

## Environmental and Social Data Sheet

### Overview

Project Name:	SOMACYL SOCIAL & AFFORDABLE EE HOUSING
Project Number:	2022-0344
Country:	<i>Spain</i>
Project Description:	Framework Loan comprising the co-financing of new energy efficient (EE) construction and renovation of social and affordable housing projects in the Spanish region of Castilla y León.
EIA required:	X - multiinvestment projects, EIA requirements Vary
Project included in Carbon Footprint Exercise <sup>1</sup> :	No

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

### Environmental and Social Assessment

The present Project is structured as a Framework Loan (FL) to Somacyl (Sociedad Pública de Medio Ambiente de Castilla y León) to co-finance the so-called "Plan de Acceso a la vivienda para jóvenes, especialmente en el medio rural". It comprises the co-financing of new energy efficient (EE) social and affordable housing units for rent in publicly owned plots, including ancillary infrastructure. In addition, the Project also includes the upgrade and refurbishment of several blocks of "Viviendas de Camineros", which were the former residences of the Ministry of Works maintenance staff that are currently vacant and will also be operated by Somacyl as affordable housing for rent, mainly to young people.

The new housing units will be located in cities and larger municipalities across the Castilla y León (CyL) region, including among others: Ávila, Burgos, Palencia, Segovia, Soria, Valladolid, Aranda de Duero, Miranda de Ebro, León, Ponferrada, and Medina del Campo. Furthermore, the housing units to be refurbished are in cities and rural areas across the region, such as Soria, Zamora, Barco de Ávila, Astorga, Valencia de Don Juan, Peñaranda de Bracamonte, Ciudad Rodrigo, and Puebla de Sanabria.

#### Environmental Assessment

The schemes included in this operation are expected to be built in consolidated plots that have followed the relevant planning process, including Strategic Impact Assessments (SEA) and public consultation, if applicable under National legislation.

Schemes are not expected to be subject to an Environmental Impact Assessment (EIA) in accordance with Directive 2014/52/EU, amending Directive 2011/92/EU, given its nature, location and size. This will, however, be confirmed by the Promoter before each one of the future allocations.

Each one of the Municipalities will be the Competent Authority for issuing the building permit for each scheme. The permit will take into account the outcomes of a consultation, if required, with the Regional Environmental Protection Department of CyL, which is the Competent Authority for EIA and protected areas. The individual building permits will stipulate, if deemed necessary, environmental requirements and monitoring measures prior to, during and post construction.

The Project might cause potential negative effects during construction (e.g. increased dust and noise, spillages to groundwater or decrease air quality) that will be alleviated by adequate mitigation measures together with the enforcement of good construction practices. The residual

<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.

28/03/2023

environmental impact of the project at construction stage is expected to be short-lived and reversible and at a level that is deemed acceptable.

Furthermore, schemes are located in urban environment and are not expected to be nearby Natura 2000 or protected areas. Therefore, they are not subject to an appropriate assessment nor expected to have a significant effect on any conservation site in accordance with the Habitats (92/43/EEC) and Birds (2009/147/EC) Directives. This will, however, be confirmed by the Promoter before each one of the future allocations.

The schemes will be in line with the EU Directive on the Energy Performance of Buildings 2010/31/EU (EPBD) and furthermore will be fully aligned with the EU taxonomy contributing 100% to Climate Mitigation. Therefore, the Project is deemed aligned with a low carbon and resilient pathway, consistent with the Paris Agreement goals and principles as defined in the EIB Climate Bank Roadmap (CBR).

### **Social Assessment**

The Project is expected to deliver new affordable housing and renovated units with high-quality standards.

In CyL, the available housing supply on the market does not cater for the existing demand of youth and low income people. The new social housing units will be rented to beneficiaries not exceeding a maximum income threshold and prioritizing citizens between 18 and 36 years old, as established in the relevant regional legal framework for Social Housing<sup>2</sup>.

The Project will therefore generate positive economic and social externalities through provision of new affordable 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 CyL region, covering a vast diversity of cities and towns. This is contributing to a more balanced, integrated and inclusive development. Therefore, enhancing cohesion by helping people to find housing where they work, and thus avoiding commuting or depopulation.

Somacyl works in close collaboration with the local Social Departments of the Municipalities that provide (if needed) social services to the beneficiaries of this Project, when addressing vulnerable people.

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

As is the case for some new construction or renovation building projects, public consultation has been/will be carried out as part of the urban planning process, in conformity with the relevant national legislation.

Furthermore, Somacyl considers the stakeholder's engagement and citizen's proximity in the core of the Project planning and implementation. In this regard, Somacyl has a comprehensive office network and works in close collaboration with relevant municipalities and local entities in order to provide citizens with relevant information and support potential beneficiaries with the administrative procedures to access the future new or renovated units.

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

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

---

<sup>2</sup> [Ley 9/2010, de 30 de agosto, del derecho a la vivienda de la Comunidad de Castilla y León.](#)

28/03/2023

## 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 Castilla y León to respond to housing needs of young people, thus reducing the risk of migration and providing for a more balanced society.

The following condition and undertaking apply:

- 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.

Somacyl is a very experienced and capable Promoter, able to manage the environmental, climate and social issues of this Project. Therefore, and subject to the condition and undertaking listed above, the Project is acceptable in environmental and social terms.