

Luxembourg, 22.09.2025

Environmental and Social Data Sheet

Overview

Project Name:	Barcelona Social and Energy Efficient Housing
Project Number:	2025-0114
Country:	Spain
Project Description:	Framework Loan to support the construction of social and energy efficiency housing units for rent in the City of Barcelona, Spain, including ancillary infrastructure (the Project)
EIA required:	This is a multi-scheme Framework Loan operation. Some of the schemes may require an EIA under Annex II ("screened in") of the EIA Directive.
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The Promoter and Borrower of this Project is the municipal housing company IMHAB (Institut Municipal de l'Habitatge i Rehabilitació de Barcelona). The Project supports the construction of social and energy efficiency housing units for rent, with ancillary infrastructure, located in the City of Barcelona.

The selected locations are expected to be outside Natura 2000 sites or other protected areas and comprise available plots with the appropriate zoning, in line with the relevant city spatial plan and local development plans.

Some of the Project's underlying investments may fall under Annex II of the EIA Directive 2011/92/EU as amended by the Directive 2014/52/EU, potentially requiring an Environmental Impact Assessment (EIA) based on the competent authority screening on the basis of the related Annex III criteria. In addition, the schemes included in the Project and as relevant, will have to comply with the Energy Performance of Buildings Directive (EPBD) as transposed into the Spanish legislation.

The housing units will be eligible for EIB financing only if they are aligned with the Paris Agreement (PA). In this regard, the Project is deemed aligned both, against low carbon and resilience goals, as set out in the PA and the EIB Climate Bank Roadmap.

During construction, the main Project's impacts are expected to be related to disruptions because of traffic, noise, vibration, and dust. These impacts are expected to be short-lived and reversible. Impacts during construction are expected to be addressed through the appropriate environmental management and monitoring plans.

Finally, IMHAB prioritises the incorporation of high energy efficiency and sustainable solutions as part of the designs and construction. This is to increase climate resilience and minimise CO₂ emissions as well as the energy consumption of the dwellings. Therefore, during the operation, the Project is expected to have a positive effect on the environment and climate, contributing to the Bank's climate action and environmental sustainability objectives.

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 CO₂e/year absolute (gross) or 20,000 tonnes CO₂e/year relative (net) – both increases and savings.



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Social Assessment

The Project is expected to contribute to reducing the shortage of social housing and to regenerate affected urban areas in Barcelona. In addition, the level of social inclusion will be improved by facilitating the accommodation for low-income and vulnerable groups, primarily within the existing urban areas, thus reducing the risk of urban sprawl, and migration. The Project is therefore contributing to integrated, mixed and inclusive urban development.

Public Consultation and Stakeholder Engagement

Public consultation and stakeholder engagement has been ensured through the existence of a comprehensive national, regional and local social housing framework. The public consultation process is also embedded in the planning and project design and approval processes followed by the Promoter.

Furthermore, IMHAB works in close collaboration with the Barcelona Housing Consortium, which has a comprehensive office network, acting as the 'one-stop shop' supporting the citizens with relevant information and administrative procedures for public housing. Therefore, BHC works to improve the city's housing services, ensuring the stakeholder's engagement and citizen's proximity to the Project from the planning to its implementation and operation phases.

Other Environmental and Social Aspects

Based on the due diligence process performed for this Operation and the previous implementation and monitoring experience with similar projects led by IMHAB, the Promoter's institutional capacity to manage and monitor the environmental and social issues linked to this Project is deemed as very good.

Conclusions and Recommendations

IMHAB is a very experienced and capable Promoter able to manage the environmental and social issues of this Project.

The overall environmental and social impact of the Project is expected to be very positive, with improved environment linked to energy savings as well as the improvement of the living conditions and the integration of low income and vulnerable groups in the local spatial and social context. Therefore, the Project is expected to increase the capacity of Barcelona to respond to the existing social housing needs and to contribute to integrated, mixed and inclusive urban development.

Furthermore, the Project is deemed aligned both, against low carbon and resilience goals, as set out in the PA and the EIB Climate Bank Roadmap. It is also expected to contribute to climate action and environmental sustainability through relevant technical measures that will be incorporated in the project designs, forming part also of the relevant construction.

In projects/schemes, where applicable, 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 (2011/92/EU as amended by 2014/52/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. For schemes falling under the Water Framework Directive (WFD), the Promoter will be requested to provide evidence of the compliance therewith before the Bank funds are disbursed. Upon the Bank's request, the Promoter will be requested to provide selected Energy Performance Certificates obtained in line with the applicable national and EU legislation on the energy performance for buildings.

Therefore, given the nature of the operation and the procedures concerning EIA and nature protection put in place by the competent authorities in Barcelona, subject to the condition mentioned above, the Project is acceptable in environmental and social terms.