

Luxembourg, 16 November 2023

Environmental and Social Data Sheet

Overview

Project Name: ELDERLY CARE CENTRE BRIXEN-VAHRN-LUESEN
 Project Number: 20220813
 Country: Italy
 Project Description: Integrated elderly care centre project promoted by three Italian municipalities located in Autonomous Province of Bolzano

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 concerns the construction of a long-term care facility aimed to provide living solutions and nursing care at affordable costs for elderly people. The concept adopts a model of care inviting the inter-personal exchange with the surrounding community, making available three different service typologies, in a total of 110 beds. The project implementation started in 2022 and is expected to be completed in 2025. The energy performance of the buildings will be significantly lower than the threshold set for the nearly zero-energy building (NZEB) hence the project is expected to contribute to the achievement of Italy's national energy efficiency targets.

Long-term care, day care or assisted living facilities are not specifically mentioned in the EIA Directive 2014/52/EU amending EU Directive 2011/92/EU on Environmental Impact Assessment (EIA), though the project might be covered by Annex II of the Directive in relation to urban development. The Promoter confirms that the project received the relevant building permits. The project was screened out of EIA by the Competent Authority within this process.

Regarding the environmental sustainability features related to the use of water, the project demonstrates a significant reduction in landscape water requirements with respect to the baseline for the site's peak watering month, achieved also through plant species selection and the use of the rainwater collection systems for irrigation efficiency.

As for environmental sustainability – biodiversity protection elements, there is a clear goal to use local species in the project landscape works, demonstrating an improvement in biodiversity/ecosystems compared to the baseline. The project delivers onsite restoration, using native or adapted vegetation, for significant portions of the site, including vegetated roof, populated with native or adapted plants that provide habitat.

Project Paris Alignment

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 CO₂/year absolute (gross) or 20 000 tonnes CO₂/year relative (net) – both increases and savings.



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The Project is considered to be aligned with both the low carbon and climate resilience pathways of the Paris Agreement as well as the policies and criteria set out in the EIB Climate Bank Roadmap.

The facilities will surpass the nearly zero-energy building (NZEB) requirements in national measures and will include a number of measures that enhance their climate resilience.

EIB Paris Alignment for Counterparties (PATH) Framework

Counterparty “Centro Anziani Sovra-comunale Bressanone-Varna-Luson soc.cons.arl” in scope and screened out: the borrower is a public sector entity (being an SPV owned by three Italian municipalities), operating in the elderly care sector in South Tyrol and is thus generally in scope of the PATH framework.

Carbon aspect: it is screened out because it does neither operate in a high-emitting sector, nor does it meet the size threshold.

Resilience aspect: the borrower scores a low physical climate risk and it is therefore screened out.

Counterparties “Comune di Bressanone”, “Comune di Varna”, “Comune di Luson” are SSPAs and thus out of scope.

Social Assessment, where applicable

The project provides long-term elderly care for older people with lower levels of income, who are more likely to have long-term care needs, whereas they are potentially less able to afford it. The project is both addressing the investment gap and inequity of access.

The Project will not entail involuntary resettlement. Land will be provided through urban development process and up to date, no complaints regarding land acquisitions have been raised. The Promoter has developed a Social and Environmental Responsibility policy that can be referred to in the future.

The project will result in providing higher quality and more accessible long-term care services for the Italian population. The envisaged range of long-term elderly care services responds to the demographic trends of the local population. The innovative character of the proposed solutions will also help attract and retain skilled medical professionals. Furthermore, the project addresses long-term care and primary care local undersupply as well as inequity of access for less affluent part of the population.

Conclusions and Recommendations

The project will enable the Promoter to implement an innovative model of affordable and suitable community care to elderly people.

The institutional capacity of the Promoter to manage the environmental and social issues is deemed good. In light of the above, the overall environmental and social rating of the project is therefore considered to be acceptable for the Bank’s financing.