

12<sup>th</sup> September 2023

## Environmental and Social Data Sheet

### Overview

Project Name: LUQA - SOCIAL HOUSING  
 Project Number: 2023-0411  
 Country: Malta  
 Project Description: Construction of social housing units to be fully implemented by Malita Investments in the years 2024-2027 in the city of Luqa (Malta).

EIA required: no

Project included in Carbon Footprint Exercise<sup>1</sup>: no

### Environmental and Social Assessment

#### Environmental Assessment

The proposed Investment Loan will concern the financing of investments in social housing in the years 2024 - 2027 by Malita Investments, a state-owned investment holding company appointed by the Government of Malta to finance the country's social housing programme that will be co-implemented by the national Housing Authority. EIB funding will contribute to the delivery of 267 new social housing units in Luqa across three buildings.

The Project has been assessed for Paris Alignment and it is deemed aligned both against low carbon, and resilience goals, as set out in the EIB Climate Bank Roadmap.

Schemes will be located in an urbanised area and included in the local spatial and development plans for which the relevant Strategic Environmental Assessments (SEA) have been performed in line with the SEA Directive 2001/42/EC.

The project is expected to contribute to the urban regeneration of a degraded area.

The project is aligned with 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) 2018/844.

During construction, the main impacts are expected to be the ones related to disruptions because of traffic, noise, vibration, and dust. These impacts are expected to be short-lived and reversible. Impacts are expected to be addressed through environmental management and monitoring plans. Moreover, the investments are expected to bring a number of positive effects, including energy savings in buildings as a result of insulation of walls and roofs, changing of windows and other energy efficiency measures.

The Project is not subject to an EIA. In addition, the units will be located outside protected areas, including Natura 2000.

<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.



## **Social Assessment, where applicable**

The project supports the construction of social housing. The technical standards must adhere to the building standards of Malta social housing legislation and regulation. In addition, social housing is regulated and monitored by the Housing Authority, contributing to guaranteeing adequate technical standards for the accommodation units included in this operation.

## **Public Consultation and Stakeholder Engagement**

Meetings with project-affected people and civil society organisations as well as public administrations, including local authorities will be held as needed to promote harmonious relationships amongst residents.

## **Other Environmental and Social Aspects**

Based on the due diligence process, the institutional capacity of the promoter to manage and monitor the environmental and social issues is deemed good.

## **Conclusions and Recommendations**

The overall environmental and social benefits of the Project are expected to be very good. The project should bring about environmental benefits and it should contribute to climate change mitigation by reducing the energy consumption through energy efficiency measures implemented in new buildings. The project has no particular residual impacts apart from those expected from construction of buildings.

It is expected that the project will result in a significant number of positive social externalities (in particular the provision of affordable accommodation and the enhancement of social inclusion), justifying the Bank's involvement.

The institutional capacity of Malita to manage the environmental and social issues is deemed adequate and therefore the project is acceptable for the Bank in environmental and social terms.