

Luxembourg, 11/12/24

Environmental and Social Data Sheet

Overview

Project Name:	<i>LUXEMBOURG NEW CFL HEADQUARTERS</i>
Project Number:	2023-0787
Country:	Luxembourg
Project Description:	Investment Loan to support urban regeneration through major renovation and extension of existing buildings to host the new CFL headquarters in Luxembourg City.
EIA required:	no
Project included in Carbon Footprint Exercise:	no

Environmental and Social Assessment

The Project concerns an Investment Loan to support urban regeneration through major renovation and extension of protected buildings to host the new CFL headquarters in Luxembourg City. It has multiple components such as: (i) the major renovation of a protected building located in “Place de la Gare”, (ii) the building extension in a cantilevered area over the rails to expand the current building capacity, and (iii) the renovation of three other protected buildings on “Rue Fort Neipperg” that will be further connected to the first two components, hence creating a fully integrated urban block.

Environmental Assessment

The Project is in line with the City’s strategy to regenerate the surrounding areas to the train station, which are deteriorated. It forms part of an urban regeneration ambition by the City, which has already started with individual interventions and will follow with the CFL headquarter Project in Place de la Gare and Rue du Fort Neipperg, as well as the refurbishment of the main square at the forefront. It will improve the accessibility at the north of the train station for pedestrians and cyclists, as well as the creation of a bicycle link through the widening of the Rue du Chemin de Fer.

The Project is expected to obtain an Environmental Green Building Certificate BREEAM level “Excellent” and a WELL certificate level “Platinum”. The new building components should comply with the Nearly Zero Energy Building (NZEB) regulations and even go beyond the minimum requirements, according to the Energy Performance of Building Directive (EPBD) as transposed into local legislation. In addition, the renovation components should be in line with the EIB criteria for substantial contribution to climate mitigation (CA/EE). The building renovations should comply with the applicable requirements for major renovations, and possibly the renovation works will lead to a reduction of Primary Energy Demand (PED). The Project has been assessed for Paris alignment and is considered to be aligned both against low carbon and resilience goals against the policies set out in the EIB Climate Bank Roadmap.

The Project will combine the old heritage with the new design and not only preserve the heritage, but also support the regeneration of the train station district. The promoter chose, rather than to demolish, to retain important parts of the historical architecture from the 1950s era. Maintaining the main structure will enable a significant reduction of the carbon footprint



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(nearly 1000 cubic meters of the original concrete will be kept) in line with a circular economy ambition.

Lastly, the Project will also include positive environmental measures such as green roofs on the terraces as well as rainwater collection and re-use systems. Also, it will include solar PV panels for renewable energy production. Solar protection systems will be installed and will be subsequently managed by a centralised smart Building Management System (BMS), which will allow a better and smarter adaptation to climate change.

At construction stage, it is expected that noise levels as well as traffic serving the construction site will increase. Also, air quality changes and dust due to construction are expected. However, they will be lasting a relatively short period and adequate mitigating measures will be applied to reduce the impact. With regards to the traffic and earthworks organisation, noise reduction barriers and other measures for construction site management will be applied. Overall, the Project's impact at the construction stage will be time-limited and reversible, at a level which is deemed acceptable.

At operation stage, environmental impacts are expected to be lower than the current ones, thanks to the environmental measures explained above and the higher efficiency levels that will be obtained after refurbishments.

The Project is expected to bring reduction in CO2 emissions and contributing to a more sustainable use of resources in public buildings, and thus to bring savings in operational and energy costs. Overall, the Project is expected to entail a positive contribution to the Bank's efforts in combatting Climate Change.

Social Assessment

The new premises will ensure a better accessibility for all to public infrastructures, providing easier access to people with reduced mobility and other disabilities, as per the most recent Luxembourg law. (The regulatory update of the renovated buildings will ensure a better accessibility to the buildings and its surroundings enhancing social inclusion for all. Also, increased and more efficient lighting will enhance security and safety of the surrounding areas.

Strict Health and Safety measures will be applied during construction as per the local regulations to ensure adequate working conditions for the workers.

The renovation of the buildings located in Rue du Fort Neiperg required the relocation of the existing tenants. However, the process was duly handled by the former owner of the buildings before the promoter purchased the existing assets. No other move was required, besides promoter's staff relocation, who will be temporarily moving in adjacent premises during the construction works and will be returning back to work into the new premises upon finalisation of the works.

Also, the construction will create temporary jobs and positively impact the construction market in Luxembourg that was hit after the Covid-19 and subsequent crises.

Public Consultation and Stakeholder Engagement

Consultation was carried out under the building permit process according to local regulations. In addition, the promoter has published a press release about the Project and created a dedicated web page with the Project details, where the public has the possibility to contact the promoter for further engagement.

Other Environmental and Social Aspects



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The Project is aligned with the City General Development Plan (Plan d'Aménagement Général, PAG) and the City Climate Change Adaptation Strategy.

The promoter's capacity to manage Environmental & Social Project related risks is considered adequate. High quality management systems are already in place to ensure a proper management. The promoter holds a ISO14001 certification for environmental management, the label ESR as Socially Responsible Enterprise, and the label for Waste Management as per ISO14024. Overall, the promoter's capacity is deemed very good.

Conclusions and Recommendations

The Project is considered Paris aligned and consistent with the Climate Bank Roadmap as it concerns the new construction and the renovation of buildings, in line with carbon-neutral strategies. It is expected to comply with national energy standards as defined by the Energy Performance of Buildings Directive (EPBD). The Project has been designed as to maximise possible energy savings in the buildings and is expected to contribute to the reduction of Greenhouse Gas (GHG) emissions. Climate adaptation measures will be applied, and the Project will contribute to environmental sustainability.

The urban regeneration will promote the revitalisation of the central station area and will have direct and indirect social and economic benefits. It will also support the well-being and health of the end-users. Investments in the renovation of the local heritage have a key role in preserving historical venues for future generations.

Based on the above, the Project is acceptable for financing in environmental and social terms.