

Luxembourg, 25 June 2025

## Environmental and Social Data Sheet

### Overview

Project Name: ECOLES PRIMAIRES DE MARSEILLE  
 Project Number: 2021-0680  
 Country: France  
 Project Description: The Project concerns new constructions, renovations and reconstructions of pre-primary and primary schools. It is divided into two sub-projects, corresponding to the distribution of works under the responsibility of the Ville de Marseille and Société Publique des Écoles Marseillaises (SPEM).

EIA required: no

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

#### Environmental Assessment

This Project is a multi-component investment loan comprising renovations and new constructions of pre-primary schools, primary schools and sports facilities to increase access to education and wider educational activities, modernise buildings and improving energy performance in the city of Marseille in France. The investment programme will be implemented by two promoters, namely *Ville de Marseille* (VdM) and *Société Publique des Ecoles Marseillaises* (SPEM).

Educational buildings are not specifically listed in the EIA Directive 2011/92/EU amended by Directive 2014/52/EU, though the Project is covered by Annex II of the Directive in relation to urban development. In France, individual projects are subject to screening if they meet thresholds in terms of their size. The Project components are under the thresholds, hence not subject to an EIA. The Promoters will be requested to provide building permits for new constructions.

#### Climate Assessment

The Project Components are generally designed to meet French energy performance standards for new construction and reconstruction: This will be the *Réglementation Énergétique 2020* (RE2020) for new constructions where the permit was applied for after 31<sup>st</sup> January 2022, and *Réglementation Thermique 2012* (RT2012) for renovations and new constructions where the permit was applied for on or before 31<sup>st</sup> January 2022. In general, meeting the RE2020 regulation is considered to exceed the French nearly zero energy buildings (NZEB) standards

<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.



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by more than 10%, thus demonstrating a substantial contribution to climate action mitigation. The RT2012 regulation is considered to meet the Bank's requirements for renovation projects as it requires buildings to reduce energy consumptions by 30%. The Project components are designed to include some passive and active design measures, such as the installation of the best available energy-efficient technologies, onsite renewable energy apparatus and enhancements to the building fabric and façades.

The EIB will require the Promoters to provide a copy of the building permits for the new buildings. Most of the buildings being renovated are seeking energy efficiency improvements, so the EIB will require the Promoters to provide copies of the energy performance certificate (EPC) for all new, reconstructed and renovated buildings upon completion. For new buildings above 5,000m<sup>2</sup>, the Promoters will be required to provide air-tightness test certificates.

Regional and departmental strategies identify physical climate change risks and potential impacts on buildings. The Promoters have confirmed that the department's strategies to increase the department's infrastructure's resilience will be applied to the Project: measures including sun-shading and water capture will be included in the design to address current and future physical climate change risks such as increasing temperatures, decreasing rainfall and more frequent high intensity rainfall.

The Project has been assessed for Paris alignment and is considered to be i) aligned with the policies set out in the Climate Bank Roadmap (CBR), see Annex 2, Table D: Buildings and ii) the Project has a climate-resilient design.

### **PATH Assessment**

Considered as an entity subject to private law, though jointly owned by the city of Marseille and the French State, SPEM falls within the scope of the PATH framework. The Promoter is active solely in the NACE P85.2 (primary education) sector. They are not considered to operate in a high vulnerability context and nor generate high emissions. SPEM is therefore considered to be aligned with the PATH framework.

The city of Marseille is a sub-sovereign entity and does not fall within the scope of the PATH framework.

### **Other Social and Environmental aspects**

The Project will provide modern education facilities to enhance the teaching and learning environment and improve the energy efficiency of the building infrastructure. The Project will also aim to improve accessibility of the school buildings through the installation of lifts and creating step-free access.

## **Conclusions and Recommendations**

The Project components form part of a strategic effort to increase the capacity and modernise schools and education-related facilities in the city of Marseille, enhancing the working and learning environment for both staff and students. The new, reconstructed and renovated buildings will also improve the overall energy efficiency in the department.

The Promoter has confirmed that Project Components are not subject to an EIA. The Bank will require the Promoter to provide building permits for new constructions.



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## **Undertakings**

The Promoters shall provide to the Bank:

- A copy of the building permit for new buildings;
- A copy of the Energy Performance Certificate (EPC or *Diagnostic de Performance Énergétique* DPE) or equivalent for all new, renovated and reconstructed buildings upon completion;
- Where applicable, a copy of air tightness tests and thermal integrity tests performed for new buildings over 5 00m<sup>2</sup> and evidence of the completed tests upon completion.

In light of the above the Project is therefore considered to be acceptable for the Bank's financing in environmental, climate and social terms