also remote small villages. This is contributing to a more balanced, integrated and inclusive territorial development. Therefore, enhancing cohesion by helping people to find housing where they live and work, and thus avoiding migration to big cities due to the lack of affordable housing.

Nasuvinsa works in close collaboration with relevant Municipal Social Departments, who provide (if needed) social services to the beneficiaries of this Project, in particular when addressing vulnerable people.

Finally, the Project also contributes to the current EIB Gender Equality Strategy and Action Plan. Nasuvinsa addresses specific design requirements covering the needs of potential final beneficiaries, including those related to accessibility, security, family situation, etc. These requirements take particular consideration to gender-sensitive architecture criteria contributing to reduce existing gender gap. Given this background, this operation is labelled with the EIB Gender Tag: Significant Gender Equality.

Public Consultation and Stakeholder Engagement

The provision of appropriate housing is ensured through the existence of a comprehensive national, regional and local framework supporting this Project. The public consultation is part of the planning, EIA and correspondent approval processes followed by the Promoter.

Furthermore, this Project considers the stakeholder's engagement and citizen's proximity in the core of its planning and implementation. In this regard, Nasuvinsa works in close collaboration with different municipalities and local entities, and have a comprehensive office network, supporting the citizens with relevant information and administrative procedures for social housing.

Other Environmental and Social Aspects

The institutional capacity of the Promoter to manage the environmental and social issues is deemed as excellent.

Luxembourg, 08.11.2022

Conclusions and Recommendations

The overall environmental and social impact of the Project is expected to be positive, with improved environment linked to energy savings and quality of life for citizens. The Project is expected to increase the capacity of Navarra to respond to housing needs of people, thus reducing the risk of migration.

Prior to disbursement against any specific scheme, the Promoter is required to provide to the Bank documentary evidence that schemes comply with relevant provisions of the environmental EU Directives, including EIA (2014/52/EU amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. Upon the Bank's request, the Promoter will be requested to provide selected Energy Performance Certificates obtained in line with the EU Directive 2010/31/EU during implementation or after completion of works.

Nasuvinsa is a very experienced and capable Promoter able to manage the environmental and social issues of this Project. Therefore, given the nature of the operation and the procedures concerning EIA and nature protection put in place by the competent authorities in Navarra, subject to the condition mentioned above, the Project is acceptable in environmental and social terms.